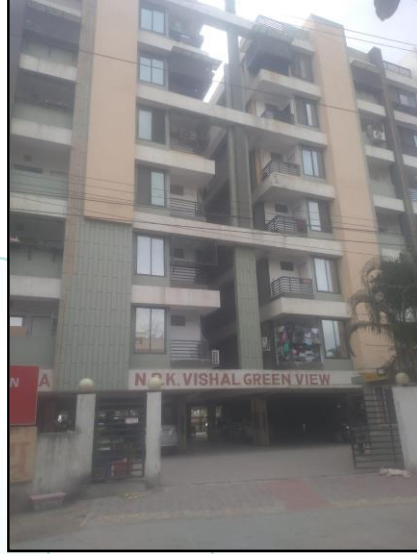


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser / Client: **Shri. Sudhir Awase**

Name of Owner: **Shri Bablu Chawla S/o Late. Shri Balwant Singh Chawla**

Residential Flat No. 106, 1st Floor, Block A, Block A, “**N.R.K. Vishal Green View**”, Off Limbodi Main Road,
Nearby Shri Krishna Avenue, Gram - Limbodi, Tehsil & District - Indore,
PIN – 452 020, State – Madhya Pradesh, Country – India

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Latitude Longitude: 22°39'58.8"N 75°53'17.2"E

Valuation Done for:

Punjab National Bank
Barwani Branch




Near Saraswati Eye Hospital, Anjad Road, Barwani, PIN – 451 551
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 :

 Mumbai  Aurangabad  Pune  Rajkot
 Thane  Nanded  Indore  Raipur
 Delhi NCR  Nashik  Ahmedabad  Jaipur

 **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 Flat No. 106, 1st Floor, Block A, "N.R.K. Vishal Green View", Off Limbodi Main Road, Nearby Shri Krishna Avenue, Gram - Limbodi, Tehsil & District - Indore, PIN - 452 020, State - Madhya Pradesh, Country - India belongs to **Shri Bablu Chawla S/o Late. Shri Balwant Singh Chawla. Name of Proposed Purchaser / Client is Shri. Sudhir Awase.**

Boundaries of the property

Boundaries	Building	Flat
North	'B' Block	Flat No. 104
South	Other Building	M.O.S. of Building
East	Road	Building Common Passage and Flat No. 105
West	Open Land	M.O.S. of Building

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 this particular purpose at **₹ 51,31,925/- (Rupees Fifty One Lakh Thirty One Thousand Nine Hundred Twenty Five 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.

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Director

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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Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Immovable Property

I		General		
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 106, 1 st Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001.	
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Banking Loan Purpose.	
3.	a)	Date of inspection	:	22.04.2023
	b)	Date of valuation	:	24.04.2023
	c)	Title Deed Number & Date	:	Sale Deed dated 21.06.2017, E Registration No. MP179132017A1340487 dated 21.06.2017 (of Seller)
4.	Copy of documents produced for perusal: 1. Building Approved Plan No. 22 dated 25.10.2011 issued by Gram Panchayat Limbodi, Janpad Panchayat Indore 2. Sale Deed dated 21.06.2017, E Registration No. MP179132017A1340487 dated 21.06.2017 between M/s. N.R.K Realties (the Seller) And Shri Bablu Chawla S/o Late. Shri Balwant Singh Chawla. 3. Declaration Letter Sr. No. 1363, Dated 20.09.2012, issued by Nagar Palika Nigam. 4. Letter of Tncp Sr. No. 2893, Dated 03.03.2011, issued by Nagar Palika Nigam.			
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<u>Name of Proposed Purchaser / Client:</u> Shri. Sudhir Awase <u>Name of Owner:</u> Shri Bablu Chawla S/o Late. Shri Balwant Singh Chawla <u>Address:</u> Residential Flat No. 106, 1 st Floor, Block A, "N.R.K. Vishal Green View", Off Limbodi Main Road, Nearby Shri Krishna Avenue, Gram - Limbodi, Tehsil & District - Indore, PIN – 452 020, State – Madhya Pradesh, Country – India <u>Contact Person:</u> Mr. Sudhir Ji (Proposed Purchaser) Contact No.: + 91 9589889088	
6.	Brief description of the property	:	The property is a Residential Flat is located on 1 st Floor. The composition of flat is having Living with Dining Area + 3 Bedrooms + Kitchen + 3 Toilets + Passage + Balconies. The property is at 6.9 KM. travelling distance from nearest railway station Indore Junction. <u>Nearest Landmark:</u> Shri Krishna Avenue	
7.	Location of property	:		
	a)	Plot No. / Survey No.	:	Survey No. 151/2/1, 151/2/2 & 157/2, Patwari Halka No. 35
	b)	Door No.	:	Residential Flat No. 106

	c)	C.T.S. No. / Village	:	Patwari Halka No. 35, Gram Limbodi
	d)	Ward / Taluka	:	Patwari Halka No. 35, Tehsil – Indore
	e)	Mandal / District	:	District – Indore
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Building Approved Plan No. 22 dated 25.10.2011 issued by Gram Panchayat Limbodi, Janpad Panchayat Indore has been verified.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
	j)	Comment on unauthorizes Construction if any	:	No
	k)	Comment on demolition proceedings if any	:	
8.		Postal address of the property	:	Residential Flat No. 106, 1st Floor, Block A, “N.R.K. Vishal Green View”, Off Limbodi Main Road, Nearby Shri Krishna Avenue, Gram - Limbodi, Tehsil & District - Indore, PIN – 452 020, State – Madhya Pradesh, Country – India.
9.		City / Town	:	City
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
10.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
11.		Coming under Corporation limit / Village Panchayat / Municipality	:	Nagar Palika Nigam Indore
12.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.		Boundaries of the property	:	
		Flat		As per actual site As per Old Sale Deed
		North	:	Flat No. 104 Flat No. 104
		South	:	Mos of this Building Mos of this Building
		East	:	Passage than Flat No. 105 Common Passage than Flat No. 105
		West	:	Mos Mos
		Building		As per actual site As per document
		North	:	‘B’ Block Details not available
		South	:	Other Building Details not available
		East	:	Road Details not available

	West		Open Land	Details not available
14.	Dimensions of the site / Flat		N. A. as property under consideration is a Residential Flat in the building.	
15.	Extent of the site	:	Carpet Area in Sq. Ft. = 1007.00 (Area as per Actual Site Measurement) Super Built-up Area in Sq. Ft. = 1,567.00 (Area as per Old Sale Deed)	
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	22°39'58.8"N 75°53'17.2"E	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Super Built-up Area in Sq. Ft. = 1,567.00 (Area as per Old Sale Deed)	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	"N.R.K. Vishal Green View "	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3	Year of Construction	:	2013 (As per Site Information)	
4	Number of Floors	:	Ground + 6 Upper Floors	
5	Type of Structure	:	R.C.C. framed structure	
6	Number of Dwelling units in the building	:	6 Flats on 1 st Floor	
7	Quality of Construction	:	Good	
8	Appearance of the Building	:	Good	
9	Maintenance of the Building	:	Good	
10	Facilities Available	:		
	Lift	:	2 lift(s)	
	Protected Water Supply	:	Boring & Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Covered Car Parking Space	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the building	:	Yes	
III	Residential Flat			
1	The floor in which the Flat is situated	:	1 st Floor	
2	Door No. of the Flat	:	Residential Flat No. 106	
3	Specifications of the Flat	:		
	Roof	:	R.C.C. Slab	
	Flooring	:	Vitrified tiles flooring	
	Doors	:	Wooden door frame with solid flush shutters	
	Windows	:	Powder coated Aluminum Sliding Windows	
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.	
	Finishing	:	Cement Plastering	

4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<u>Name of Proposed Purchaser / Client:</u> Shri. Sudhir Awase <u>Name of Owner:</u> [®] Shri Bablu Chawla S/o Late. Shri Balwant Singh Chawla
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Super Built-up Area in Sq. Ft. = 1,567.00 (Area as per Old Sale Deed)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 1,007.00 (Area as per Actual Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Vacant and under Owner's possession
15	If rented, what is the monthly rent?	:	₹ 10,500/- Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 3,000/- to ₹ 4,000/- on Super Built-up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	:	₹ 3,500/- per Sq. Ft. on Super Built-up Area ₹ 3,275/- per Sq. Ft. on Super Built-up Area after depreciation.

3	Break – up for the rate	:	
	I. Building + Services	:	₹ 1,500/- per Sq. Ft.
	II. Land + others	:	₹ 2,000/- per Sq. Ft.
4	Guideline rate obtained from the Registrar's Residential flat (an evidence thereof to be enclosed)	:	₹ 20,000/- per Sq. M. i.e. ₹ 1,858/- per Sq. Ft.
	Guideline rate (after depreciated)	:	₹ 18,385/- per Sq. M. i.e. ₹ 1,708/- per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates Area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of residential flat	:	₹ 1,500/- per Sq. Ft.
	Age of the building	:	10 Years
	Life of the building estimated	:	50 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	15.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,275/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 3,275/- per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential flat	1,567/- Sq. Ft.	3,275/-	51,31,925/-

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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 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.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential flat, where there are typically many comparables available to analyze. As the property is a Residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e. ₹ 3,000/- to ₹ 4,000/- on Super Built-up Area. Considering the rate with attached report, current market conditions, demand and supply position, Residential flat size, location, upswing in real estate prices, sustained demand for Residential flat, all round development of residential and commercial application in the locality etc. We estimate ₹ 3,275/- per Sq. Ft. on Super Built-up Area after depreciation for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications **₹ 51,31,925/- (Rupees Fifty-One Lakh Thirty-One Thousand Nine Hundred Five Only).**

I	Date of Purchase of Immovable Property	:	21.06.2017 (Seller's Deed)
II	Purchase Price of immovable property	:	₹ 29,14,620/- (As per Seller's Deed)
III	Book value (Purchase Price) of immovable property:	:	₹ 31,62,365/-
IV	Fair Market Value of immovable property:	:	₹ 51,31,925/-
V	Realizable Value of immovable property:	:	₹ 46,18,733/-
VI	Distress Sale Value of immovable property:	:	₹ 35,86,592/-
VII	Guideline Value (1,567.00 Sq. Ft. x 1,708/-)	:	₹ 26,76,436/-
VIII	Insurable value of the property (1,567.00 Sq. Ft. x 1,500/-)	:	₹ 23,50,500/-
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 14

Place: Indore

Date: 24.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

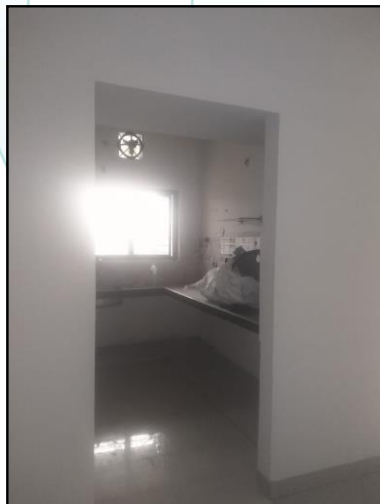
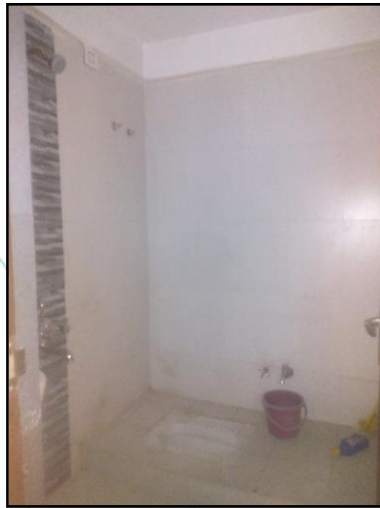
Govt. Reg. Valuer

Chartered Engineer (India)

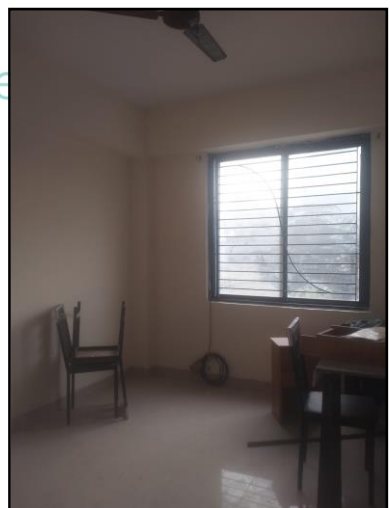
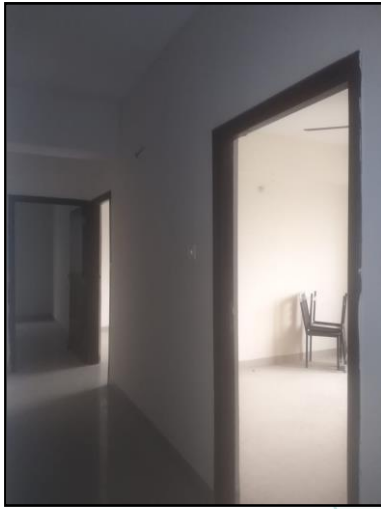
Reg. No. (N) CCIT/1-14/52/2008-09

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

Actual Site Photographs



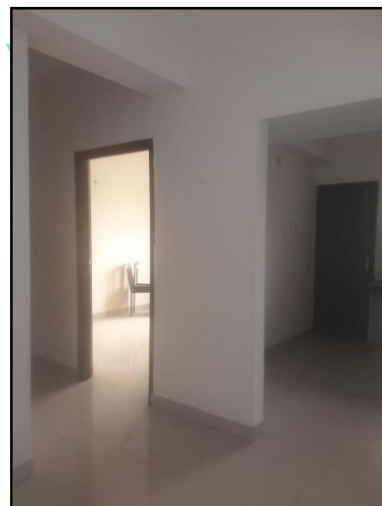
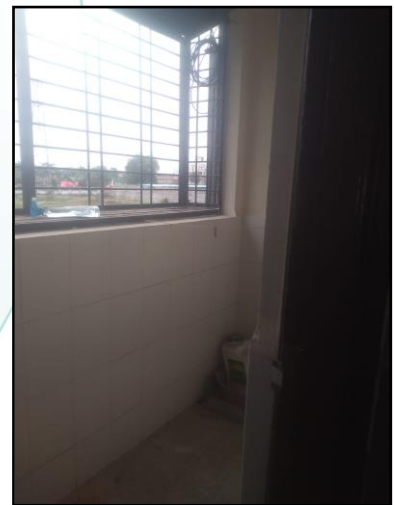
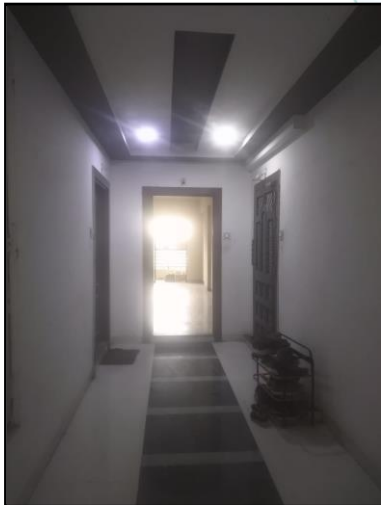
Actual Site Photographs



Actual Site Photographs

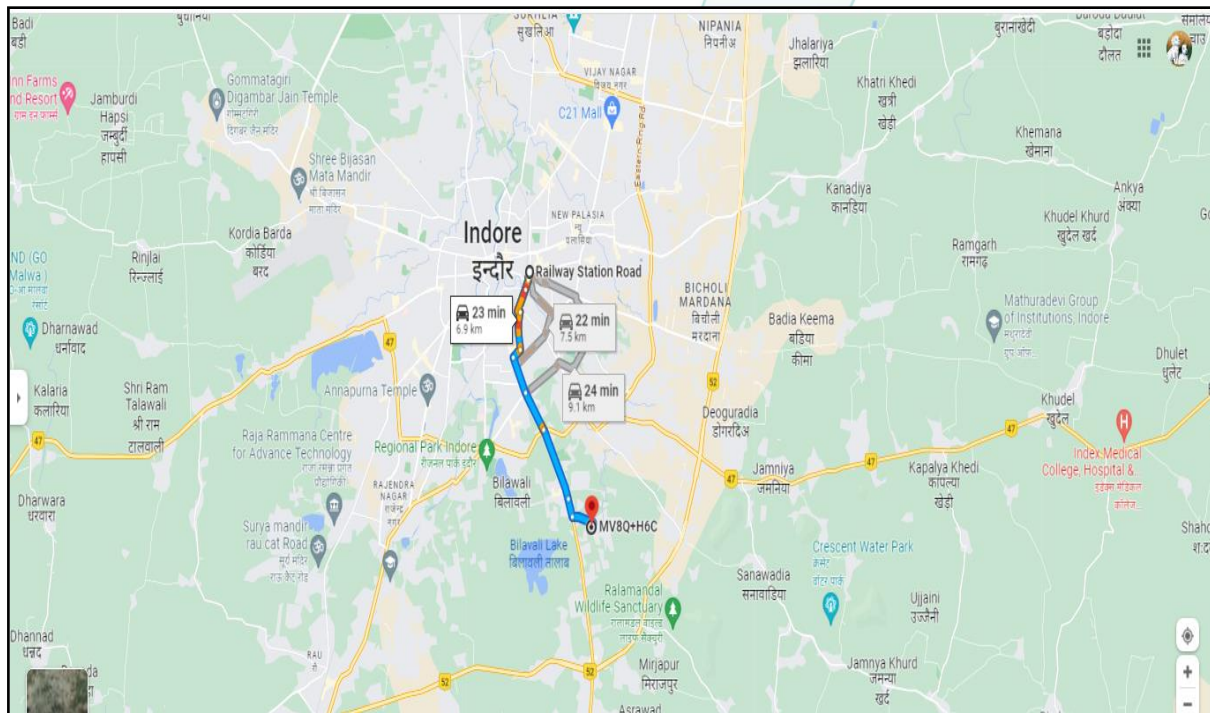


NRK Vishal Green View Block A						
1 st	101	P. Kanjani	102	Sunita Radheshyam Mandlai	103	Sushil Shankar Sharma
	104	Dr. Jimmy Kushwaha	105	Dinesh Mishra	106	Bablu Sarvinder Kaur Chawla
2 nd	201	Ravindra Singh Rathi	202	Lakanath Budek	203	Vasant Awale
	204	Jaspriit Amrik Singh Kalra	205	Ashish Kishan Bairagi	206	Kunal Indrakumar Kimtani
3 rd	301	Rakesh Kumar Sinha	302	Dr. Praveen Rewri	303	Arjun Bachhani
	304	Vikas Singh	305	Narendra Chhajed (Jain)	306	Pradeep R. Choudhary
4 th	401	Rajendra Kayal (Maheshwari)	402	Bholanath Renu Verma	403	Anil Kumar Shah
	404	M.G. Lalit	405	Arjun Vikram Singh	406	Satyendra Nath Shukla
5 th	501	Ramesh/ Mandeep Singh Khanuja	502	Shailendra Singh Bundela	503	Basanti Wadhvani
	504	Poonam Vijay Matta	505	Shailendra Singh Bundela	506	Aakash Kumar Bansal
6 th	601	Anita Ajay Dhingra	602	A.V. Parate	603	Meena Bachhani
	604	Kishan Pushpa Talreja	605	Nche Abhishek T ivedi	606	Rahul- Anjali Verma



Route Map of the property

Site u/r



Longitude Latitude - 22°39'58.8"N 75°53'17.2"E

Note: The Blue line shows the route to site from nearest railway station (Indore Junction – 6.9 KM.)

Price Indicator

magicbricks Buy Rent Sell Home Loans Login Post Property

Home > Property for Sale in Indore > Flats for Sale in Indore > Flats for Sale in Limbodi > 1 BHK Flats for Sale in Limbodi > 555 Sq-ft

Posted on: Apr 23, 23 Property ID: 62109503

18.3 Lac Get ₹ 5,493 cashback on Home Loan

1 BHK 555 Sq-ft Flat For Sale in **Limbodi, Indore**

1 Bed | 1 Bath | 1 Balcony | Unfurnished

Super Built-Up Area: 555 sqft * ₹ 3,299/sqft
Floor: 1 (Out of 4 Floors)
Transaction Type: New Property

Status: Ready to Move
Facing: North - West
Furnished Status: Unfurnished

Type Of Ownership: Freehold
Age Of Construction: New Construction

Newly Constructed Property

Contact Agent: Abhishek Raheja -91-91XXXXXX26

Your Name
Email
IND -91 Mobile Number
I Agree to MagicBricks' Terms of Use

Get Contact Details

Contact Agent Get Phone No. Last contact made 8 days ago

More Details

Price Breakup ₹ 18.3 Lac

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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 kabele	Shop	Office	Godown	Residential	Commercial	Irrigated	Un Irrigated	Sub Clause wise Residential	Sub Clause wise Commercial
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
2936	LAKEVIEW GRAM LIMBODI	10000	13000	10000	23000	17200	15600	14000	26600	26200	25800	19000	38000	10000000 0	10000000 0	10000	13000
2937	LIMBODI (KHANDAVA ROAD CHODKAR)	8000	10400	8000	21000	15200	13600	12000	24000	23600	23200	16000	32000	24000000	24000000	8000	10400
2938	LIMBODI (KHANDAVA ROAD PAR STITH)	16000	17600	16000	29000	23200	21600	20000	31200	30800	30400	20000	40000	36000000	36000000	16000	17600
2939	LOTUS PARK, ANURADHANAGAR MAINEXTENTION, AAYUSHINAGAR MAINEXTENTION, AASHISH NAGAR (KELOD KARTAL)	10200	13700	10200	23200	17400	15800	14200	27300	26900	26500	12000	24000	10200000 0	10200000 0	10200	13700
2940	MAA SURAJ VIHAR COLONY (BILAWALI)	12800	16000	12800	25800	20000	18400	16800	29600	29200	28800	16000	32000	12800000 0	12800000 0	12800	16000
2941	MAHALAKSHMIDHAM/PRIME PARIUGANGA VIHAR/SHIVDHAM/SHRIKRASHNA AVENU (LIMBODI)	16000	20000	16000	29000	23200	21600	20000	33600	33200	32800	20000	40000	16000000 0	16000000 0	16000	20000
2942	NARMADA NAGAR (KHANDWA ROAD PAR STITH) GRAM BILAWALI	8000	12000	8000	21000	15200	13600	12000	25600	25200	24800	12000	24000	80000000	80000000	8000	12000
2943	PIECE POINT, SHREEKRASHN VIHAR (LIMBODI)	13500	16400	13500	26500	20700	19100	17500	30000	29600	29200	16000	32000	13500000 0	13500000 0	13500	16400
2944	RAJIV GANDHI CHOURAHA SE BYPAS KO MILANE WALA PRASTAAVIT M.R.-3 PAR	16000	20000	16000	29000	23200	21600	20000	33600	33200	32800	16000	32000	24000000	24000000	16000	20000
2945	RANIBAG COLONY (SECTOR-B), NEW RANIBAG (LIMBODI)	14000	17300	14000	27000	21200	19600	18000	30900	30500	30100	19000	38000	14000000 0	14000000 0	14000	17300
2946	RANIBAG COLONY MAIN (LIMBODI)	18400	20800	18400	31400	25600	24000	22400	34400	34000	33600	20000	40000	18400000 0	18400000 0	18400	20800

Financial Year: 2022-2023 Name of District: INDORE Guideline ID :2022202317102

Page 344 of 597

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UNDERTAKING

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services.

SI No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was owned by to Shri Bablu Chawla S/o Late. Shri Balwant Singh Chawla and Name of Proposed Purchaser / Client: Shri. Sudhir Awase, as per Draft Contract Deed.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Barwani Branch, 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 – Regd. Valuer Dinesh Kanere – Reginal Technical Manager Aakash Mourya – Valuation Engineer Akshay Trivedi – Senior Valuation Engineer Akhilesh Yadav – Technical Manager
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 – 22.04.2023 Valuation Date – 24.04.2023 Date of Report – 24.04.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 22.04.2023
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;	Sales Comparison Method
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 flat size, location, upswing in real estate prices, sustained demand for Residential flat, 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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(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

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.
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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



Vastukala Consultants (I) Pvt. Ltd.

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