

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Raisingh Yadav S/o. Shri. Kishan Singh Yadav & Smt. Manju Yadav W/o. Shri. Raisingh Yadav**

Residential Row House on Plot No. 36, "Ganga Vihar Extension Colony",
Adarsh Nagar, Itawa, Dewas Senior, Tehsil & District – Dewas, PIN – 455 001,
State – Madhya Pradesh, Country – India

Latitude Longitude - 22°57'52.2"N 76°04'42.4"E

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Valuation Done for:

Bank of Maharashtra

Annapurna Indore Branch




56, Sudama Nagar, Annapurna Road, Indore, PIN – 452 009,
State – Madhya Pradesh, Country – India



Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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VALUATION OPINION REPORT

The Residential property bearing Residential Row House on Plot No. 36, "Ganga Vihar Extension Colony", Adarsh Nagar, Itawa, Dewas Senior, Tehsil & District – Dewas, PIN – 455 001, State – Madhya Pradesh, Country - India belongs to **Shri. Raisingh Yadav S/o. Shri. Kishan Singh Yadav & Smt. Manju Yadav W/o. Shri. Raisingh Yadav.**

Boundaries of the property:

Boundaries	:	As per Document	As per Actual at Site
North	:	Row House on Plot No. 37	Row House on Plot No. 37
South	:	Row House on Plot No. 35	Row House on Plot No. 35
East	:	Plot No. 21	Plot No. 21
West	:	Colony Road	Colony 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 valued for banking purpose at **₹ 46,08,600/- (Rupees Forty Six Lakh Eight Thousand Six 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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Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation Report



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- mumbai@vastukala.org

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1.	Date of Inspection	:	08.05.2023
2.	Purpose of valuation	:	As per request from Bank of Maharashtra, Annapurna Indore Branch to assess Fair Market Value of the property under reference for Banking purpose.
3.	Name and address of the Valuer.	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 106, 1st Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001
4.	Copy Of Documents Handed Over to The Valuer by The Bank	:	1. Sale Deed, E-Registration No. MP108942022A1366126 dated 31.03.2022 between Ganga Devcon Private Limited, through C.E.O. Shri. Vinod Hassanandani S/o. Shri. Jethanand Hassanandani (the Seller) AND Shri. Raisingh Yadav S/o. Shri. Kishan Singh Yadav & Smt. Manju Yadav W/o. Shri. Raisingh Yadav (the Purchasers) 2. Commencement Certificate No. DMC / 0886 / P / 2019 dated 14. August, 2019 issued by Nagar Palika Nigam, Dewas. 3. Approved Building Plan passed by Dewas Municipal Corporation.
5.	Details of enquiries made/ visited to govt. Offices for arriving fair market value.	:	Market analysis and as per sub-registrar value.
6.	Factors for determining its market value.	:	Location, development of surrounding area, facilities provided and its prevailing market rate.
7.	Any Critical Aspects Associated with Property	:	No
8.	Present/Expected Income from the property	:	₹ 9,600/- Expected rental income per month
	Property Details:	:	
9.	Name(s) of the Owner and Postal address of the property under consideration.	:	Shri. Raisingh Yadav S/o. Shri. Kishan Singh Yadav & Smt. Manju Yadav W/o. Shri. Raisingh Yadav Residential Row House on Plot No. 36, “ Ganga Vihar Extension Colony ”, Adarsh Nagar, Itawa, Dewas Senior, Tehsil & District – Dewas, PIN – 455 001, State – Madhya Pradesh, Country – India. <u>Contact Person:</u> Mr. Raisingh Yadav (Owner) Contact No.: +91 9754042876
10.	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	Joint Ownership Details of ownership share is not available
11.	Brief description of the property: The immovable property comprising of freehold residential plot of land and structure thereof. The property is located in a developing area having basic infrastructure, well connected by road and train. It is located at 4.4 KM. travelling distance from Dewas Junction Railway station.		

Land:

As per Sale Deed / Site Inspection, the plot area is 55.76 Sq. M. i.e., 600.00 Sq. Ft., which is considered for valuation.

Structure:

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

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

Floor	Composition
Ground	Hall + Bedroom + Kitchen + Toilets + Staircase Area
First	Bedroom + Kitchen + Toilets + Passage

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

Floor	Built up Area in Sq. Ft.
Ground	600.00
First	405.00
Total	1,005.00

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

Floor	Composition
Ground	Living + Puja + Kitchen + Toilet + V Shaft
First	Hall + Store + Dressing Room + Toilet + V Shaft + Balcony

As per approved plan, the permissible FAR factor of land area is 1.00 i.e., Permissible Built-up Area is 55.76 Sq. M. equivalent 600.00 Sq. Ft.

As per Approved Building Plan, the construction area is a below, which is considered for the purpose of valuation.

Floor	FSI Area in Sq. M.	Non-FSI Area in Sq. M.		Total Construction Area in Sq. M.	i.e. in Sq. Ft.
		Balcony	Staircase		
Ground	27.09	-	5.46	32.55	350.00
First	27.09	2.52	5.46	35.07	377.00
Total	54.18	2.52	10.92	67.62	727.00

12.	Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Plot No. 36, Survey No. 398	
13.	Boundaries of the property	:	As per Actual at Site	As per Document
	North	:	Row House on Plot No. 37	Row House on Plot No. 37
	South	:	Row House on Plot No. 35	Row House on Plot No. 35
	East	:	Plot No. 21	Plot No. 21
	West	:	Colony Road	Colony Road
14.	Route map	:	Enclosed	
15.	Any specific identification marks	:	Near Power House	
16.	Whether covered under Corporation/	:	Nagar Palika Nigam Dewas	

	Panchayat/ Municipality.		
17.	Whether covered under any land ceiling of State/ Central Government.	:	No
18.	Is the land freehold/ leasehold?	:	Freehold
19.	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.	:	As per Sale Deed
20.	Type of the property- Whether	:	
	Residential	:	Yes
	Industrial	:	No
	Commercial	:	No
	Institutional	:	No
	Government	:	No
	Non – Government	:	No
	Other (Specify)	:	N.A.
21.	In case of Agricultural land		
	Any conversion to House site is obtained	:	N.A.
	Whether the land is dry or wet.	:	N.A.
	Availability of irrigation facilities	:	N.A.
	Type of crops grown	:	N.A.
	Annual yield or income.	:	N.A.
22.	Year of acquisition/ purchase.	:	Sale Deed, E-Registration No. MP108942022A1366126 dated 31.03.2022
23.	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying, and the amount of rent being paid.	:	Owner Occupied
24.	Classification of the site.	:	
	a. Population group.	:	Urban
	b. High/ Middle/ Poor class	:	Middle class
	c. Residential/ nonresidential.	:	Residential
	d. Development of surrounding area.	:	Developing
	e. Possibility of any threat to the property. (Floods, calamities etc.).	:	No
25.	Proximity of civic amenities. (Like school, hospital, bus stop, market etc.).	:	All available nearby
26.	Level of the land (Plain, rock etc.)	:	Plain
27.	Terrain of the Land.	:	Leveled
28.	Shape of the land (Square/ rectangle etc.).	:	Rectangular
29.	Type of use to which it can be put (for construction of house, factory etc.).	:	Residential Purpose
30.	Any usage restrictions on the property.	:	Residential
31.	Whether the plot is under town planning approved layout?	:	Yes
32.	Whether the building is intermittent or corner?	:	Intermittent
33.	Whether any road facility is available?	:	Yes

34.	Type of road available (B.T. / Cement Road etc.).	:	B.T. Road
35.	Front Width of the Road?	:	More than 20 ft.
36.	Source of water & water potentiality.	:	Good
37.	Type of Sewerage System.	:	Connected to Municipal Sewerage System
38.	Availability of power supply.	:	Yes
39.	Advantages of the site.	:	Located in developing Residential area
40.	Disadvantages of the site.	:	No
41.	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	:	As per Sub-Registrar of Assurance records
Valuation of the property:			
42.	1) Dimensions of the plot	:	North – South = 15'00" East – West = 40'00"
43.	2) Total area of the plot	:	600.00 Sq. Ft. (As per Sale Deed / Site Inspection)
44.	3) Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	:	₹ 5,000/- to ₹ 6,000/- per Sq. Ft. for Residential plot Details of online listings are attached with the report.
45.	4) Government Rate obtained from the online government records of Land	:	₹ 8,500/- per Sq. M. i.e., ₹ 790/- per Sq. Ft.
46.	Building	:	₹ 1.500/- per Sq. Ft. on Built-up Area
B) Structure			
	Floor	BUA Area in Sq. Ft.	Year Of Const.
	Total Life of Structure	Replacement Rate (₹)	Age Of Build.
	Final Rate (₹)	Final Value (₹)	
	Gr. + 1 st	727.00	2020
		60	1,800/-
		3 Yrs.	1,800/-
	Total		13,08,600/-
47.	i. Government Value		
	Particulars	Area in Sq. Ft.	Rate in ₹
	Plot	600.00	790/-
	Structure	As per valuation table	13,08,600/-
	Total		17,82,600/-
	5) Assessed/ adopted rate of valuation.		₹ 5,500.00 per Sq. Ft. for Residential Plot
48.	ii. Fair Market Value		
	Particulars	Area in Sq. Ft.	Rate in ₹
	A) Plot	600.00	5,500/-
	B) Building	As per valuation table	13,08,600/-
	6) Total Value (A + B)		46,08,600/-
a. Technical details of the Plot:			
49.	Type of Plot (Residential/ Commercial/ Industrial).	:	Residential
50.	Year of construction.	:	2020 (As per Site Information)

				Age of the Building - 03 Years		
51.	Future life of the property.	:	57 years, Subject to proper, preventive periodic Maintenance & structural repairs			
52.	No. of floors and height of each floor including basement.	:	Ground + 1 upper floor			
53.	Plinth area of each floor	:				
As per Approved Building Plan, the construction area is as below, which is considered for the purpose of valuation.						
	Floor	FSI Area in Sq. M.	Non-FSI Area in Sq. M.		Total Construction Area in Sq. M.	i.e. in Sq. Ft.
			Balcony	Staircase		
	Ground	27.09	-	5.46	32.55	350.00
	First	27.09	2.52	5.46	35.07	377.00
	Total	54.18	2.52	10.92	67.62	727.00
54.	Type of construction. (Load bearing/ R.C.C. / Steel framed).	:	RCC framed structure			
	Condition of the building.	:				
55.	External (excellent/ good/ normal/ poor).	:	Good			
56.	Internal (excellent/ good/ normal/ poor).	:	Good			
	Remarks:	:				
57.	b. Specifications of Construction:					
a.	Foundation.	:	R.C.C			
b.	Basement.	:	N.A.			
c.	Superstructure.	:	R.C.C. frame work with 9" thick B. B. Masonry for external walls. 6" Thk. B.B. Masonry for internal walls			
d.	Joinery/ Doors & Windows.	:	Powder coated Aluminium sliding windows, Teak Wood door frames with solid flush shutters			
e.	RCC work.	:	Footings, Columns, Beams, Slab			
f.	Plastering.	:	Cement plastering			
g.	Flooring, Skirting.	:	Vitrified tiles flooring			
h.	Kitchen Pantry Platform	:	Granit kitchen platform			
i.	Whether any weather proof course is provided.	:	R.C.C. Slab			
j.	Drainage.	:	Connected to Municipal Sewerage System			
k.	Compound wall (Height, length and type of construction).	:	R.C.C			
l.	Electric installation (Type of wire, Class of fittings)	:	Concealed wiring As per requirements			
m.	Plumbing installation (No. of water closets & wash basins etc.)	:	Concealed plumbing As per requirements			
n.	Bore well.	:	No			
o.	Wardrobes, if any.	:	No			
p.	Development of open area	:	Yes			

Summary of Valuation	
Total Value of the Property	₹ 46,08,600/-
Realizable Value	₹ 43,78,170/-
Forced/ Distress Sale value.	₹ 36,86,880/-
Insurable value of the property (Full Replacement Cost (13,08,600/-) – Subsoil structure cost (15%))	₹ 11,12,310/-
e) Remarks	

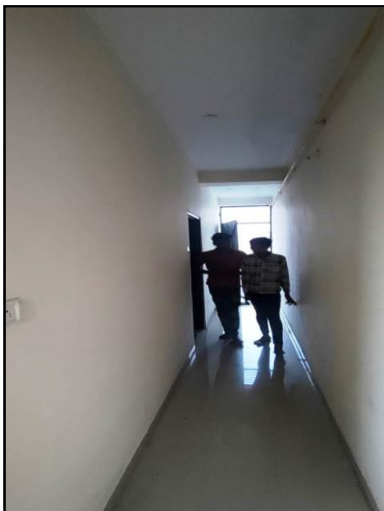
Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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Actual site photographs

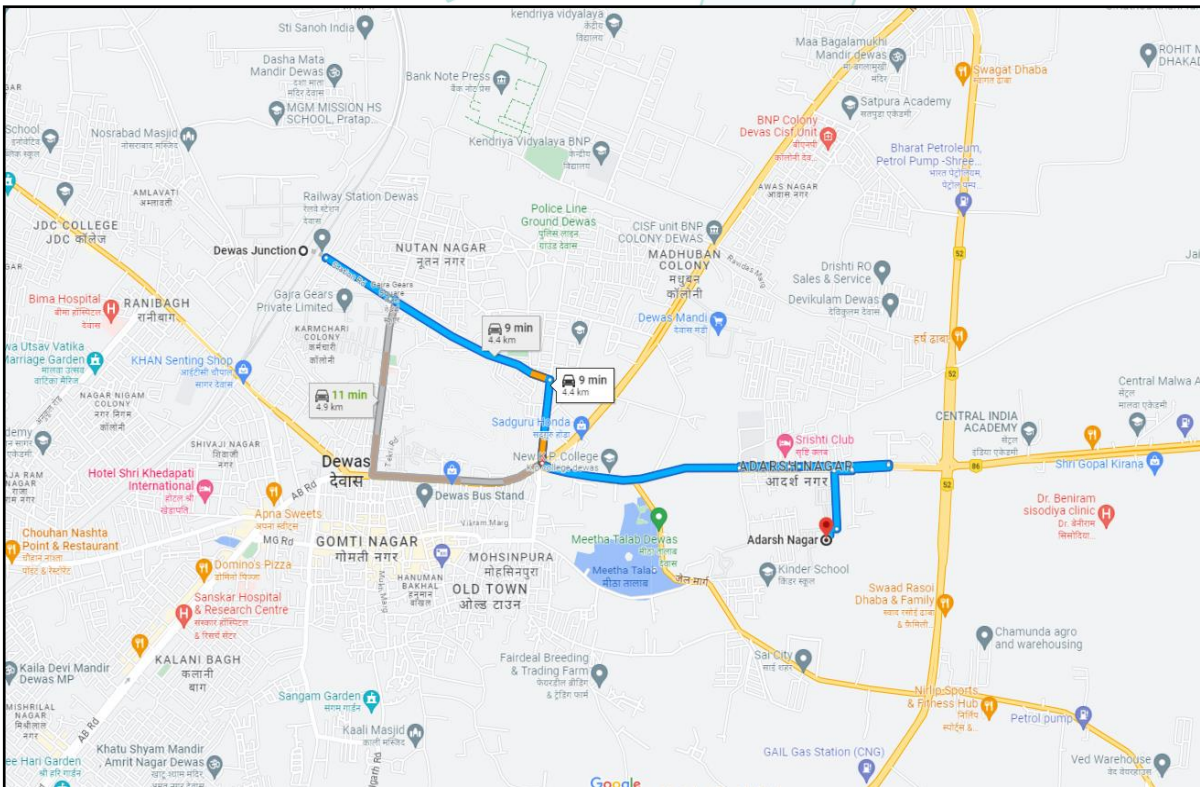


Actual site photographs



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Route Map of the property Site u/r



Latitude Longitude - 22°57'52.2"N 76°04'42.4"E

Note: The Blue line shows the route to site from nearest railway station (Dewas Junction – 4.4 KM.)

Government Guideline Rate

S.No	Mohalla/Colony/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)			BUILDING MULTI(SQM)		AGRICULTURAL LAND(HECTARE)		AGRICULTURAL PLOT(SQM)	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabelu	Shop	Office	Godown	Residential	Commercial	Irrigated	Un irrigated	Sub Clause wise	Sub Clause wise
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
702	BYFAAS ROAD PAR (DEWAS JUNIOR)	8800	8800	8800	20800	15200	13600	12000	23400	21800	21800	12000	17000	20000000	20000000	8800	8800
703	GANGA VIHAR COLONY (DEWAS SENIOR)	8500	13000	8500	20500	14900	13300	11700	27600	26000	26000	11100	17900	85000000	85000000	8500	13000
704	GANGA VIHAR EXTENTION (DEWAS SENIOR)	8500	13000	8500	20500	14900	13300	11700	27600	26600	26600	11100	17900	85000000	85000000	8500	13000
705	GANGA VIHAR EXTENTION-2 COLONY	8500	13000	8500	20500	14900	13300	11700	27600	26000	26000	11500	16500	85000000	85000000	8500	13000

Financial Year: 2023-2024 Name of District: DEWAS Guideline ID :2023202410102

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Price Indicator

99acres

Buy ▾

Home > Property in Dewas > House for sale in Dewas > House for sale in Adarsh Nagar Posted on Apr 23, 2023

₹45 Lac

@ 5,625 per sq.ft.

Estimated EMI ₹35,942

3Bedrooms 4Baths

Independent House/Villa for Sale


in Adarsh Nagar, Dewas, M P

RERA STATUS

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

Overview
Owner Details
Recommendations

Property (19)



Photos (1/19)

Area

Plot area 800 sq.ft.

(74.32 sq.m.)

Configuration

3 Bedrooms, 4 Bathrooms, 1 Balcony

Price

₹45 Lac+ Govt Charges & Tax

@ 5,625 per sq.ft. (All inclusive, Negotiable)

Address

Adarsh Nagar, Dewas

Total Floors

2 Floors

Facing

West

Property Age

1 to 5 Year Old

99acres

Buy ▾

Home > Property in Dewas > Plots in Dewas Posted on May 02, 2023 | Ready to move

₹2 Cr

@ 5,854 per sq.ft.

Estimated EMI ₹1,59,741

Residential Land/Plot for Sale


in Adarsh Colony, Civil Lines, Dewas, M P

RERA STATUS

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

Overview
Owner Details
Recommendations

Property (3)



Photos (1/3)

Dimensions

Plot area 3416 sq.ft.

(317.36 sq.m.)

l x b : 61.00 ft. (18.59 mt.) x 56.00 ft. (17.07 mt.)

Price

₹2 Cr+ Govt Charges & Tax

@ 5,854 per sq.ft. (Negotiable)

Address

Adarsh Colony
Civil Lines, Dewas

Facing

North

Authority approved

Yes

No. of Open Sides

2

Possession


Immediate

Boundary wall

No

Why should you consider this property?


North Facing



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Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Member's Engineer

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for purpose as on **17th June 2023**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Auth. Sign.