

## Valuation Report of the Immovable Property



### Details of the property under consideration:

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

Residential Premises on entire 1<sup>st</sup> & 2<sup>nd</sup> Part Floor in the Row House No. I/38, L.I.G. 'B', Sector I, L.I.G. Colony, Khajrani, Tehsil & District Indore, PIN – 452 011, State – Madhya Pradesh, Country – India.

Longitude Latitude: 22°44'21.4"N 75°53'09.3"E

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### Valuation Done for:




**Private Valuation**



**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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 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Premises on entire 1<sup>st</sup> & 2<sup>nd</sup> Part Floor in the Row House No. I/38, L.I.G. 'B', Sector I, L.I.G. Colony, Khajrani, Tehsil & District Indore, PIN – 452 011, State – Madhya Pradesh, Country – India belongs to **Shri. Suryanath Dubey S/o. Shyambahadur Dubey**.

Boundaries of the property:

Boundaries	:	Plot
North	:	House No. I/37
South	:	House No. I/41
East	:	Back Lane
West	:	Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for **Private Purpose** at ₹ 34,32,300.00 (Rupees **Thirty Four Lakhs Thirty Two Thousand Three 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.**

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**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763



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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.**VALUATION REPORT (IN RESPECT OF RESIDENTIAL PREMISES)**

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for <b>Private Purpose.</b>
2.	a)	Date of inspection	: 07.06.2023 (R)
	b)	Date on which the valuation is made	: 14.06.2023
3.	Copy of List of documents produced for perusal: 1) Sale Deed, Registration No. MP179142015A1141752 dated 31.10.2015 between Shri. Suryanath Dubey S/o. Shyambahadur Dubey (the Purchaser) AND Smt. Mamta Rathore W/o. Shri. Bhagirath Rathore (the Seller). 2) Old Renewal of Lease between Smt. Mamta Rathore W/o. Shri. Bhagirath Rathore (the Lessee) AND M. P. Housing and Infrastructures Development Board, Indore, acting through its Estate Officer (the Lessor)		
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 Premises on entire 1 <sup>st</sup> & 2 <sup>nd</sup> Part Floor in the Row House No. 1/38, L.I.G. 'B', Sector I, L.I.G. Colony, Khajrani, Tehsil & District Indore, PIN – 452 011, State – Madhya Pradesh, Country – India.  <b>Contact Person:</b> Mr. Suryanath Dubey (Self) Contact No.: +91 78697 77303
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is Residential Premises on entire 1 <sup>st</sup> & 2 <sup>nd</sup> Part Floor in the Row House No. 1/38. As per site the composition of property is having Bedroom + Room + Dig Area + Toilet + Bath with Toilet + Open Area on 1 <sup>st</sup> Floor and Bedroom + Toilet + Open Area on 2 <sup>nd</sup> Floor. The property is at 4.0 KM. travelling distance from nearest railway station Indore.  <b>Nearest Landmark:</b> Sainath Mandir  It is a leasehold property of M. P. Housing and Infrastructures Development Board, Indore, for a period of 30 years commencing from 01.01.1979 and ending on 31.12.2008 and further the lease is renewed for another 30 years commencing from 01.01.2009 and ending on 31.12.2038. Balance Lease period 15 Years. As per renewal of lease deed, the lease is renewable after expiry.

			The land on which house is constructed by Griha Nirman Mandal and sold to the lessee. The owner does not have any right in the ground floor of the property, only the right of movement and common space is reserved, said house is facing west side, the exit of the said house is from the road located in front of it through the elevation located on the ground floor, this exit will remain forever, no one will be able to stop it. Said house has a roof, that is included in this sale. The total area of the land on which said house is situated is 404.88 Sq. Ft. i.e., 37.62 Sq. M. The said house is situated in a residential area and is of residential use.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Row House No. I/38
	c) C.T.S. No. / Village	:	Khajrani
	d) Ward / Taluka	:	Ward No. 44 (H.I.G.), Taluka - Indore
	e) Mandal / District	:	District - Indore
	f) Date of issue and validity of layout of approved map / plan	:	Approved Building Plan were not provided and not 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 Premises on entire 1 <sup>st</sup> & 2 <sup>nd</sup> Part Floor in the Row House No. I/38, L.I.G. 'B', Sector I, L.I.G. Colony, Khajrani, Tehsil & District Indore, PIN – 452 011, State – Madhya Pradesh, Country – India.
8.	City / Town	:	Khajrani, 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 / M. P. Housing and Infrastructures Development Board, 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>				
	Row House No. I/38	House No. I/37	House No. I/41	Back Lane	Road
	<b>As per Sale Deed</b>				
	Row House No. I/38	House No. I/37	House No. I/41	Back Lane	Road
13	Dimensions of the site	:	N. A. as property under consideration is Residential Premises on 1 <sup>st</sup> & 2 <sup>nd</sup> Floor in the Row House No. I/38.		
		:	A As per the Deed	B Actuals	
	North	:	-	-	
	South	:	-	-	
	East	:	-	-	
	West	:	-	-	
14.	Extent of the site	:	<u>Carpet Area</u> 1 <sup>st</sup> Floor = 550.00 Sq. Ft. 2 <sup>nd</sup> Floor = 300.00 Sq. Ft. Total Area = 850.00 Sq. Ft. (Area as per Actual Site Measurement)		
14.1	Latitude, Longitude & Co-ordinates of Premises	:	22°44'21.4"N 75°53'09.3"E		
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<u>Built-up Area</u> 1 <sup>st</sup> Floor = 425.00 Sq. Ft. 2 <sup>nd</sup> Floor = 425.00 Sq. Ft. Total Area = 850.00 Sq. Ft. (As per Sale Deed)		
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.	:	-		
	Block No.	:	L.I.G. 'B'		
	Ward No.	:	Ward No. 44 (L.I.G.)		
	Village / Municipality / Corporation	:	Nagar Palika Nigam Indore / M. P. Housing and Infrastructures Development Board, Indore		
	Door No., Street or Road (Pin Code)	:	Residential Premises on entire 1 <sup>st</sup> & 2 <sup>nd</sup> Part Floor in the Row House No. I/38, L.I.G. 'B', Sector I, L.I.G. Colony, Khajrani, Tehsil & District Indore, PIN – 452 011, State – Madhya Pradesh, Country – India.		
3.	Description of the locality Residential / Industrial / Mixed	:	Residential		
4.	Year of Construction	:	Approx. 1998 (As per Site Information)		



5.	Number of Floors	:	Ground + 1 <sup>st</sup> + 2 <sup>nd</sup> (pt) upper floors
6.	Type of Structure	:	R.C.C. framed structure
7.	Number of Dwelling Units in the building	:	Two Residential Premises
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

<b>III</b>	<b>Premises</b>		
1	The floor in which the Premises is situated	:	Entire 1 <sup>st</sup> & 2 <sup>nd</sup> Part Floor
2	Door No. of the Premises	:	Row House No. I/38, L.I.G. 'B'
3	Specifications of the Premises	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Partex / Ceramic / wooden 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 Premises?	:	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?	:	Details not available
9	What is the plinth area of the Premises?	:	<b>Built-up Area</b> 1 <sup>st</sup> Floor = 425.00 Sq. Ft. 2 <sup>nd</sup> Floor = 425.00 Sq. Ft. Total Area = 850.00 Sq. Ft. (As per Sale Deed)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the Premises?	:	<b>Carpet Area</b> 1 <sup>st</sup> Floor = 550.00 Sq. Ft. 2 <sup>nd</sup> Floor = 300.00 Sq. Ft. Total Area = 850.00 Sq. Ft.

			(Area as per Actual Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 7,000/- 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 Premises 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)	:	₹ 4,000/- to ₹ 5,000/- per Sq. Ft. on Built-up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Premises under valuation after comparing with the specifications and other factors with the Premises under comparison (give details).	:	₹ 4,600/- per Sq. Ft. on Built-up Area ₹ 4,038/- 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	:	₹ 3,100/- per Sq. Ft.
4	Guideline rate obtained from the Registrar's Premises (evidence thereof to be enclosed)	:	₹ 15,200/- per Sq. M. i.e. ₹ 14,12/- per Sq. Ft.
	Guideline rate after depreciation	:	₹ 10,354/- per Sq. M. i.e. ₹ 962/- per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Premises with Services (v(3)i)	:	₹ 1,500/- per Sq. Ft.
	Age of the building	:	25 Years
	Life of the building estimated	:	35 Years (Subject to proper, preventive periodic maintenance & structural repairs.)

	Depreciation percentage assuming the salvage value as 10%	:	37.50%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 938/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,100/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 4,038/- per Sq. Ft.</b>
<b>Remarks: The property is owned by Shri. Suryanath Dubey S/o. Shyambahadur Dubey. It is a leasehold property of M. P. Housing and Infrastructures Development Board, Indore. Latest Renewal of Lease Agreement in the name of Shri. Suryanath Dubey S/o. Shyambahadur Dubey is not provided for verification.</b>			

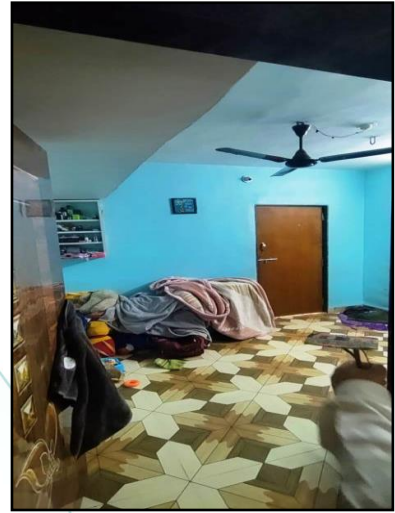
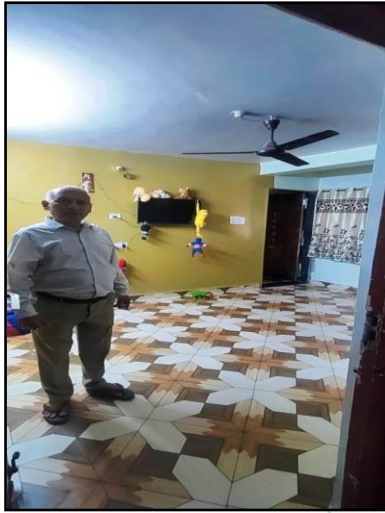
**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Premises (₹)	Estimated Value (₹)
1	Present total value	850.00 Sq. Ft.	4,038/-	<b>34,32,300/-</b>
2	Showcases /			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
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>34,32,300/-</b>
	<b>The realizable value of the property</b>			<b>30,89,070/-</b>
	<b>Distress value of the property</b>			<b>27,45,840/-</b>
	<b>Insurable value of the property</b>			<b>12,75,000/-</b>
	<b>Guideline value of the property</b>			<b>8,17,700/-</b>

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 Premises, where there are typically many comparables available to analyze. As the property is a Residential Premises, 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 ₹ 4,000/- to ₹ 5,000/- per Sq. Ft. on Built-up Area mentioned in the documents. Considering the rate with attached report, current market conditions, demand and supply position, Premises Size, location, upswing in real estate prices, sustained demand for Residential Premises, all round development of Industrial application in the locality etc. We estimate ₹ 4,038/- per Sq. Ft. on Built-up Area for valuation.



### Actual Site Photographs





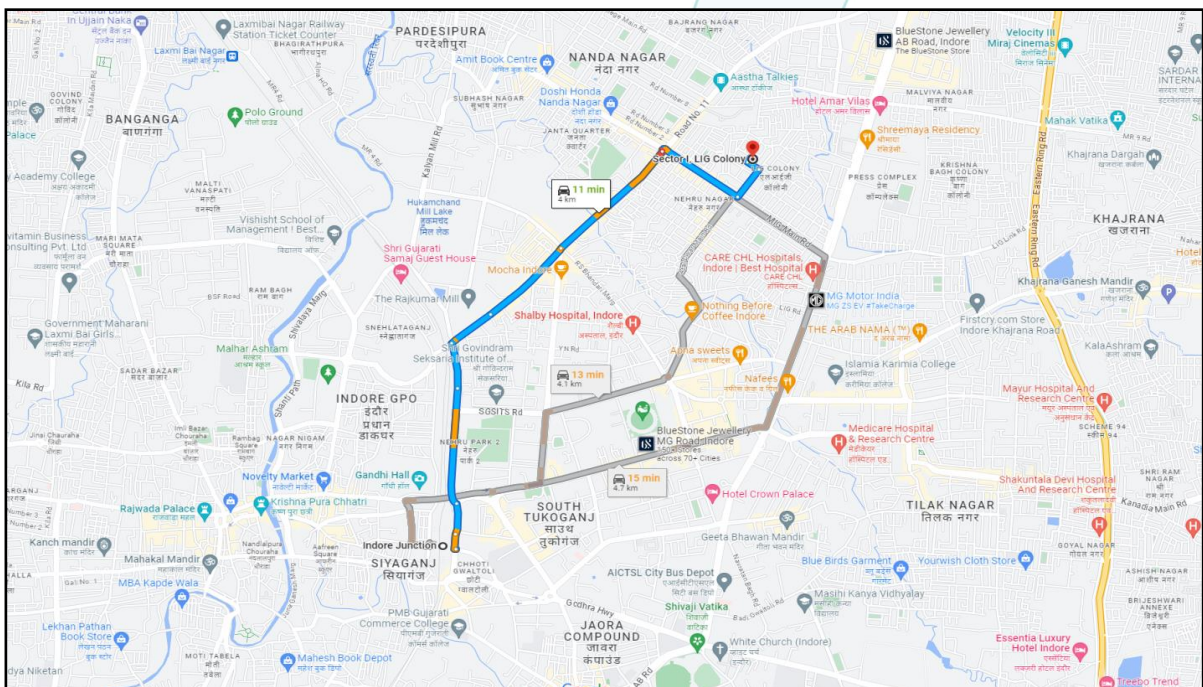
### Actual Site Photographs





## Route Map of the property

site u/r



**Longitude Latitude: 22°44'21.4"N 75°53'09.3"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Indore Junction – 4.0 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)
1788	RAVISHANKAR NAGAR SECTOR - G AND I. L.I.G.	8000	11200	8000	21000	15200	13600	12000	24800	24400	24000	15200	29600	80000000	80000000	8000	11200
1789	RAVISHANKAR NAGAR SECTOR H. M.I.G., H.I.G. EVAM L.I.G.	13600	14400	13600	26600	20800	19200	17600	28000	27600	27200	15200	29600	136000000	136000000	13600	14400
1790	RAVISHANKAR NAGAR SECTOR L. M.I.G. FLAT EVAM L.I.G. FLAT	13600	14400	13600	26600	20800	19200	17600	28000	27600	27200	15200	29600	136000000	136000000	13600	14400
1791	RAVISHANKAR NAGAR SECTOR - I, H.I.G. JUNIOR	11200	12800	11200	24200	18400	16800	15200	26400	26000	25600	15200	29600	112000000	112000000	11200	12800
1792	RAVISHANKAR NAGAR SECTOR - I, L.I.G.	11200	12800	11200	24200	18400	16800	15200	26400	26000	25600	15200	29600	112000000	112000000	11200	12800
1793	RAVISHANKAR NAGAR SECTOR - I, M.I.G. JUNIOR	11200	12800	11200	24200	18400	16800	15200	26400	26000	25600	15200	29600	112000000	112000000	11200	12800

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

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## Price Indicator

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

Home > Property in Indore > Builder Floor in Indore Posted on May 28, 2023 | Ready to move

**₹52 Lac** @ 3,467 per sq.ft. **3BHK 4Baths**  
 Estimated EMI ₹41,533 Independent/Builder Floor for Sale  
 in LIG Colony, Indore, M P

REERA STATUS **NOT AVAILABLE** Website: <http://www.rera.mp.gov.in/>

Overview Owner Details Recommendations

Property (0)

Photos not shared by advertiser

Request Photos

**Area**  
 Built Up area: 1500 sq.ft. (139.35 sq.m.)  
 Carpet area: 1300 sq.ft. (120.77 sq.m.)

**Configuration**  
 3 Bedrooms, 4 Bathrooms, No Balcony

**Price**  
 ₹52 Lac @ 3,467 per sq.ft. [View Price Details](#)

**Address**  
 LIG Colony, Indore

**Floor Number**  
 2<sup>nd</sup> of 2 Floors

**Possession in**  
 undefined

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10 BHK Owner Residential House For Sale **LIG Colony, Indore**

1 Photos

**10 Beds** | **6 Baths** | **1 Balcony** | **1 Covered Parking**

<b>Carpet Area</b> 3650 sqft - ₹4,658/sqft	<b>Transaction Type</b> Resale	<b>Status</b> Ready to Move
<b>Additional Rooms</b> 1 Store Room	<b>Facing</b> South - East	<b>Furnished Status</b> Semi-Furnished
<b>Car Parking</b> 1 Covered, 5 Open	<b>Type Of Ownership</b> Leasehold	<b>Age Of Construction</b> 15 to 20 years

[Contact Owner](#) [Get Phone No.](#) Last contact made 3 days ago



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Shri. Suryanath Dubey S/o. Shyambahadur Dubey as per Sale Deed Registration No. MP179142015A1141752 dated 31.10.2015.
2.	Purpose of valuation and appointing authority	As per the request Privet Valuation, to assess value of the property for <b>Private Purpose</b> .
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 – 07.06.2023 Valuation Date – 14.06.2023 Date of Report – 14.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 07.06.2023
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 Premises size, location, upswing in real estate prices, sustained demand for Residential Premises, 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 **14<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 advice 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 Row House No. 1/38, **Built-up Area is 850.00 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 Row House No. 1/38, **Built-up Area is 850.00 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 Premises and properties that are typically traded on a Premises 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 Row House No. 1/38, **Built-up Area is 850.00 Sq. Ft.**

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**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.**

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

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