

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Sachin Jain S/o. Shri. Rajendra Kumar Jain & Smt. Shivani Jain W/o. Shri. Sachin Jain**

Residential Row House on Plot No. 558, "**Alok Nagar Colony**", Ward No. 50 (Brajeshvari),
Gram Khajrana, Tehsil & District – Indore, PIN – 452 016,
State – Madhya Pradesh, Country – India

Latitude Longitude - 22°43'21.8"N 75°55'10.6"E

Valuation Done for:

**Bank of Maharashtra
Annapurna Indore Branch**




56, Sudama Nagar, Annapurna Road, Indore, PIN – 452 009,
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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Mumbai - 400 093, (M.S.), INDIA
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 mumbai@vastukala.org

VALUATION OPINION REPORT

The Residential property bearing Residential Row House on Plot No. 558, "Alok Nagar Colony", Ward No. 50 (Brajeshvari), Gram Khajrana, Tehsil & District – Indore, PIN – 452 016, State – Madhya Pradesh, Country - India belongs to **Shri. Sachin Jain S/o. Shri. Rajendra Kumar Jain & Smt. Shivani Jain W/o. Shri. Sachin Jain.**

Boundaries of the property:

Boundaries	:	As per Actual at Site
North	:	Road
South	:	Plot No. 554
East	:	Plot No. 557
West	:	Plot No. 559

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 and valued for banking purpose at **₹ 1,72,62,500/- (Rupees One Crore Seventy Two Lakh Sixty Two Thousand Five Hundred Only).**

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.

Think.Innovate.Create

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation Report



Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
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✉ mumbai@vastukala.org

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1.	Date of Inspection	:	18.03.2023
2.	Purpose of valuation	:	As per request from Bank of Maharashtra, Annapurna Indore Branch to assess Fair Market Value of the property under reference for Banking purpose.
3.	Name and address of the Valuer.	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 106, 1st Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001
4.	Copy Of Documents Handed Over to The Valuer by The Bank	:	1. Sale Deed, Registration No. MP179132021A1888500 dated 22.10.2021 between Shri. Rajesh Solanki S/o. Shri. V. P. Solanki (the Seller) AND Shri. Sachin Jain S/o. Shri. Rajendra Kumar Jain & Smt. Shivani Jain W/o. Shri. Sachin Jain (the Purchasers) 2. Approved Building Plan Digitally signed by Ashwain Anand Janawade, Dated: 2020.10.05 10:21:37 +05:30, Reason: Building plan approval, Location: Urban Local Body, Indore. 3. Commencement Certificate No. PMT/IND/0152/2895/2020 dated 02.10.2020 issued by Nagar Palika Nigam Indore.
5.	Details of enquiries made/ visited to govt. Offices for arriving fair market value.	:	Market analysis and as per sub-registrar value.
6.	Factors for determining its market value.	:	Location, development of surrounding area, facilities provided and its prevailing market rate.
7.	Any Critical Aspects Associated with Property	:	No
8.	Present/Expected Income from the property	:	₹ 33,000/- Expected rental income per month
	Property Details:	:	
9.	Name(s) of the Owner and Postal address of the property under consideration.	:	Shri. Sachin Jain S/o. Shri. Rajendra Kumar Jain & Smt. Shivani Jain W/o. Shri. Sachin Jain Residential Row House on Plot No. 558, “ Alok Nagar Colony ”, Ward No. 50 (Brajeshvari), Gram Khajrana, Tehsil & District – Indore, PIN – 452 016, State – Madhya Pradesh, Country – India. <u>Contact Person:</u> Mr. Sachin Jain (Owner) Contact No.: +91 9893177015
10.	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	Single Ownership
11.	Brief description of the property: The immovable property comprising of freehold residential plot and row house thereof. The property is located in a developed area having basic infrastructure, well connected by road and train. It is located at 6.3 KM. travelling distance from Indore Junction Railway station.	:	

Land:

As per Sale Deed, the plot area is 109.01 Sq. M. i.e., 1,173.00 Sq. Ft., which is considered for valuation.

Structure:

The property consists of Residential Row House is of Ground + 1st + 2nd (pt) upper floors. It is a R.C.C. framed structure with RCC beams, columns, slabs and RCC staircase provide for access to the upper floors.

The composition of the Residential Row House as per Site Inspection is as below -

Floor	Composition
Ground	Living + Dining Area + Bedroom with Toilet + Kitchen + Wash Area + Storage + Poarch + Verandah
First	2 Bedrooms with Toilet + Common Passage + Balcony
Second (pt)	Bedroom with Toilet + Tower + Open to sky area

As per site Measurement, the structure area is as below -

Floor	Carpet Area in Sq. Ft.
Ground	854.00
Verandah (Covered)	144.00
Open Space	124.00
First	692.00
Balcony Area	143.00
Second (pt)	494.00
Open Terrace Area on Second (pt) Floor	437.00

As per Sale Deed, the structure area is as below-

Floor	Area in Sq. M.	i.e. Sq. Ft.
Ground	102.23	1,100.00
First	102.23	1,100.00
Second	27.88	300.00
Total	232.34	2,500.00

The composition of the Residential House as per Approved Plan is as below -

Floor	Composition
Ground	Living + Dining + Bedroom + Kitchen + Store + Toilet + Open Space
First	Living + Dining + Bedroom + Kitchen + Store + Toilet
	Terrace Area above first floor

As per Approved Building Plan / Commencement Certificate, the construction area is a 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	63.78	10.92	74.70	804.00
First	64.04	10.92	74.96	807.00
Terrace	-	11.00	11.00	118.00
Total	127.82	32.84	160.66	1,729.00

12.	Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Plot No. 558	
13.	Boundaries of the property	:	As per Actual at Site	As per Sale Deed
	North	:	Road	Road
	South	:	Plot No. 554	Plot No. 554
	East	:	Plot No. 557	Plot No. 557
	West	:	Plot No. 559	Plot No. 559
14.	Route map	:	Enclosed	
15.	Any specific identification marks	:	Near Alok Nagar Park	
16.	Whether covered under Corporation/ Panchayat/ Municipality.	:	Nagar Palika Nigam, Indore	
17.	Whether covered under any land ceiling of State/ Central Government.	:	No	
18.	Is the land freehold/ leasehold?	:	Freehold	
19.	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.	:	As per Sale Deed	
20.	Type of the property- Whether	:		
	Residential	:	Yes	
	Industrial	:	No	
	Commercial	:	No	
	Institutional	:	No	
	Government	:	No	
	Non – Government	:	No	
	Other (Specify)	:	N.A.	
21.	In case of Agricultural land	:		
	Any conversion to House site is obtained	:	N.A.	
	Whether the land is dry or wet.	:	N.A.	
	Availability of irrigation facilities	:	N.A.	
	Type of crops grown	:	N.A.	
	Annual yield or income.	:	N.A.	
22.	Year of acquisition/ purchase.	:	Sale Deed, Registration No. MP179132021A1888500 dated 22.10.2021	
23.	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying, and the amount of rent being paid.	:	Owner Occupied	
24.	Classification of the site.	:		
	a. Population group.	:	Urban	
	b. High/ Middle/ Poor class	:	Middle class	
	c. Residential/ nonresidential.	:	Residential	
	d. Development of surrounding area.	:	Developed	
	e. Possibility of any threat to the property. (Floods, calamities etc.).	:	No	
25.	Proximity of civic amenities. (Like school, hospital, bus stop, market etc.).	:	All available nearby	
26.	Level of the land (Plain, rock etc.)	:	Plain	

27.	Terrain of the Land.	:	Leveled																					
28.	Shape of the land (Square/ rectangle etc.).	:	Rectangular																					
29.	Type of use to which it can be put (for construction of house, factory etc.).	:	Residential Purpose																					
30.	Any usage restrictions on the property.	:	Residential																					
31.	Whether the plot is under town planning approved layout?	:	Yes																					
32.	Whether the building is intermittent or corner?	:	Intermittent																					
33.	Whether any road facility is available?	:	Yes																					
34.	Type of road available (B.T. / Cement Road etc.).	:	B.T. Road																					
35.	Front Width of the Road?	:	More than 20 ft.																					
36.	Source of water & water potentiality.	:	Good																					
37.	Type of Sewerage System.	:	Connected to Municipal Sewerage System																					
38.	Availability of power supply.	:	Yes																					
39.	Advantages of the site.	:	Located in developed residential area																					
40.	Disadvantages of the site.	:	No																					
41.	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	:	As per Sub-Registrar of Assurance records																					
Valuation of the property:																								
42.	Dimensions of the plot	:	Details not available																					
43.	Total area of the plot	:	1,173.00 Sq. Ft. (As per Sale Deed)																					
44.	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	:	₹ 9,000/- to ₹ 11,000/- per Sq. Ft. for Residential plot																					
45.	Government Rate obtained from the online government records of Land	:	₹ 21,200/- per Sq. M. i.e., ₹ 1,970/- per Sq. Ft.																					
46.	Building	:	₹ 2,000/- per Sq. Ft. on Built-up Area																					
B) Structure:																								
<table border="1"> <thead> <tr> <th>Total BUA Area in Sq. Ft.</th> <th>Year Of Const</th> <th>Total Life of Structure</th> <th>Replacement Rate (₹)</th> <th>Age Of Build.</th> <th>Final Rate (₹)</th> <th>Final Value (₹)</th> </tr> </thead> <tbody> <tr> <td>1,729.00</td> <td>2021</td> <td>60</td> <td>2,000/-</td> <td>02 Yrs.</td> <td>2,000/-</td> <td>34,58,000/-</td> </tr> <tr> <td colspan="6" style="text-align: center;">Total</td> <td>34,58,000/-</td> </tr> </tbody> </table>				Total BUA Area in Sq. Ft.	Year Of Const	Total Life of Structure	Replacement Rate (₹)	Age Of Build.	Final Rate (₹)	Final Value (₹)	1,729.00	2021	60	2,000/-	02 Yrs.	2,000/-	34,58,000/-	Total						34,58,000/-
Total BUA Area in Sq. Ft.	Year Of Const	Total Life of Structure	Replacement Rate (₹)	Age Of Build.	Final Rate (₹)	Final Value (₹)																		
1,729.00	2021	60	2,000/-	02 Yrs.	2,000/-	34,58,000/-																		
Total						34,58,000/-																		
C) Interior:																								
<table border="1"> <thead> <tr> <th>Particular</th> <th>Carpet Area in Sq. Ft.</th> <th>Rate per Sq. Ft. (₹)</th> <th>Value in ₹</th> </tr> </thead> <tbody> <tr> <td>Residential Row House</td> <td>1,383.00</td> <td>1,500/-</td> <td>20,74,500/-</td> </tr> <tr> <td colspan="3" style="text-align: center;">Total</td> <td>20,74,500/-</td> </tr> </tbody> </table>				Particular	Carpet Area in Sq. Ft.	Rate per Sq. Ft. (₹)	Value in ₹	Residential Row House	1,383.00	1,500/-	20,74,500/-	Total			20,74,500/-									
Particular	Carpet Area in Sq. Ft.	Rate per Sq. Ft. (₹)	Value in ₹																					
Residential Row House	1,383.00	1,500/-	20,74,500/-																					
Total			20,74,500/-																					
47.	i. Government Value																							
	Particulars	:	Area in Sq. Ft. Rate in ₹ Value in ₹																					
	Plot	:	1,173.00 1,970/- 23,10,810/-																					

	Structure		As per valuation table	34,58,000/-
	Total			57,68,810/-
	5) Assessed/ adopted rate of valuation.		₹ 10,000.00 per Sq. Ft. for Residential plot	
48.	ii. Fair Market Value			
	Particulars	:	Area in Sq. Ft.	Rate in ₹
	A) Plot		1,173.00	10,000/-
	B) Building		As per valuation table	34,58,000/-
	C) Interior		As per valuation table	20,74,500/-
	6) Total Value (A + B + C)			1,72,62,500/-
	a. Technical details of the Plot:			
49.	Type of Plot (Residential/ Commercial/ Industrial).	:	Residential (R)	
50.	Year of construction.	:	2021 (As per Site Information) Age of the Building - 02 Years	
51.	Future life of the property.	:	58 years, Subject to proper, preventive periodic Maintenance & structural repairs	
52.	No. of floors and height of each floor including basement.	:	Ground + 1 st + 2 nd (pt) upper floors	
53.	Plinth area of each floor	:		
	As per Approved Building Plan / Commencement Certificate, the construction 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.
	Ground	63.78	10.92	74.70
	First	64.04	10.92	74.96
	Terrace	-	11.00	11.00
	Total	127.82	32.84	160.66
				Total Construction area in Sq. Ft.
				804.00
				807.00
				118.00
				1,729.00
54.	Type of construction. (Load bearing/ R.C.C. / Steel framed).	:	RCC framed structure	
	Condition of the building.	:		
55.	External (excellent/ good/ normal/ poor).	:	Good	
56.	Internal (excellent/ good/ normal/ poor).	:	Good	
	Remarks:	:		
57.	b. Specifications of Construction:			
a.	Foundation.	:	R.C.C	
b.	Basement.	:	N.A.	
c.	Superstructure.	:	R.C.C. frame work with 9" thick B. B. Masonry for external walls. 6" Thk. B.B. Masonry for internal walls	
d.	Joinery/ Doors & Windows.	:	Powder coated Aluminium sliding windows, Teak Wood door frames with solid flush shutters	
e.	RCC work.	:	Footings, Columns, Beams, Slab	
f.	Plastering.	:	Cement plastering	
g.	Flooring, Skirting.	:	Vitrified tiles flooring	
h.	Kitchen Pantry Platform	:	Granit kitchen platform	

i.	Whether any weather proof course is provided.	:	R.C.C. Slab
j.	Drainage.	:	Connected to Municipal Sewerage System
k.	Compound wall (Height, length and type of construction).	:	R.C.C
l.	Electric installation (Type of wire, Class of fittings)	:	Concealed wiring As per requirements
m.	Plumbing installation (No. of water closets & wash basins etc.)	:	Concealed plumbing As per requirements
n.	Bore well.	:	No
o.	Wardrobes, if any.	:	No
p.	Development of open area	:	Yes

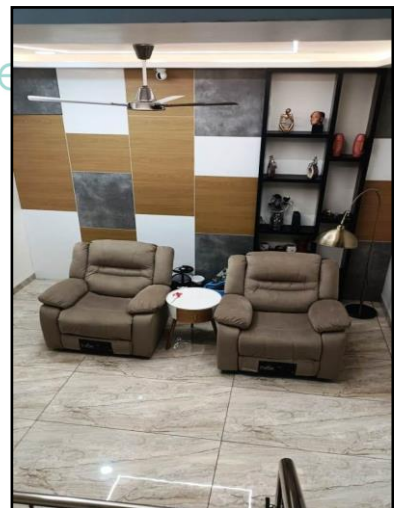
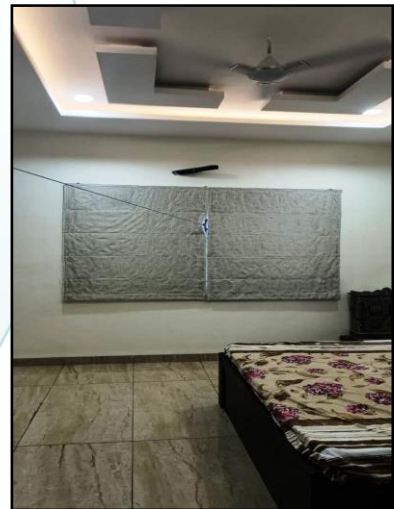
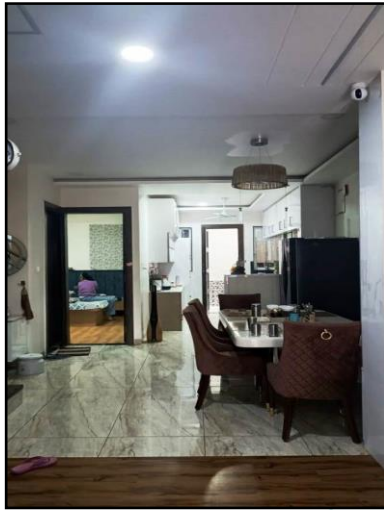
Summary of Valuation		
Total Value of the Property		₹ 1,72,62,500/-
Realizable Value		₹ 1,55,36,250/-
Forced/ Distress Sale value.		₹ 1,38,10,000/-
Insurable value of the property (Full Replacement Cost (34,58,000/-) – Subsoil structure cost (15%)		₹ 29,39,300/-
e)	Remarks:	

Justification for price /rate

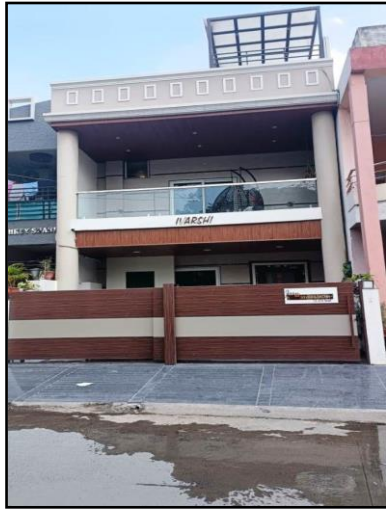
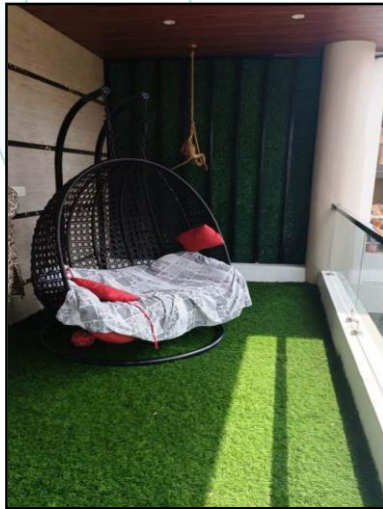
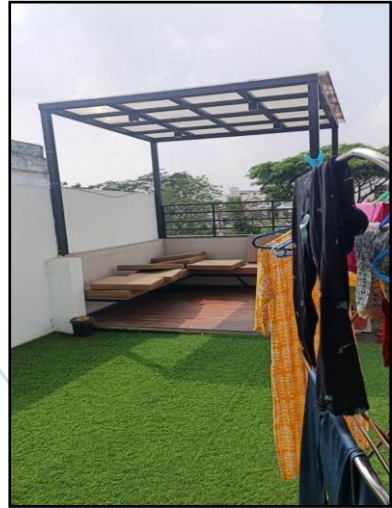
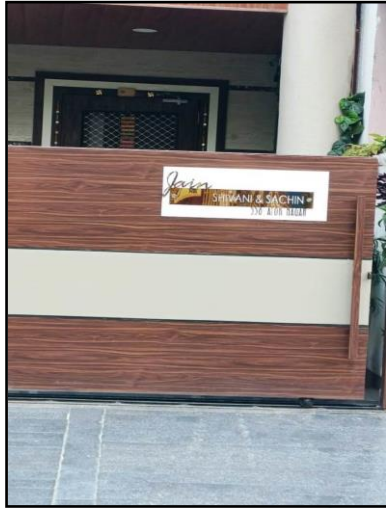
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II 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 Index II 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.

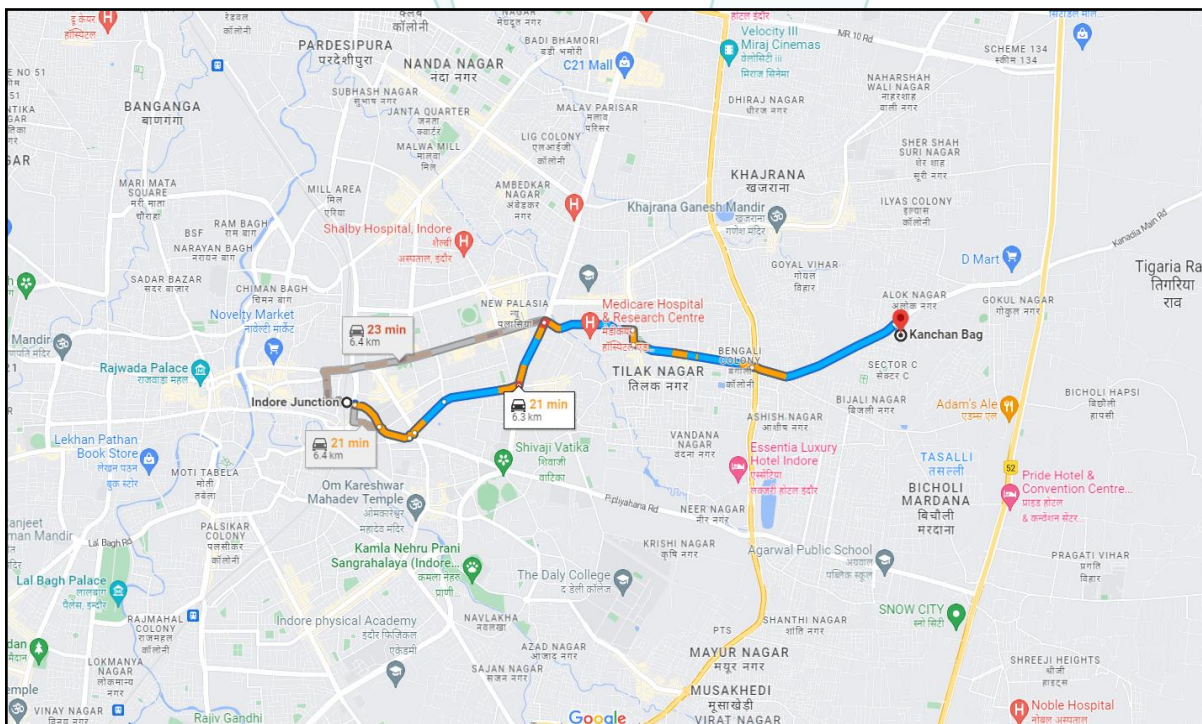
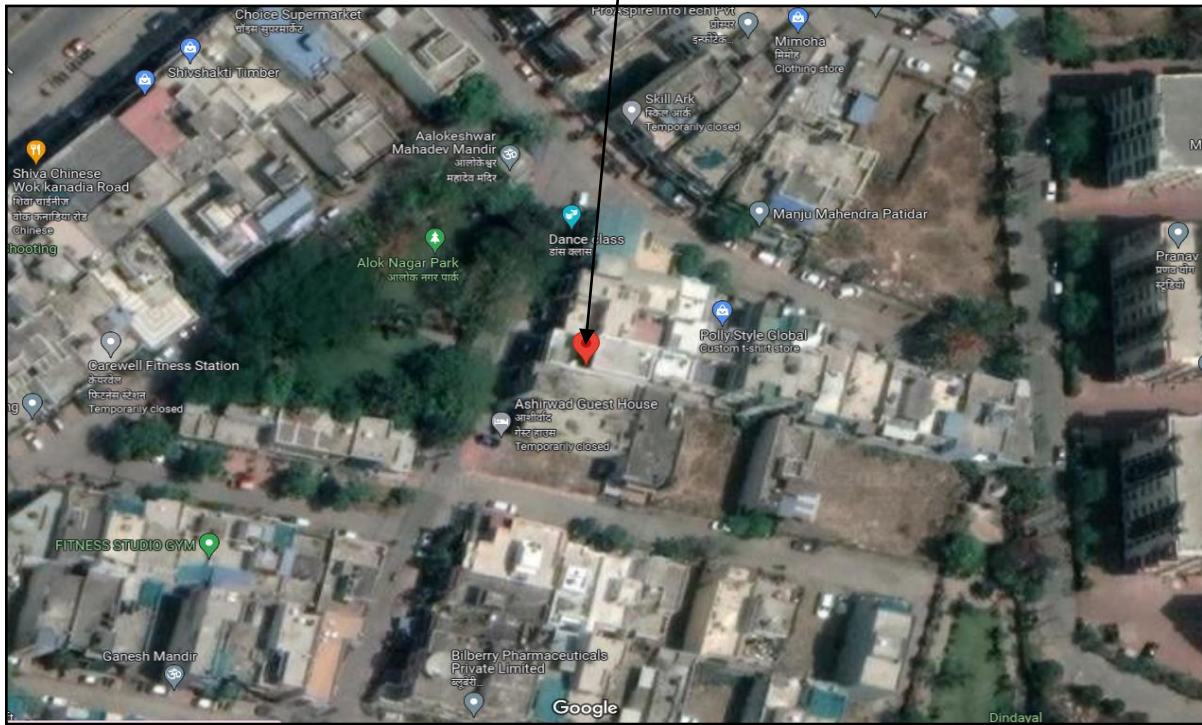
Actual site photographs



Actual site photographs



Route Map of the property Site u/r



Latitude Longitude - 22°43'21.8"N 75°55'10.6"E

Note: The Blue line shows the route to site from nearest railway station (Indore Junction – 6.3 KM.)

Government Guideline 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. 50 (BRAJESHVARI)																	
1910	AELITE ANMOL	24000	36000	24000	37000	31200	29600	28000	49600	49200	48800	20000	40000	240000000	240000000	24000	36000
1911	AHILYADHAM	14400	21600	14400	27400	21600	20000	18400	35200	34800	34400	16000	32000	144000000	144000000	14400	21600
1912	ALOK NAGAR	21200	31700	21200	34200	28400	26800	25200	45300	44900	44500	17600	35200	212000000	212000000	21200	31700
1913	ALOK NAGAR MAIN ROAD (KANIDIYA ROAD)	36000	54400	36000	49000	43200	41600	40000	68000	67600	67200	28000	56000	360000000	360000000	36000	54400
1914	AMAR RESIDENCY	24000	36000	24000	37000	31200	29600	28000	49600	49200	48800	20000	40000	240000000	240000000	24000	36000
1915	AMPAYAR RESIDENCY	24000	36000	24000	37000	31200	29600	28000	49600	49200	48800	20000	40000	240000000	240000000	24000	36000
1916	ANAND VAN (SCHEME 140)	36000	54400	36000	49000	43200	41600	40000	68000	67600	67200	32600	70000	360000000	360000000	36000	54400
1917	ASHIRWAD VIHAR	20000	30400	20000	33000	27200	25600	24000	44000	43600	43200	19200	38400	200000000	200000000	20000	30400
1918	ASHISH NAGAR	24000	36000	24000	37000	31200	29600	28000	49600	49200	48800	19200	38400	240000000	240000000	24000	36000
1919	ASHISH VIHAR PIFLIYAHANA	24000	36000	24000	37000	31200	29600	28000	49600	49200	48800	19200	38400	240000000	240000000	24000	36000

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

Page 234 of 598

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Price Indicator

HOUSING.COM Buy In Indore + Add Down

Home / Indore / Sanchar Nagar Main / House for Sale in Sanchar Nagar Main / 3 BHK Independent House Last updated: Feb 24, 2023

3 BHK Independent House ₹1.0 Cr EMI starts at ₹49.65 K
 ₹11.90 K/sq.ft

Alok Nagar, Sanchar Nagar Main, Indore Contact Seller

No Property Images Available Request Photos

840 sq.ft Build Up Area	₹11.90 K/sq.ft Avg. Price	1 Years Old Age of property	Ready to move Possession status	Semi Furnished Furnishing
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Plot For Sale in **Kanadia Main Road, Indore** [View on map](#) [Indore Mumbai Corridor](#)

Gated Colony Corner Plot East

Plot Area 1250 sqft	Dimensions(L X B) 25 X 50	Any Construction Done No
Status Legal & Infra Status	Boundary Wall Yes	Type Of Ownership Freehold
Overlooking Main Road	Transaction Type Resale	

East Facing Plot

Contact Owner Get Phone No. Last contact made 4 days ago

More Details

Price	₹1.25 Cr
Booking Amount	₹1.0 Lac
Address	D MART Kanadia, Kanadia Main Road, Indore, Madhya Pradesh
Floors Allowed For Construction	3

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for purpose as on **23rd March 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D. Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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