

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Bhagwansingh Suryavanshi S/o. Shri. Ratansingh Suryavanshi**

Residential Row House on Plot No. 192, Sector 'C', Suryadev Nagar, Tehsil & District Indore,
PIN – 452 009, State – Madhya Pradesh, Country – India

Latitude Longitude : 22°40'46.0"N 75°49'22.8"E

Valuation Done for:

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Union Bank of India

Bhourasala Branch




Patwari Halka No. 19, Khasra No. 141/2, Bhourasala, Tehsil Sanwer,
District Indore – 453 111, State – Madhya Pradesh, Country – India



Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

Our Pan India Presence at :

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 **Regd. Office** : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
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 mumbai@vastukala.org



Valuation Report Prepared For: UBI/Bhurasala Branch/Shri. Bhagwansingh Suryavanshi S/o. Shri. Ratansingh Suryavanshi (30168/46073) Page 2 of 25

Vastu/Indore/03/2023/30168/46073
15/08-267-JAA
Date: 15.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House on Plot No. 192, Sector 'C', Suryadev Nagar, Tehsil & District Indore, PIN – 452 009, State – Madhya Pradesh, Country – India belongs to **Shri. Bhagwansingh Suryavanshi S/o. Shri. Ratansingh Suryavanshi.**

Boundaries of the property.

North : Plot No. 191
South : Plot No. 193
East : Plot No. 213
West : Colony Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Plot and Residential Row House	91,68,290/-	87,09,876/-	73,34,632/-	22,45,700/-

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **Vastukala Consultants (I) Pvt. Ltd.**



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



www.vastukala.org

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Vastukala Consultants (I) Pvt. Ltd.

106, 1st Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001

To,
The Chief Manager
Union Bank of India
Bhurasala Branch
 Patwari Halka No. 19
 Khasra No. 141/2
 Bhurasala, Tehsil Sanwer
 District Indore – 453 111
 State – Madhya Pradesh, Country – India

VALUATION REPORT (IN RESPECT OF RESIDENTIAL ROW HOUSE)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 01.03.2023
	b) Date on which the valuation is made	: 15.03.2023
3.	Copy of documents produced for perusal	: 1. Sale Deed dated 06.03.2003, Registration No. 1A/3299 dated 07.03.2003 between Blue Line Co-op. Hsg. Soc. Ltd. (the Seller) AND Shri. Bhagwansingh Suryavanshi S/o. Shri. Ratansingh Suryavanshi (the Purchaser) 2. Commencement Certificate No. 400 / Building Permission / North / South dated 09.06.2003 issued by Nagar Palika Nigam, Indore. 3. Approved Building Plan No. PMT/IND/0152/3830/2021 dated 13.08.2021 sanctioned by Nagar Palika Nigam, Indore.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Shri. Bhagwansingh Suryavanshi S/o. Shri. Ratansingh Suryavanshi Address: Residential Row House on Plot No. 192, Sector 'C', Suryadev Nagar, Tehsil & District Indore, PIN – 452 009, State – Madhya Pradesh, Country – India. Contact Person: Mr. Malkhansingh (Representative of owner) Contact No. +91 6266233631
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	Property	The immovable property comprises of residential plot and structure thereof. The property is in a developed

area having basic infrastructure, well connected by road and train. It is located at 7.8 KM. travelling distance from nearest railway station Indore Junction.

Nearest Landmark: Patel Kirana Store

Plot:

As per Sale Deed, the plot area is 111.52 Sq. M. i.e. 1,200.00 Sq. Ft.

Structure:

The property consists of Residential House of Ground + 1 + Terrace floor. It is a R.C.C. framed structure with RCC beams, columns, slabs and RCC staircase is provided for access to the upper floor.

The composition of the House as per site inspection is as below -

Floor	Composition
Ground	Hall + 2 Bedrooms + Kitchen + Storeroom + Passage + 2 Toilets + Wash Area (Open) + Garden Area + Staircase Area
First	2 Hall + Room + Storeroom + 2 Toilets + Balcony + Staircase Area
Terrace	Mumty + Open to Sky

As per site inspection, entire plot area is covered and construction of Ground + 1 upper floor has been done.

As per site measurement, the construction area is as below –

Floor	Carpet Area in Sq. Ft.
Ground	728.00
First	756.00
Balcony	98.00
Terrace	143.00

The composition of the House as per approved plan is as below -

Floor	Composition
Ground	Living + 2 Bedrooms + Kitchen + Toilet + OTS + Staircase Area
First	Family Room + 3 Bedrooms + Toilet + OTS + staircase Area
Terrace	Mumty + OTS + Open to Sky

As per Approved Plan -

Permissible FAR Factor	1.50
Permissible Built-up area	167.13

As per Approved Plan, Area is as below, which is considered for valuation.

Floor	FAR area in Sq. M.	Non-FAR area in Sq. M.	Total Construction area in Sq. M.	Total Construction area in Sq. Ft.
Ground (Existing)	43.72	12.30	56.02	603.00
First	46.75	13.98	60.73	654.00
Terrace	-	5.96	5.96	64.00
Total	90.47	32.24	122.71	1,321.00

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 192
	b) Door No.	:	-
	c) T.S. No. / Village	:	Suryadev Nagar
	d) Ward / Taluka	:	Sector 'C', Ward No. 81 (Annapurna), Zone No. 13, Taluka - Indore
	e) Mandal / District	:	District - Indore
7.	Postal address of the property	:	Residential Row House on Plot No. 192, Sector 'C', Suryadev Nagar, Tehsil & District Indore, PIN – 452 009, State – Madhya Pradesh, Country – India.
8.	City / Town	:	Indore
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Nagar Palika Nigam Indore
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to House site plots is contemplated	:	N.A.
13.	Boundaries of the property		
	Building		As per actual site As per Sale Deed
	North		Plot No. 191 Plot No. 191
	South		Plot No. 193 Plot No. 193
	East		Plot No. 213 Plot No. 213
	West		Colony Road Colony Road
14.1	Dimensions of the site		Residential House at New Municipal No. 135/1 & 135/2
			A B
			As per the sale deed Actuals
			(Ft.) (Ft.)
	North	:	40'0" 40'0"
	South	:	40'0" 40'0"
	East	:	30'0" 30'0"
	West	:	30'0" 30'0"
14.2	Latitude, Longitude & Co-ordinates of Property	:	22°40'46.0"N 75°49'22.8"E

15.	Extent of the site	:	
	Plot Area = 1,200.00 Sq. Ft. (As per Sale Deed)		
	As per Approved Plan, Area is as below, which is considered for valuation.		
	Floor	FAR area in Sq. M.	Non-FAR area in Sq. M.
	Total Construction area in Sq. M.	Total Construction area in Sq. Ft.	
	Ground (Existing)	43.72	12.30
	First	46.75	13.98
	Terrace	-	5.96
	Total	90.47	32.24
			56.02
			60.73
			5.96
			122.71
			603.00
			654.00
			64.00
			1,321.00
16.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot Area = 1,200.00 Sq. Ft. (As per Sale Deed)
			As per Approved Plan, Area is as below –
	Floor	Total Construction area in Sq. Ft.	
	Ground	603.00	
	First	654.00	
	Terrace	64.00	
	Total	1,321.00	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	CHARACTERISTICS OF THE SITE		
1.	Classification of locality	:	Residential Area, Located in middle class locality
2.	Development of surrounding areas	:	Developed Residential Area
3.	Possibility of frequent flooding/ submerging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available nearby
5.	Level of land with topographical conditions	:	Levelled
6.	Shape of land	:	Rectangular
7.	Type of use to which it can be put	:	Residential
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	W.B.M. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft.
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Good

16.	Underground sewerage system	:	Connected to Municipal Sewerage System										
17.	Is Power supply is available in the site	:	Yes										
18.	Advantages of the site	:	Located in developed residential area										
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No										
Part – A (Valuation of land)													
1	Size of plot	:	Plot Area = 1,200.00 Sq. Ft. (As per Sale Deed)										
	North & South	:	40'0"										
	East & West	:	30'0"										
2	Total extent of the plot	:	Plot Area = 1,200.00 Sq. Ft. (As per Sale Deed)										
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,500/- to ₹ 6,500/- per Sq. Ft. Details of online listings are attached with the report.										
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 29,000/- per Sq. M. i.e. ₹ 2,694/- per Sq. Ft.										
5	Assessed / adopted rate of valuation	:	₹ 6,000/- per Sq. Ft.										
6	Estimated value of land (A)	:	₹ 72,00,000/-										
Part – B (Valuation of Building)													
1	Technical details of the building	:											
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential										
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC framed structure										
	c) Year of construction	:	2006 (As per Site Information) Age of the House – 17 Years Future Life of the property – 43 years Subject to proper, preventive periodic Maintenance & structural repairs.										
	d) Number of floors and height of each floor including basement, if any	:	Ground + 1 + Terrace floor										
	e) Plinth area floor-wise	:	As per Approved Plan, Area is as below –										
			<table border="1"> <thead> <tr> <th>Floor</th> <th>Total Construction area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>603.00</td> </tr> <tr> <td>First</td> <td>654.00</td> </tr> <tr> <td>Terrace</td> <td>64.00</td> </tr> <tr> <td>Total</td> <td>1,321.00</td> </tr> </tbody> </table>	Floor	Total Construction area in Sq. Ft.	Ground	603.00	First	654.00	Terrace	64.00	Total	1,321.00
Floor	Total Construction area in Sq. Ft.												
Ground	603.00												
First	654.00												
Terrace	64.00												
Total	1,321.00												
	f) Condition of the building	:											

	i) Exterior – Excellent, Good, Normal, Poor	:	Good
	ii) Interior – Excellent, Good, Normal, Poor	:	Good
	g) Date of issue and validity of layout of approved map	:	Approved Building Plan No. PMT/IND/0152/3830/2021 dated 13.08.2021 sanctioned by Nagar Palika Nigam, Indore., which is verified.
	h) Approved map / plan issuing authority	:	
	i) Whether genuineness or authenticity of approved map / plan is verified	:	
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	RCC
2.	Basement	:	N.A.
3.	Superstructure	:	R.C.C. frame work with 9" thick B. B. Masonry for external walls. 6" Thk. B.B. Masonry for internal walls
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Wooden door frame with flush shutters, powder coated Aluminium sliding windows
5.	RCC Works	:	Footings, Columns, Beams, Slabs
6.	Plastering	:	Cement plastering with POP false ceiling
7.	Flooring, Skirting, dado	:	Marble, + Kota finished flooring + Vitrified tiles flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Normal
9.	Roofing including weather proof course	:	R.C.C. Slab roofing
10.	Drainage	:	Connected to Local Sewerage System
2.	Compound Wall	:	
	Height	:	Not existing
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	Concealed wiring
	Class of fittings (superior / ordinary / poor)	:	Superior
	Number of light points	:	As per requirements
	Fan points	:	As per requirements
	Spare plug points	:	As per requirements

	Any other item	:	
4.	Plumbing installation		
	a) No. of water closets and their type	:	As per requirements
	b) No. of wash basins	:	As per requirements
	c) No. of urinals	:	As per requirements
	d) No. of bath tubs	:	As per requirements
	e) Water meters, taps etc.	:	As per requirements
	f) Any other fixtures	:	

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Included in the Cost of Construction
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total		

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works		
7.	Paneling works		
8.	Aluminum works		
9.	Aluminum hand rails		
10.	False ceiling		
	Total		

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement		
	Total		

Government Value

Particulars	Area in Sq. Ft.	Rate in ₹	Value in ₹
Plot	1,200.00	2,694/-	32,32,800/-
Structure	As per valuation table		19,68,290/-
Total			52,01,090/-

(B) Structure

Floor	Built up Area in Sq. Ft.	Year Of Const.	Total Life of Structure	Replacement Rate (₹)	Age Of Build.	Final Rate (₹)	Full Value (₹)
Ground	603.00	2006	60	2,000/-	17	1,490/-	8,98,470/-
First	654.00	2006	60	2,000/-	17	1,490/-	9,74,460/-
Terrace	64.00	2006	60	2,000/-	17	1,490/-	95,360/-
Total							19,68,290/-

Total abstract of the entire property

Part – A	Plot	:	₹ 72,00,000/-
Part – B	Structure	:	₹ 19,68,290/-
Part – C	Compound wall	:	-
Part - D	Amenities	:	-
Part – E	Pavement	:	-
Part – F	Services	:	
	Fair Market Value	:	₹ 91,68,290/-
	Realizable Value	:	₹ 87,09,876/-
	Distress Sale Value	:	₹ 73,34,632/-
	Insurable value (Full Replacement Cost (26,42,000/-) – Subsoil structure cost (15%))	:	₹ 22,45,700/-
Remarks	<i>For the purpose of valuation, we have considered the plot area as per sale deed and constructed area as per approved building plan.</i>		

Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value as per property document is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in the property documents because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.

Method of Valuation / Approach

The replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, and government buildings.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential House, Industrial Building and properties mentioned above.

As the property is Residential land and building thereof, we have adopted Cost approach / Land And Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,500/- to ₹ 6,500/- per Sq. Ft. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for such Plot, all round development of commercial and residential application in the locality etc. We estimate ₹ 6,000/- per Sq. Ft. for Land with appropriate cost of construction for valuation.

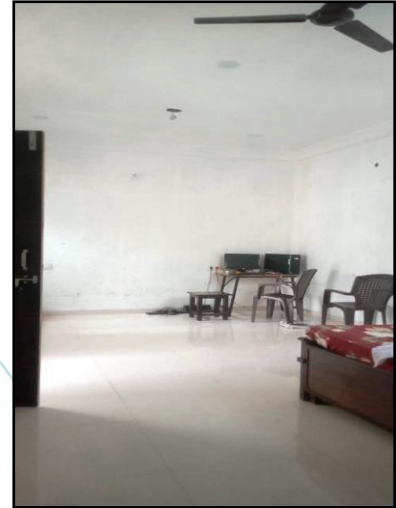
The saleability of the property is: Average

Expected rental values per month: ₹ 19,000/- Expected Rental Income per month

Any likely income it may generate: Rental Income

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Actual Site Photographs

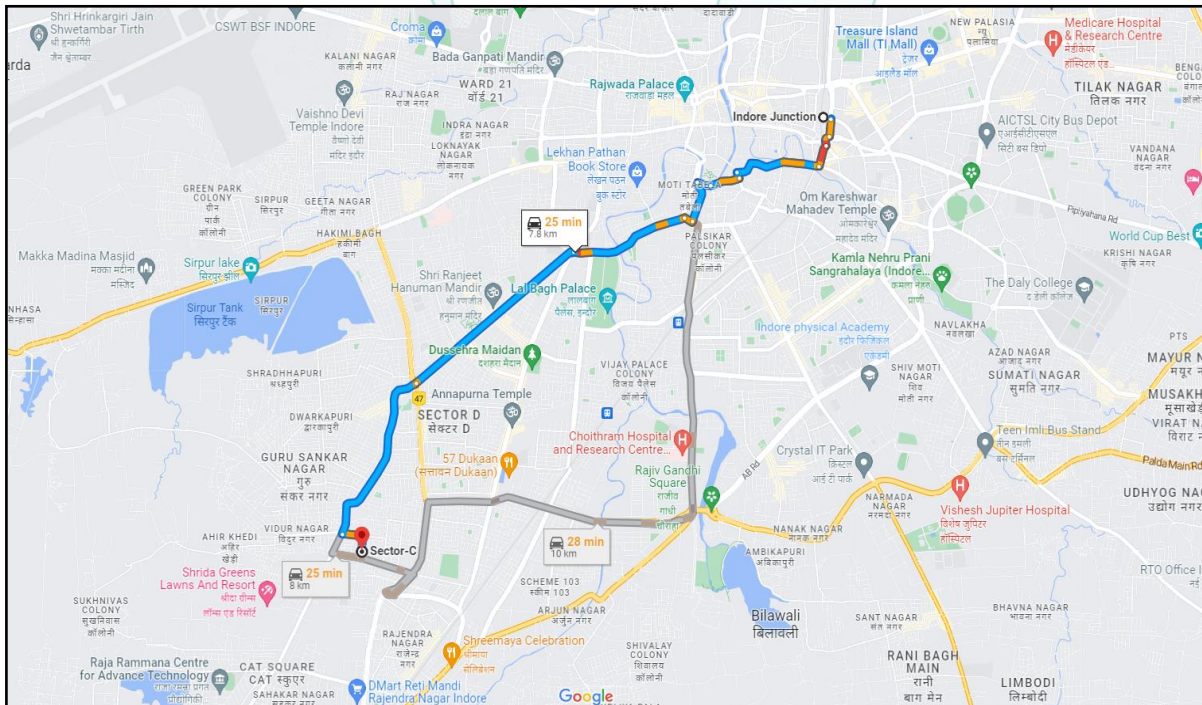


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 22°40'46.0"N 75°49'22.8"E

Note: The Blue line shows the route to site from nearest Railway Station (Indore Junction – 7.8 KM.)

Ready Reckoner Rate

S.No	Mohalla/Colony/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)			BUILDING MULTI(SQM)		AGRICULTURAL LAND(HECTARE)		AGRICULTURAL PLOT(SQM)	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabelu	Shop	Office	Godown	Residential	Commercial	Irrigated	Un irrigated	Sub Clause wise	Sub Clause wise
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
3138	JANSEVA NAGAR	12000	12000	12000	25000	19200	17600	16000	25600	25200	24800	13600	25600	120000000	120000000	12000	12000
3139	MISHRA NAGAR	24000	24000	24000	37000	31200	29600	28000	37600	37200	36800	18400	35200	240000000	240000000	24000	24000
3140	NARMADA NAGAR	16800	20000	16800	29800	24000	22400	20800	33600	33200	32800	17600	33600	168000000	168000000	16800	20000
3141	PARASPAN NAGAR ANNAPURNA	26000	26000	26000	39000	33200	31600	30000	39600	39200	38800	18400	35200	260000000	260000000	26000	26000
3142	PRABHU NAGAR	20800	24000	20800	33800	28000	26400	24800	37600	37200	36800	19200	36800	208000000	208000000	20800	24000
3143	PRIKANKO COLONY	24000	24000	24000	37000	31200	29600	28000	37600	37200	36800	18400	35200	240000000	240000000	24000	24000
3144	SARASWATI NAGAR	17600	20000	17600	30600	24800	23200	21800	33600	33200	32800	17600	33600	176000000	176000000	17600	20000
3145	SIDHIPURAM AVAM DHAN SHREE NAGAR	16000	20000	16000	29000	23200	21600	20000	33600	33200	32800	16800	32000	160000000	160000000	16000	20000
3146	SILVER AACKS COLONY	18400	20800	18400	31400	25600	24000	22400	34400	34000	33600	16800	32000	184000000	184000000	18400	20800
3147	SOORYADEV NAGAR/SATYADEVNAGAR	29000	29000	29000	42000	36200	34600	33000	42600	42200	41800	18400	35200	290000000	290000000	29000	29000
3148	SUDAMA NAGAR, SUKHNIVAS MARG	44000	44000	44000	57000	51200	49600	48000	57600	57200	56800	24800	48000	440000000	440000000	44000	44000

Financial Year: 2022-2023 Name of District: INDORE Guideline ID :2022202317104

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Price Indicators

The screenshot shows a property listing on the 99acres website. The header includes the 99acres logo, a search bar, and navigation links. The main content area displays the property details: a 'Platinum' badge, a price of ₹70 Lac at ₹7,777 per sq.ft., and an estimated EMI of ₹55,909. The property is a 2-bedroom, 2-bathroom independent house/villa for sale in Surya Dev Nagar, Indore, M P. The RERA status is 'NOT AVAILABLE' with a website link. Below the main details are tabs for 'Overview', 'Dealer Details', 'Recommendations', and 'Articles'. The 'Overview' tab is active, showing a 'Property (0)' section with a placeholder for photos and a 'Request Photos' button. To the right, there are several key metrics: Area (Plot area 900 sq.ft., Carpet area 900 sq.ft.), Configuration (2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooja Room, Study Room, Store Room), Price (₹70 Lac @ 7,777 per sq.ft. (Negotiable)), Address (Surya Dev Nagar, Indore), Total Floors (0 Floors), and Property Age (1 to 5 Year Old).

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As a result of my appraisal and analysis, it is my considered opinion that the present Market value of the above property in the prevailing condition with aforesaid specifications is ₹ 91,68,290/- (Rupees Ninety One Lakh Sixty Eight Thousand Two Hundred Ninety Only). The Realizable Value of the above property is ₹ 87,09,876/- (Rupees Eighty Seven Lakh Nine Thousand Eight Hundred Seventy Six Only). The distress value ₹ 73,34,632/- (Rupees Seventy Three Lakh Thirty Four Thousand Six Hundred Thirty Two Only).

Place: Indore

Date: 15.03.2023

For Vastukala Consultants (I) Pvt. Ltd.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

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Signature

(Name of the Branch Manager with Official seal)

Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached

Annexure-II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 15.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued; ®
- c. I/ my authorized representative have personally inspected the property on 01.03.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the Executive Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property is owned by Shri. Bhagwansingh Suryavanshi S/o. Shri. Ratansingh Suryavanshi, as per Sale Deed, Sale Deed dated 06.03.2003, Registration No. 1A/3299 dated 07.03.2003.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Bhoursala Branch to assess fair market value of the property for Banking purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Dinesh Kanere – Regional Technical Manager Aakash Mourya – Valuation Engineer Akhilesh Yadav – Technical Manager Jayaraja Acharya – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 01.03.2023 Valuation Date – 15.03.2023 Date of Report – 15.03.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 01.03.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online Price Indicators on real estate portals • Enquiries with Real estate consultants
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method / Market Approach (For Land component)
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential plot size, location, upswing in real estate prices, sustained demand for Residential plot, all round development of commercial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil

12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached
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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **15th March 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous land parcel admeasuring **1,200.00 Sq. Ft. and structure thereof**. It is a freehold plot of land in the name of **Shri. Bhagwansingh Suryavanshi S/o. Shri. Ratansingh Suryavanshi**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri. Bhagwansingh Suryavanshi S/o. Shri. Ratansingh Suryavanshi**. For the purpose of this appraisal

exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable F.A.R., area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client, we understand that the subject property is a contiguous land parcel admeasuring **1,200.00 Sq. Ft. and structure thereof.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current Use / Existing Use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently contiguous land parcel admeasuring **1,200.00 Sq. Ft. and structure thereof.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

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MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

For **Vastukala Consultants (I) Pvt.Ltd.**

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Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09