

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Praveen S/o. Shri. Omprakash Ji Mittal,**
Smt. Vandana W/o. Shri. Pravin Ji Mittal &
Smt. Urmila Devi W/o. Shri. Omprakash Ji Mittal

Residential House known as "**Saroj Durga**", Municipal Bhawan No. 7/2 (Old No. 20),
Survey No. 761/4 (Before Batankan Survey No. 761/1), Near Vaikunthdham Colony,
Gram Khajrana, Tehsil & District Indore, PIN – 452 018,
State – Madhya Pradesh, Country – India

Latitude Longitude : 22°43'38.0"N 75°53'45.2"E

Think.Innovate.Create

Valuation Done for:

Union Bank of India

Union Loan Point (ULP), Indore

UG-18-19-20, Upper Ground Floor, Mangal City, Plot No. A-1, Scheme No. 54, A. B. Road,
Indore, PIN - 452 010, 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

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Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential House known as “**Saroj Durga**”, Municipal Bhawan No. 7/2 (Old No. 20), Survey No. 761/4 (Before Batankan Survey No. 761/1), Near Vaikunthdham Colony, Gram Khajrana, Tehsil & District Indore, PIN – 452 018, State – Madhya Pradesh, Country – India belongs to **Shri. Praveen S/o. Shri. Omprakash Ji Mittal, Smt. Vandana W/o. Shri. Pravin Ji Mittal & Smt. Urmila Devi W/o. Shri. Omprakash Ji Mittal.**

Boundaries of the property.

North : Municipal Bhawan No. 7/1
South : Road
East : Owner's Land
West : 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 House	29,78,88,220/-	26,80,99,398/-	23,83,10,576/-	1,61,22,800/-

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.



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Thane Nanded Indore Raipur
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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
Union Loan Point (ULP), Indore
 UG-18-19-20, Upper Ground Floor
 Mangal City, Plot No. A-1
 Scheme No. 54, A. B. Road
 Indore, PIN - 452 010
 State – Madhya Pradesh, Country – India

VALUATION REPORT (IN RESPECT OF RESIDENTIAL 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	: 20.03.2023
	b) Date on which the valuation is made	: 22.03.2023
3.	Copy of documents produced for perusal	: <ol style="list-style-type: none"> 1. Sale Deed dated 18.07.2002, Registration No. 1A/352 (C) dated 19.07.2003 between Bright Softech Private Limited (the Seller) AND Shri. Praveen S/o. Shri. Omprakash Ji Mittal, Smt. Vandana W/o. Shri. Pravin Ji Mittal & Smt. Urmila Devi W/o. Shri. Omprakash Ji Mittal (the Purchasers) 2. Sale Deed dated 18.07.2002, Registration No. 1A/354 (C) dated 21.05.2003 between Bright Softech Private Limited (the Seller) AND Shri. Praveen S/o. Shri. Omprakash Ji Mittal, Smt. Vandana W/o. Shri. Pravin Ji Mittal & Smt. Urmila Devi W/o. Shri. Omprakash Ji Mittal (the Purchasers) 3. Sale Deed dated 18.07.2002, Registration No. 1A/355 (C) dated 21.05.2003 between Bright Softech Private Limited (the Seller) AND Shri. Praveen S/o. Shri. Omprakash Ji Mittal, Smt. Vandana W/o. Shri. Pravin Ji Mittal & Smt. Urmila Devi W/o. Shri. Omprakash Ji Mittal (the Purchasers) 4. Approved Building Plan No. 12834 dated 01.06.2006 sanctioned by Nagar Palika Nigam, Indore 5. Search report dated 18.03.2023 for Municipal Bhawan No. 7/2 (Old No. 20), Saroj Durga, Survey No. 761/4 (Before Batankan Survey No. 761/1, Gram Khajrana, Near Vaikunhdham Colony, Tehsil & District Indore, is in the

		name of Shri. Praveen S/o. Shri. Omprakash Ji Mittal, Smt. Vandana W/o. Shri. Pravin Ji Mittal & Smt. Urmila Devi W/o. Shri. Omprakash Ji Mittal, issued by Arvind Singhai, Advocate. 6. Approved Layout Plan Followed by Letter No. F. N. / Nagrani / 2006 / 35/3 dated 29.04.2006 issued by Joint Director, Town & Country Planning, Indore (M.P.)																
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. Praveen S/o. Shri. Omprakash Ji Mittal, Smt. Vandana W/o. Shri. Pravin Ji Mittal & Smt. Urmila Devi W/o. Shri. Omprakash Ji Mittal Address: Residential House known as “Saroj Durga”, Municipal Bhawan No. 7/2 (Old No. 20), Survey No. 761/4 (Before Batankan Survey No. 761/1), Near Vaikunthdham Colony, Gram Khajrana, Tehsil & District Indore, PIN – 452 018, State – Madhya Pradesh, Country – India. Contact Person: Mr. Nilesh (Representative of owner) Contact No. +91 9229243866																
5.	Brief description of the property : (Including Leasehold / freehold etc.)																	
<p>Property The immovable property comprises of residential land and structure thereof. The property is located in a developed area having basic infrastructure, well connected by road and train. It is located at 4.00 KM. travelling distance from nearest railway station Indore Junction.</p> <p>Nearest Landmark: Khajrana Khoti</p> <p>LAND: As per Sale Deed, the land area is as below -</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Khasra No. 761/1 (Municipal No. 20), Part of Land No. 7/2 (Sale Deed, Registration No. 1A/352 (C) dated 19.07.2003)</td> <td>5,900.00</td> </tr> <tr> <td>Khasra No. 761/1 (Municipal No. 20), Part of Land No. 7/2 (Sale Deed, Registration No. 1A/354 (C) dated 21.05.2003)</td> <td>5,000.00</td> </tr> <tr> <td>Khasra No. 761/1 (Municipal No. 20), Part of Land No. 7/2 (Sale Deed, Registration No. 1A/355 (C) dated 21.05.2003)</td> <td>6,500.00</td> </tr> <tr> <td>Total</td> <td>17,400.00</td> </tr> </tbody> </table> <p>As per Approved Plan –</p> <table border="1"> <tbody> <tr> <td>Permissible FAR Factor</td> <td>1.50</td> </tr> <tr> <td>Permissible Built-up area (Sq. M.)</td> <td>2,341.24</td> </tr> <tr> <td>M O S & Open Area</td> <td>1,130.30</td> </tr> </tbody> </table>			Particulars	Area in Sq. Ft.	Khasra No. 761/1 (Municipal No. 20), Part of Land No. 7/2 (Sale Deed, Registration No. 1A/352 (C) dated 19.07.2003)	5,900.00	Khasra No. 761/1 (Municipal No. 20), Part of Land No. 7/2 (Sale Deed, Registration No. 1A/354 (C) dated 21.05.2003)	5,000.00	Khasra No. 761/1 (Municipal No. 20), Part of Land No. 7/2 (Sale Deed, Registration No. 1A/355 (C) dated 21.05.2003)	6,500.00	Total	17,400.00	Permissible FAR Factor	1.50	Permissible Built-up area (Sq. M.)	2,341.24	M O S & Open Area	1,130.30
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As per approved building plan, the land and construction built up area is as below, which is considered for valuation.

Particulars	Area in Sq. M.	i.e. Sq. Ft.
Land Area	1,620.00	17,438.00
Deduction – Setback Area	59.17	637.00
Balance Land Area	1,560.83	16,800.00
Permissible B/up area 33%	515.07	5,544.00
Built-up Area on Ground Floor	430.53	4,634.00
Built-up Area on First Floor	450.53	4,850.00
Total B/up Area of Ground & First Floor	881.06	9,484.00

Structure:

The property consists of Residential House of Ground + 2 upper floors. It is a R.C.C. framed structure with RCC beams, columns, slabs and RCC staircase with 1 lift is provided for access to the upper floors.

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

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

Floor	Composition
Ground	Formal Living + Foyer + Study + Puja Room + Dining / Informal Living + Lily Pond + Sit out + Lounge + Ironing + Power Room + Store + Kitchen + Pantry + Store + Walk in Wardrobe + Yard + Toilet + Master Bedroom + Guest Bedroom + Toilet + Dressep + Changing Rooms.
First	Formal Living + Foyer + Study + Puja Room + Dining / Informal Living + Lounge + Ironing + Power Room + Store + Kitchen + Pantry + Store + Walk in Wardrobe + Yard + Toilet + Master Bedroom + Guest Bedroom + Toilet + Dressep + Changing Rooms + Balconies

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 761/4 (Before Batankan Survey No. 761/1)
	b) Door No.	:	Municipal Bhawan No. 7/2 (Old No. 20)
	c) T.S. No. / Village	:	Gram Khajrana
	d) Ward / Taluka	:	Ward No. 43 (Shree Nagar), Taluka - Indore
	e) Mandal / District	:	District - Indore
7.	Postal address of the property	:	Residential House known as “Saroj Durga”, Municipal Bhawan No. 7/2 (Old No. 20), Survey No. 761/4 (Before Batankan Survey No. 761/1), Near Vaikunthdham Colony, Gram Khajrana, Tehsil & District Indore, PIN – 452 018, 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	:	Nagar Palika Nigam Indore

	Panchayat / Municipality				
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				
	Particulars	North	South	East	West
	As per Actual				
	Survey No. 761/4	Municipal Bhawan No. 7/1	Road	Owner's Land	Road
	As per Sale Deed				
	Part No. 7/2, Survey No. 761/1	North	South	East	West
	Sale Deed, Registration No. 1A/352 (C) dated 19.07.2003	Balance Land of Seller	Road	Balance Land of Seller	Balance Land of Seller
	Sale Deed, Registration No. 1A/354 (C) dated 21.05.2003	Balance Land of Seller	Road	Balance Land of Seller	Balance Land of Seller
	Sale Deed, Registration No. 1A/355 (C) dated 21.05.2003	Land of Seller	Road	Land of Seller	Road
14.1	Dimensions of the site				
			A As per the sale deed (Ft.)		B Actuals (Ft.)
	North	:	N.A., as the land is in Irregular in shape		
	South	:			
	East	:			
	West	:			
14.2	Latitude, Longitude & Co-ordinates of Property	:	22°43'38.0"N 75°53'45.2"E		
15.	Extent of the site	:			
	As per Sale Deed, the land area is as below -				
	Particulars			Area in Sq. Ft.	
	Khasra No. 761/1 (Municipal No. 20), Part of Land No. 7/2 (Sale			5,900.00	

	Deed, Registration No. 1A/352 (C) dated 19.07.2003)										
	Khasra No. 761/1 (Municipal No. 20), Part of Land No. 7/2 (Sale Deed, Registration No. 1A/354 (C) dated 21.05.2003)	5,000.00									
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	Total	17,400.00									
As per approved building plan, the land and construction built up area is as below-											
	Particulars	Area in Sq. M.	i.e. Sq. Ft.								
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	Deduction – Setback Area	59.17	637.00								
	Balance Land Area	1,560.83	16,800.00								
	Permissible B/up area 33%	515.07	5,544.00								
	Built-up Area on Ground Floor	430.53	4,634.00								
	Built-up Area on First Floor	450.53	4,850.00								
	Total B/up Area of Ground & First Floor	861.06	9,484.00								
16.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot Area = 16,800.00 Sq. Ft. (As per approved plan) 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>4,634.00</td> </tr> <tr> <td>First</td> <td>4,850.00</td> </tr> <tr> <td>Total</td> <td>9,484.00</td> </tr> </tbody> </table>	Floor	Total Construction area in Sq. Ft.	Ground	4,634.00	First	4,850.00	Total	9,484.00
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Ground	4,634.00										
First	4,850.00										
Total	9,484.00										
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								
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	:	Irregular in shape								
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	:	B.T. Road								

13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Below 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	:	Net Plot Area = 16,800.00 Sq. Ft. (As per approved plan)						
	North & South	:	N.A., as the land is in Irregular in shape						
	East & West	:	N.A., as the land is in Irregular in shape						
2	Total extent of the plot	:	Net Plot Area = 16,800.00 Sq. Ft. (As per approved plan)						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 14,000/- to ₹ 16,000/- 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)	:	₹ 48,000/- per Sq. M. i.e. ₹ 4,459/- per Sq. Ft.						
5	Assessed / adopted rate of valuation	:	₹ 15,800/- per Sq. Ft						
6	Estimated value of land (A)	:	₹ 26,54,40,000/-						
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	:	2009 (As per Site Information) Age of the House – 14 Years Future Life of the property – 46 years Subject to proper, preventive periodic Maintenance & structural repairs.						
	d) Number of floors and height of each floor including basement, if any	:	Ground + 2 upper floors						
	e) Plinth area floor-wise	:	As per Approved Plan, Area is as below –						
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Floor	Total Construction area in Sq. Ft.								
Ground	4,634.00								
First	4,850.00								

			Total	9,484.00
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. 12834 dated 01.06.2006 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 door shutters to main entrance, Wooden framed glass fixed windows
5.	RCC Works	:	Footings, Columns, Beams, Slabs
6.	Plastering	:	Cement plastering with POP false ceiling
7.	Flooring, Skirting, dado	:	Vitrified and Imported tiles flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Provided
9.	Roofing including weather proof course	:	R.C.C. Slab roofing
10.	Drainage	:	Connected to Local Sewerage System

2.	Compound Wall	:	
	Height	:	5'.6" High, R.C.C. columns with B. B. Masonry Common compound wall.
	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 ₹
Land	16,800.00	4,459/-	7,49,11,200/-
Structure	As per valuation table		1,46,43,440/-
Total			8,95,54,640/-

(B) Structure:

Floor	Built up Area in Sq. Ft.	Year Of Const.	Total Life of Structure	Replacement Rate (₹)	Age Of Build.	Final Depreciated Rate (₹)	Full Depreciated Value (₹)	Full Depreciated Value (₹)
Ground	4,634.00	2009	60	2,000/-	14	1,580/-	73,21,720/-	92,68,000/-
First	4,850.00	2009	60	2,000/-	14	1,580/-	76,63,000/-	97,00,000/-
Total							1,49,84,720/-	1,89,68,000/-

(C) Interior:

Particular	Carpet Area in Sq. Ft.	Rate per Sq. Ft. (₹)	Value in ₹
Residential House	7,587.00	1,500/-	1,13,80,500/-
Total			1,13,80,500/-

(D) Open Area Development:

Particular	Open Land Area in Sq. Ft.	Rate per Sq. Ft. (₹)	Value in ₹
Garden Area, Compound Wall, M.S. Gate, Paving, Water Pond etc.	12,166	500/-	60,83,000/-
Total			60,83,000/-

Total abstract of the entire property

Part – A	Land	₹ 26,54,40,000/-
Part – B	Structure	: ₹ 1,49,84,720/-
Part – C	Interior	: ₹ 1,13,80,500/-
Part - D	Open Area Development	: ₹ 60,83,000/-
Part – E	Pavement – included in open area development	: -
Part – F	Services	:
	Fair Market Value	: ₹ 29,78,88,220/-
	Realizable Value	₹ 26,80,99,398/-
	Distress Sale Value	: ₹ 23,83,10,576/-
	Insurable value (Full Replacement Cost (1,89,68,000/-) – Subsoil structure cost (15%))	: ₹ 1,61,22,800/-

Remarks	<p>1) <u>For the purpose of valuation, we have considered the plot and constructed area as per approved building plan.</u></p> <p>2) <u>As per approved building plan, the structure sanctioned for Ground + 1 upper floor, whereas at site the house constructed Ground + 2 upper floors.</u></p>
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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.

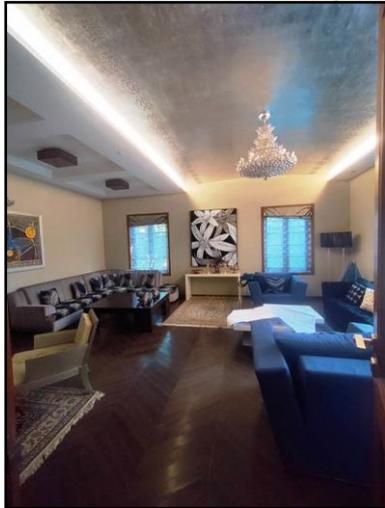
As the property is Residential land and building thereof, we have adopted Cost approach / Land And Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 14,000/- to ₹ 16,000/- per Sq. Ft. for land Considering the rate with attached 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 ₹ 15,800/- per Sq. Ft. for Land with appropriate cost of construction for valuation.

The saleability of the property is: Average

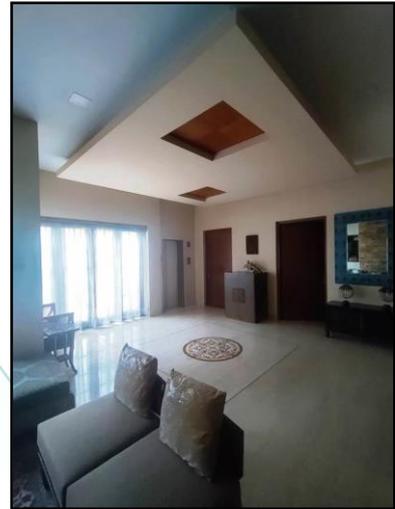
Expected rental values per month: ₹ 6,20,000/- Expected Rental Income per month

Any likely income it may generate: Rental Income

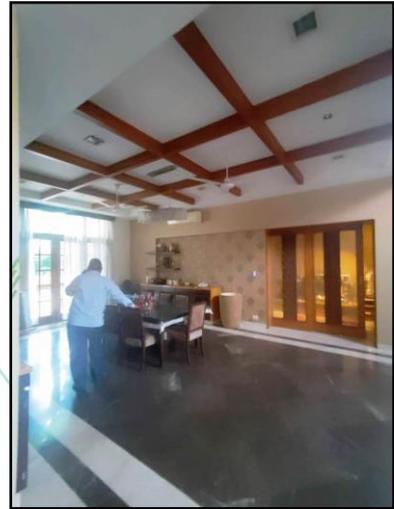
Actual Site Photographs



Actual Site Photographs

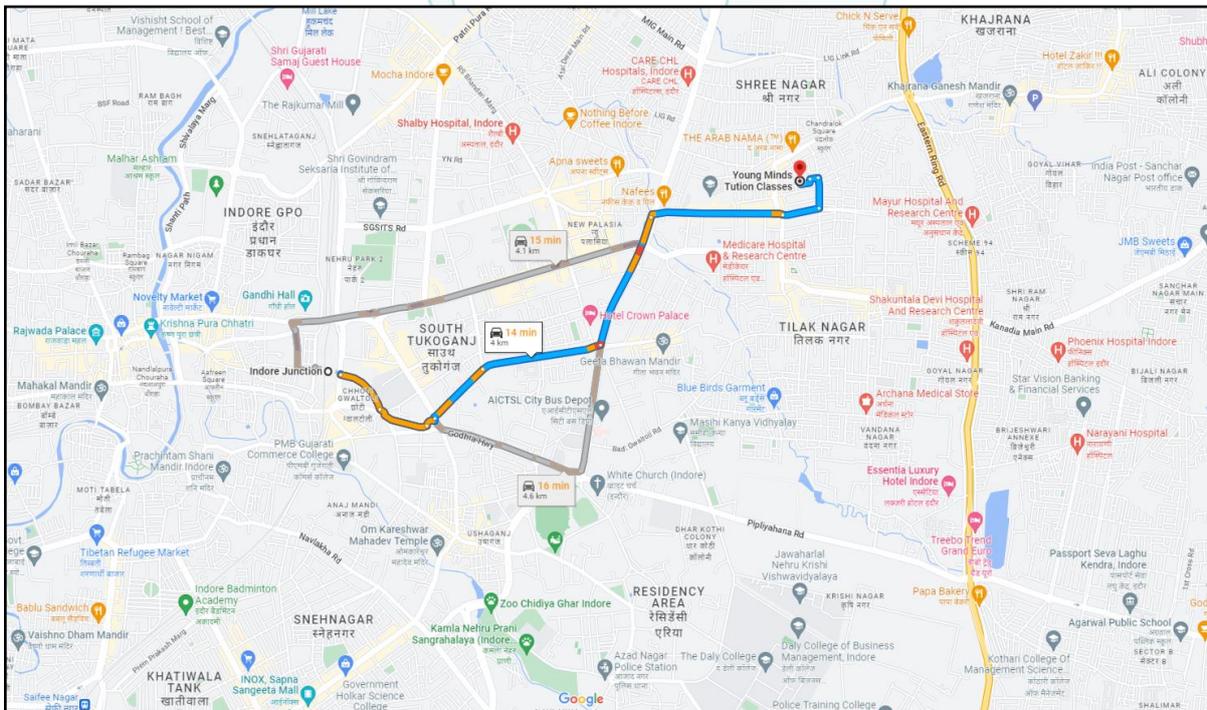
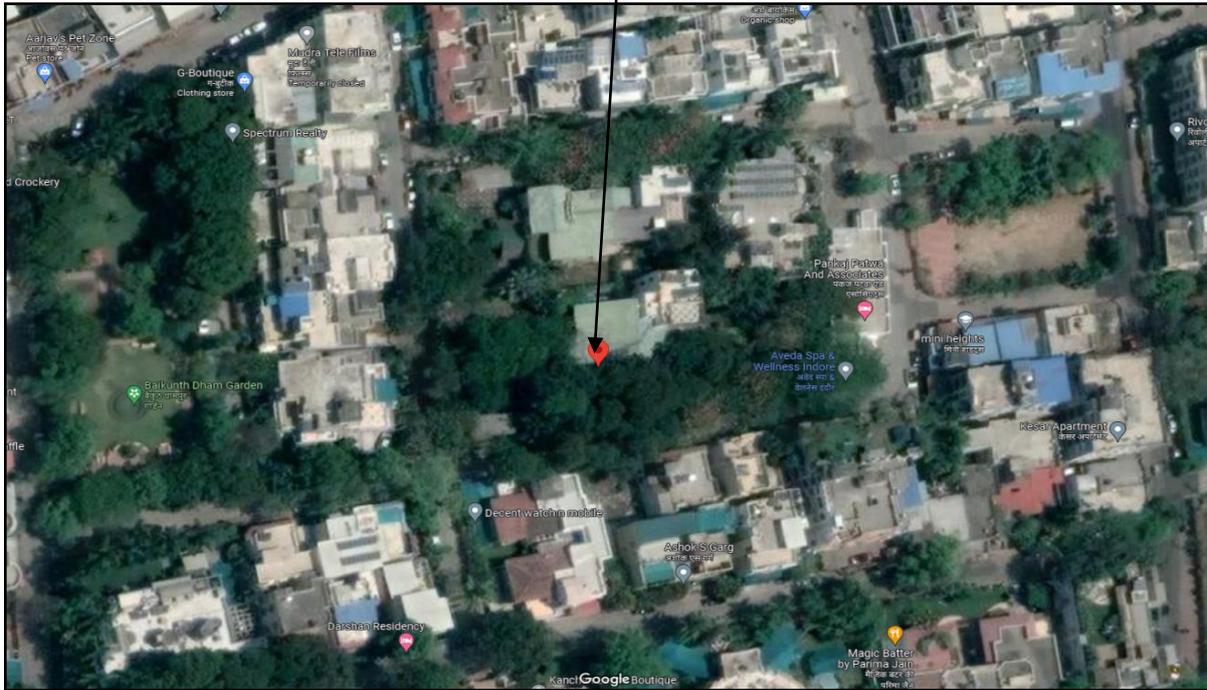


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 22°43'38.0"N 75°53'45.2"E

Note: The Blue line shows the route to site from nearest Railway Station (Indore Junction – 4.00 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)
Tehsil: INDORE																	
Sub-Area : NAGAR NIGAM INDORE, Ward/Patwari Halka: WARD NO. 43 (SHREE NAGAR)																	
1706	11 BANGALA COLONY NEW PALASIYA	64000	64000	64000	77000	71200	69600	68000	77600	77200	76800	28000	56000	640000000	640000000	64000	64000
1707	ANAND BAZAAR CHOURAHE SE KHAJARANA CHOURAHE TAK	67200	67200	67200	80200	74400	72800	71200	80800	80400	80000	32000	64000	672000000	672000000	67200	67200
1708	ANOOP NAGAR MAIN ROAD AB ROAD	92400	92400	92400	105400	99600	98000	96400	106000	105600	105200	36800	73600	924000000	924000000	92400	92400
1709	ANUUP NAGAR ANDAR	55500	55500	55500	68500	62700	61100	59500	69100	68700	68300	29500	59000	555000000	555000000	55500	55500
1710	BAIKUNTH DHAAM COLONY	48000	72000	48000	61000	55200	53600	52000	85600	85200	84800	28000	56000	480000000	480000000	48000	72000
1711	BEEEMA COMPOUND	16000	24000	16000	29000	23200	21600	20000	37600	37200	36800	16000	32000	160000000	160000000	16000	24000
1712	BEEEMA JILA ASPTAL COMPOUND	16000	24000	16000	29000	23200	21600	20000	37600	37200	36800	16000	32000	160000000	160000000	16000	24000
1713	BEEEMA NAGAR	48000	72000	48000	61000	55200	53600	52000	85600	85200	84800	24000	48000	480000000	480000000	48000	72000
1714	JOY BUILDERS	52000	78400	52000	65000	59200	57600	56000	92000	91600	91200	28000	56000	520000000	520000000	52000	78400
1715	KHAJARANA KANKAD BASTI	28000	42400	28000	41000	35200	33600	32000	56000	55600	55200	20000	40000	280000000	280000000	28000	42400

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

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Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home > Plots in Indore > Plots in Khajrana Posted on Mar 09, 2023

Platinum
₹4.2 Cr @ 17,500 per sq.ft.
 Estimated EMI ₹3,35,456

RERA STATUS NOT AVAILABLE | Website: <http://rera.mp.gov.in/projects/>

Overview Dealer Details Price Trends Explore Locality Articles

Property (0)

Photos not shared by advertiser

[Request Photos](#)

Dimensions
 Plot area **2400 sq.ft.**
(222.97 sq.m.)

Price
₹4.2 Crore+ Govt Charges & Tax @ 17,500 per sq.ft. (Negotiable)

Address
 Residential Land Khajrana, Indore

Facing
 West

Authority approved
 Yes

No. of Open Sides
 1

Overlooking
 Main Road,Others

Possession
 Immediate

HOUSING.COM Buy In Indore ▾ Baikunth Dham ▾ + Add

Home / Indore / Baikunth Dham / Plot for Sale in Baikunth Dham / Residential Plot Last updated: Feb 28, 2023

Residential Plot **₹5.28 Cr** EMI starts at ₹2.62 Lacs

Baikunth Dham, Indore ₹16.50 K/sq.ft

OFFER this is corner plot with zero brokerage [Know More](#) [Contact Seller](#)

Plot View [SHARE](#) [SAVE](#)

MANTRA PROPERTIES
 RERA No. A-IND-21-842

3200 sq.ft Plot Area	₹16.50 K/sq.ft Avg. Price	Immediate Possession status	North-West facing Facing
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OVERVIEW PROMOTIONS AMENITIES LOCALITY CALCULATOR

Property Location
 Baikunth Dham, Indore

Around This Property

- Food and Drinks: My Snax Home (100m)
- Healthcare: Bakliwal's Pharmacy (200m)
- Banks: State Bank Of India

Great choice! Nice neighborhood around

Contact Seller
 Mantra Properties
 HOUSING EXPERT
 +919111111111
 Please share your contact

Price Indicators

HOUSING.COM Buy In Indore

Palasia X + Add

Home / Indore / Palasia / Plot for Sale in Palasia / Residential Plot

Last updated: Jan 16, 2023

Residential Plot

Palasia, Indore

₹4.0 Cr EMI starts at ₹1.99 Lac

₹16.67 K/sq.ft

Contact Seller

No Property Images Available

Request Photos

2400 sq.ft Plot Area	₹16.67 K/sq.ft Avg. Price	Immediate Possession status	South-East facing Facing
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OVERVIEW POPULAR PROPERTIES NEARBY LOCALITY CALCULATOR

Property Location
Palasia, Indore

Great choice! Nice neighborhood around

Contact Seller

Rahul Real Estate
Agent
+9197554.....

Please share your contact

Around This Property

- Food and Drinks
Agrawal Namkin Centre 300m
- Healthcare
New G-9 Chemist 200m
- Banks
State Bank

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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 ₹ 29,78,88,220/- (Rupees Twenty Nine Crore Seventy Eight Lakh Eighty Eight Thousand Two Hundred Twenty Only). The Realizable Value of the above property is ₹ 26,80,99,398/- (Rupees Twenty Six Crore Eighty Lakh Ninety Nine Thousand Three Hundred Ninety Eight Only). The distress value ₹ 23,83,10,576/- (Rupees Twenty Three Crore Eighty Three Lakh Ten Thousand Five Hundred Seventy Six Only).

Place: Indore
Date: 22.03.2023
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).

Think.Innovate.Create

Date

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 22.03.2023 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; ^(R)
- c. I/ my authorized representative have personally inspected the property on 20.03.2023. 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. Praveen S/o. Shri. Omprakash Ji Mittal, Smt. Vandana W/o. Shri. Pravin Ji Mittal & Smt. Urmila Devi W/o. Shri. Omprakash Ji Mittal, as per Sale Deed, Registration No. 1A/352 (C) dated 19.07.2003, Registration No. 1A/354 (C) dated 21.05.2003, Registration No. 1A/355 (C) dated 21.05.2003.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Union Loan Point (ULP), Indore 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 – Reginal Technical Manager Somesh Nahar– 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 – 20.03.2023 Valuation Date – 22.03.2023 Date of Report – 22.03.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 20.03.2023
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **22nd 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 **16,800.00 Sq. Ft. and structure thereof**. It is a freehold plot of land in the name of **Shri. Praveen S/o. Shri. Omprakash Ji Mittal, Smt. Vandana W/o. Shri. Pravin Ji Mittal & Smt. Urmila Devi W/o. Shri. Omprakash Ji Mittal**. 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. Praveen S/o. Shri. Omprakash Ji Mittal, Smt. Vandana W/o. Shri. Pravin Ji Mittal & Smt. Urmila Devi W/o. Shri. Omprakash Ji Mittal**. 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 **16,800.00 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 **16,800.00 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

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.**

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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