

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Suryanath Dubey S/o. Shyambahadur Dubey**

Residential Flat No. 09 (H.I.G.), 2<sup>nd</sup> Floor, Type 'A', "Gulmarg Complex", IDA Scheme No. 47,  
Sapna Sangeeta Road, Agrawal Nagar, Navlakha, Tehsil & District Indore, PIN – 452 001,  
State – Madhya Pradesh, Country – India.

Longitude Latitude: 22°41'59.0"N 75°52'05.7"E

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### Valuation Done for:

**Union Bank of India  
Sindhi Colony Branch**

30, Patel Nagar, Sapna Sangeeta Road, Indore - 452 001  
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](mailto: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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 09 (H.I.G.), 2<sup>nd</sup> Floor, Type 'A', "Gulmarg Complex", IDA Scheme No. 47, Sapna Sangeeta Road, Agrawal Nagar, Navlakha, Tehsil & District Indore, PIN – 452 001, State – Madhya Pradesh, Country – India belongs to **Shri. Suryanath Dubey S/o. Shyambahadur Dubey**.

Boundaries of the property:

Boundaries	Building	Flat
North	Sapna Sangeeta Road	Passage & Staircase
South	Mati Ganesh Marg	Flat No.10
East	Road	Open to Sky
West	Road then Sapna Sangeeta Mall	Other Flat

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 this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Flat	67,36,500/-	60,62,850/-	53,89,200/-	13,50,000/-

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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**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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



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**Vastukala Consultants (I) Pvt. Ltd.**106, 1<sup>st</sup> Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001.

To,  
**The Branch Manager**  
**Union Bank of India**  
**Sindhi Colony Branch**  
 30, Patel Nagar  
 Sapna Sangeeta Road  
 Indore - 452 001  
 State – Madhya Pradesh, Country – India

**VALUATION REPORT (IN RESPECT OF RESIDENTIAL FLAT)**

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 : 25.05.2023
	b)	Date on which the valuation is made : 06.06.2023
3.	Copy of List of documents produced for perusal: 1) Sale Deed, Registration No. MP179132018A1159744 dated 13.03.2018 between Smt. Padmaben Modi W/o. Shri. Mansukhlal Modi (the Seller) AND Shri. Suryanath Dubey S/o. Shyambahadur Dubey (the Purchaser). 2) Approved Building Plan by Indore Development Authority. 3) Registration of Name in Property Tax Department, No. 242 dated 30.11.2018, PIN /Service No. 74740283 from Smt. Padmaben W/o. Mansukhlal Modi to Shri. Suryanath Dubey S/o. Shri. Shyambahadur Dubey, by Office of Nagar Palika Nigam, Indore. 4) Property Tax Bill, PIN No. 40761084800330, Old Service No. 747402835, dated 18.04.2018, issued by Nagar Palika Nigam, Indore. 5) Renewal of Lease, Registration No. MP179132019A1658399 dated 20.09.2019 between Indore Development Authority Indore (the Lessor) AND Shri. Suryanath Dubey S/o. Shyambahadur Dubey (the Lessee)	
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)	: <b>Shri. Suryanath Dubey S/o. Shyambahadur Dubey</b>  <b>Address:</b> Residential Flat No. 09 (H.I.G.), 2 <sup>nd</sup> Floor, Type 'A', " <b>Gulmarg Complex</b> ", IDA Scheme No. 47, Sapna Sangeeta Road, Agrawal Nagar, Navlakha, Tehsil & District Indore, PIN – 452 001, State – Madhya Pradesh, Country – India.  It is a leasehold property of Indore Development Authority (IDA), Indore, Scheme No. 47 for a period of 30 years commencing from 19.05.2013 to 18.05.2043. Balance Lease period 20 Years. As per lease deed, the lease is renewable after expiry.

			<u>Contact Person:</u> Mr. Suryanath Dubey (Self) Contact No.: +91 9302223420
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	As per documents the property is a Residential Flat No. 09 (H.I.G.) is located on 2 <sup>nd</sup> Floor. As per site the composition of property is Reception Area + 4 Office Cabins + Room + Toilet + Panty + Balcony. The property is at 2.2 KM. travelling distance from nearest railway station Indore.  <b>Nearest Landmark:</b> Sapna Sangeeta Road
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Khasra No. 09
	b) Door No.	:	Residential Flat No. 09 (H.I.G.)
	c) C.T.S. No. / Village	:	Navlakha
	d) Ward / Taluka	:	Ward No. 63 (Navlakha), Taluka - Indore
	e) Mandal / District	:	District - Indore
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan by Indore Development Authority 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
7.	Postal address of the property	:	Residential Flat No. 09 (H.I.G.), 2 <sup>nd</sup> Floor, Type 'A', "Gulmarg Complex", IDA Scheme No. 47, Sapna Sangeeta Road, Agrawal Nagar, Navlakha, Tehsil & District Indore, PIN - 452 001, State - Madhya Pradesh, Country - India.
8.	City / Town	:	Navlakha, Indore
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Nagar Palika Nigam Indore / Indore Development Authority (IDA), Indore
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property	:	

Particulars	North	South	East	West
<b>As per Actual on Site</b>				
<b>Building</b>	Sapna Sangeeta Road	Mati Ganesh Marg	Road	Road then Sapna Sangeeta Mall
<b>Flat</b>	Passage and Staircase	Flat No. 10	Open to Sky	Other Flat
<b>As per Sale Deed</b>				
<b>Building</b>	Information not available	Information not available	Information not available	Information not available
<b>Flat</b>	Building Staircase & Water Tank	Flat No.10, Type 'B'	Open Space & Road	Building Parking Space
13	Dimensions of the site		: N. A. as property under consideration is Residential flat used as commercial office in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site		: Carpet Area in Sq. Ft. = 695.00 Balcony Area in Sq. Ft. = 44.00 <b>Total Area in Sq. Ft. = 739.00</b> <b>(Area as per Actual Site Measurement)</b>	
14.1	Latitude, Longitude & Co-ordinates of Flat		: 22°41'59.0"N 75°52'05.7"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)		: <b>Built-up Area in Sq. Ft. = 900.00</b> <b>(As per Sale Deed)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment		: Residential	
2.	Location		:	
	C.T.S. No.		: Khasra No. 09	
	Block No.		: Type 'A'	
	Ward No.		: Ward No. 63 (Navlakha)	
	Village / Municipality / Corporation		: Nagar Palika Nigam, Indore	
	Door No., Street or Road (Pin Code)		: Residential Flat No. 09 (H.I.G.), 2 <sup>nd</sup> Floor, Type 'A', " <b>Gulmarg Complex</b> ", IDA Scheme No. 47, Sapna Sangeeta Road, Agrawal Nagar, Navlakha, Tehsil & District Indore, PIN – 452 001, State – Madhya Pradesh, Country – India.	
3.	Description of the locality Residential / Industrial / Mixed		: Residential	
4.	Year of Construction		: 2009 (As per Site Information)	
5.	Number of Floors		: Ground + 2 upper floors	
6.	Type of Structure		: R.C.C. framed structure	

7.	Number of Dwelling Units in the building	:	2 Units on 2 <sup>nd</sup> Floor (Type 'A' & Type 'C')
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	No
	Protected Water Supply	:	Municipal water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open
	Is Compound wall existing?	:	No
	Is pavement laid around the building	:	Yes

III	Flat		
1	The floor in which the flat is situated	:	2 <sup>nd</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 09 (H.I.G.)
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush shutter to main entrance
	Windows	:	Powder coated Aluminium sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP false ceiling
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/ lease Deed executed in the name of	:	<b>Shri. Suryanath Dubey S/o. Shyambahadur Dubey</b>
8	What is the undivided area of land as per Sale Deed?	:	N. A. as property under consideration is Residential flat in a building.
9	What is the plinth area of the flat?	:	<b>Built-up Area in Sq. Ft. = 900.00 (As per Sale Deed)</b>
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. = 695.00 Balcony Area in Sq. Ft. = 44.00 <b>Total Area in Sq. Ft. = 739.00 (Area as per Actual Site Measurement)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential flat converted and used as office for commercial purpose.
14	Is it Owner-occupied or let out?	:	Occupied Owner
15	If rented, what is the monthly rent?	:	₹ 14,000/- Expected rental income per month

<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 6,000/- to ₹ 7,000/- per Sq. Ft. on Built-up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 6,800/- per Sq. Ft. on Built-up Area ₹ 6,485/- per Sq. Ft. on Built-up Area after depreciation.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 1,500/- per Sq. Ft.
	II. Land + others	:	₹ 5,300/- per Sq. Ft.
4	Guideline rate obtained from the Registrar's Flat (evidence thereof to be enclosed)	:	₹ 27,000/- per Sq. M. i.e. ₹ 2,508/- per Sq. Ft.
	Guideline rate after depreciation	:	₹ 23,767 /- per Sq. M. i.e. ₹ 2,208/- per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 1,500/- per Sq. Ft.
	Age of the building	:	14 Years
	Life of the building estimated	:	46 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	21.00%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,185/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,300/- per Sq. Ft.

<b>Total Composite Rate</b>	<b>: ₹ 6,485/- per Sq. Ft.</b>
<b>Remarks:</b>	
1. <u>As per Indore Development Authority (IDA), the building is approved for Residential purpose, whereas at site it is a commercial building located in a developed commercial area.</u>	
2. <u>As per site the composition of property is having Reception Area + 4 Office Cabins + Room + Toilet + Panty + Balcony, but as per approved plan, it is a 2 BHK flat with 2 Bedrooms + Kitchen + Drawing /Dinning + 2 Bath + Balcony + Veranda (Type 'A')</u>	
3. <u>As per Sale Deed, the composition of flat is 1 Hall + Veranda + 2 Rooms + Kitchen + WC Bath.</u>	
4. <u>In absence of revised approved plan, we have considered the property as a flat.</u>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Flat (₹)	Estimated Value (₹)
1	Present total value	900.00 Sq. Ft.	6,485/-	58,36,500/-
2	Showcases /			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations		Lumpsum	9,00,000/-
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
<b>Total Value of the property</b>				<b>67,36,500/-</b>
<b>The realizable value of the property</b>				<b>60,62,850/-</b>
<b>Distress value of the property</b>				<b>53,89,200/-</b>
<b>Insurable value of the property</b>				<b>13,50,000/-</b>
<b>Guideline value of the property</b>				<b>19,87,200/-</b>

**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.

**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 ₹ 6,000/- to ₹ 7,000/- per Sq. Ft. on Built-up Area mentioned in the documents. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Industrial application in the locality etc. We estimate ₹ 6,485/- per Sq. Ft. on Built-up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 14,000/- Expected rental income per month
iii) Any likely income it may generate	Rental Income

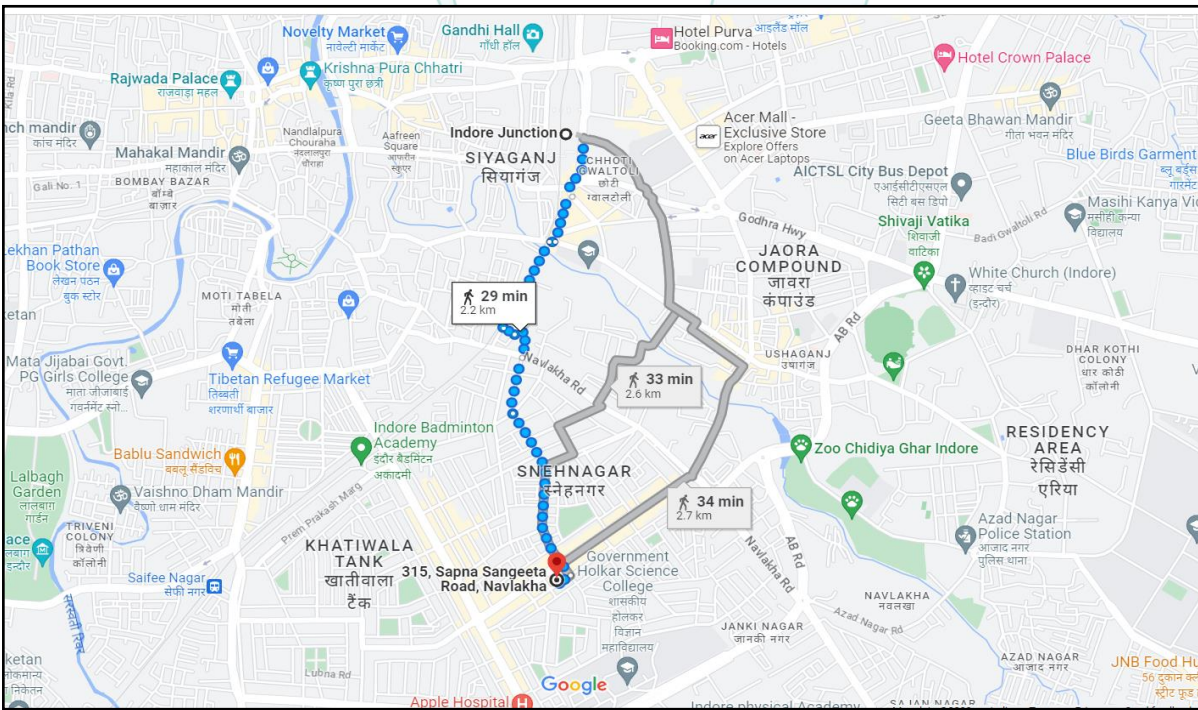
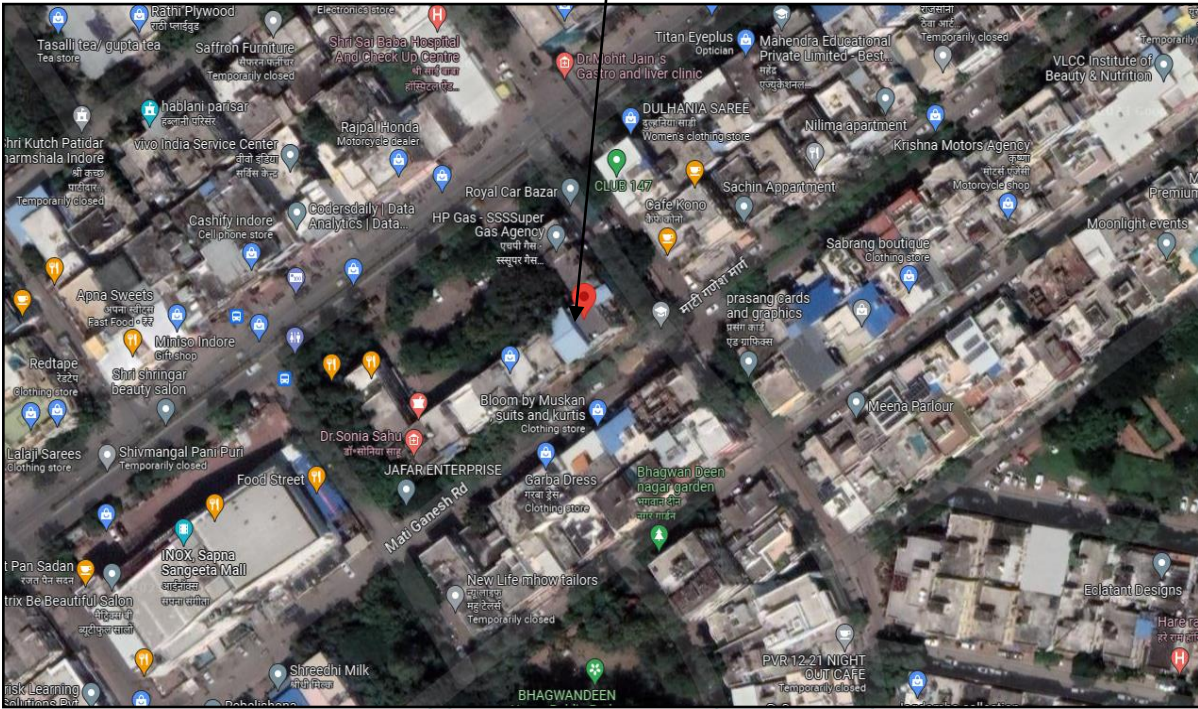
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### Actual Site Photographs



## Route Map of the property

site u/r



**Longitude Latitude: 22°41'59.0"N 75°52'05.7"E**

**Note: The Blue line shows the route to site from nearest Railway station (Indore Junction – 2.2 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 kabele	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)
2410	SARVODAY NAGAR SCHEME NO 31, SHIV LORD CITY	22000	25000	22000	35000	29200	27600	26000	38600	38200	37800	30000	60000	220000000	220000000	22000	25000
2411	SCHEME 31, SNEH NAGAR, ROOT 6.7, PATEL NAGAR, SCHEME 47, SWADESH NAGAR (SAPNA SANGEETA MAIN ROAD)	91000	91000	91000	104000	98200	96600	95000	104600	104200	103800	50000	100000	910000000	910000000	91000	91000
2412	SCHEME 31, SNEH NAGAR, ROOT 6.7, PATEL NAGAR, SCHEME 47, SWADESH NAGAR (SAPNA SANGEETA ROAD SE ANDAR)	34500	39500	34500	47500	41700	40100	38500	53100	52700	52300	27000	54000	345000000	345000000	34500	39500
2413	SCHEME 47 (SAPNA SANGEETA ROAD CHOKKAR)	36000	41000	36000	49000	43200	41600	40000	54600	54200	53800	22000	44000	360000000	360000000	36000	41000
2414	SHANKAR BAAG NAVLAKHA ANDAR	12800	17600	12800	25800	20000	18400	16800	31200	30800	30400	13600	27200	128000000	128000000	12800	17600
2415	SIYAMACHARAN SHUKLA NAGAR	7200	9600	7200	20200	14400	12800	11200	23200	22800	22400	12800	25600	720000000	720000000	7200	9600

Financial Year: 2023-2024 Name of District: INDORE Guideline ID :2023202417103

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## Price Indicators

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

Home > Property in Indore > Builder Floor in Indore > Builder Floor in Sapna Sangeeta Road > 3 BHK Builder Floor in Sapna Sangeeta Road
Posted on Mar 10, 2023 | Ready to move

### ₹62 Lac

@ 7,750 per sq.ft.  
Estimated EMI ₹49,520


### 3BHK 2Baths

Independent/Builder Floor for Sale  
In Sapna Sangeeta Road, Indore, M P

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

Overview
Owner Details
Locality Reviews
Recommendations

Property (10)



Photos (1/10)

Area

Built Up area: 1000 sq.ft. (92.9 sq.m.)

Carpet area: 800 sq.ft. (74.32 sq.m.)

Configuration

3 Bedrooms, 2 Bathrooms, 2 Balconies with Store Room

Price

₹ 62 Lac+ Govt Charges & Tax @ 7,750 per sq.ft. (Negotiable)

Address

Sapna Sangeeta Road, Indore

Floor Number

2<sup>nd</sup> of 2 Floors

Property Age

10+ Year Old

Why should you consider this property?

Top Floor
Private Garden
Visitor Parking Available
Natural Light
Airy Rooms
Parking Available
Modular Kitchen
No open drainage around

Semi-Furnished

magicbricks
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Home > Commercial Property for Sale in Indore > Office Space for Rent in Indore > Office Space for Rent in Sapna Sangeeta Road > 1250 Sq.ft


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Office Space For Sale in Sapna Sangeeta Road, Indore



2 Photos

Unfurnished


Super Area	Floor	Washroom
1250 sqft - ₹9,600/sqft	3 (Out of 4 Floors)	1

Facing  
East

Contact Owner

Get Phone No.


Last contact made 108 days ago



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Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Licence's Engineer

107/120 MH2010 PTC/19/199

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹ 67,36,500/- (Rupees Sixty Seven Lakh Thirty Six Thousand Five Hundred Only)**. The Realizable Value of the above property is **₹ 60,62,850/- (Rupees Sixty Lakh Sixty Two Thousand Eight Hundred Fifty Only)** and the distress value **₹ 53,89,200/- (Rupees Fifty Three Lakh Eighty Nine Thousand Two Hundred Only)**.

Place: Indore

Date: 06.06.2023

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

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature  
(Name of the Branch Manager with Shop 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 06.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 25.05.2023. 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 Chairman & Managing 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 under consideration is belongs to Shri. Suryanath Dubey S/o. Shyambahadur Dubey as per Sale Deed Registration No. MP179132018A1159744 dated 13.03.2018.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Sindhi Colony 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 – 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 – 25.05.2023 Valuation Date – 06.06.2023 Date of Report – 06.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 25.05.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative 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 Industrial 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 **6<sup>th</sup> June 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 Residential Flat, **Built-up Area is 900.00 Sq. Ft.** belongs to **Shri. Suryanath Dubey S/o. Shyambahadur Dubey.**

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 belongs to **Shri. Suryanath Dubey S/o. Shyambahadur Dubey**. 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.

### **Area**

Based on the information provided by the Client's representative, we understand that the Residential Flat, **Built-up Area is 900.00 Sq. Ft.**

### **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 flta and properties that are typically traded on a flat 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 <sup>®</sup>

#### **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 Residential Flat, **Built-up Area is 900.00 Sq. Ft.**

#### **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.

## Annexure - III

### 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. (R)
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.**

Think.Innovate.Create

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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