

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Damini Sengar D/o. Shri. Dongarsingh**

Residential Open Plot Nos. 79 & 80, "**Maa Ginni Vihar**", Gram - Pipliya Malhar,
Tehsil - Mhow, District - Indore, PIN - 453 331,
State – Madhya Pradesh, Country – India

Latitude Longitude - 22°36'21.2"N 75°46'45.7"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
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VALUATION OPINION REPORT

The property of Residential Open Plot Nos. 79 & 80, "Maa Ginni Vihar", Gram - Pipliya Malhar, Tehsil - Mhow, District - Indore, PIN - 453 331, State - Madhya Pradesh, Country - India belongs to **Damini Sengar D/o. Shri. Dongarsingh.**

Boundaries of the property.

Particulars	Plot No. 79	Plot No. 80
North	Plot No. 80	Plot No. 81
South	Plot No. 78	Plot No. 79
East	Plot No. 19	Plot No. 18
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 **₹ 51,00,000/- (Rupees Fifty One Lakh 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

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation Report

Auth. Sign.



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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1.	Date of Inspection	:	14.06.2023
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, 1 st 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. MP179102022A1096159, dated 29.01.2022 between M/s. Shrinath Buildcon, through authorized partners Shri. Ashish Joshi S/o. Late Shri. Ashok Joshi & Shri. Banshilal Choudhary So. Shri. Shivjiram Choudhary (the Seller) AND Damini Sengar D/o. Shri. Dongarsingh (the Purchaser)
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	:	N.A., as the property is open plot
	Property Details:	:	
9.	Name(s) of the Owner and Postal address of the property under consideration.	:	Damini Sengar D/o. Shri. Dongarsingh
		:	Residential Open Plot Nos. 79 & 80, “ Maa Ginni Vihar ”, Gram - Pipliya Malhar, Tehsil - Mhow, District - Indore, PIN - 453 331, State – Madhya Pradesh, Country – India.
		:	Contact Person: Mr. Anil (Owners' Husband) Contact No.: +91 90095 73000
10.	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	Sole Ownership
11.	Brief description of the property.	:	
	The immovable property comprising of freehold residential open plots. The property is located in a developing area having basic infrastructure, well connected by road and train. It is located at 7.1 KM. travelling distance from Mhow Railway Station.		
	Land: As per Sale Deed, the plot area is 1,700.00 Sq. Ft., which is considered for valuation.		
	Particulars	Area in Sq. M.	i.e. Sq. Ft.

	Plot No. 79	78.99	850.00	
	Plot No. 80	78.99	850.00	
	Total	157.98	1,700.00	
As per site inspection, both the plots are amalgamated. It is demarcated by cement concrete poll.				
12.	Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Plot Nos. 79 & 80, Patwari No. 01	
13.	Boundaries of the property	:	As per Sale Deed / Actual	
			Plot No. 79	Plot No. 80
	North	:	Plot No. 80	Plot No. 81
	South	:	Plot No. 78	Plot No. 79
	East	:	Plot No. 19	Plot No. 18
	West	:	Colony Road	Colony Road
14.	Route map	:	Enclosed	
15.	Any specific identification marks	:	Maa Ginni Vihar Colony Gate	
16.	Whether covered under Corporation/ Panchayat/ Municipality.	:	Gram Panchayat Pipliya Malhar	
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. MP179102022A1096159, dated 29.01.2022	
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.	:	Open plot of land and under Owner's possession.	
24.	Classification of the site.	:		

	a. Population group.	:	Semi 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 near by						
26.	Level of the land (Plain, rock etc.)	:	Plain						
27.	Terrain of the Land.	:	Leveled						
28.	Shape of the land (Square/ rectangle etc.).	:	Rectangle						
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.).	:	Cement Concrete Road						
35.	Front Width of the Road?	:	More than 20 ft.						
36.	Source of water & water potentiality.	:	At present not available at site						
37.	Type of Sewerage System.	:	At present not available at site						
38.	Availability of power supply.	:	At present not available at site						
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	:	<table border="1"> <tr> <td>Plot No. 78</td> <td>Plot No. 80</td> </tr> <tr> <td>North - South = 50'00"</td> <td>North - South = 50'00"</td> </tr> <tr> <td>East - West = 17'00"</td> <td>East - West = 17'00"</td> </tr> </table>	Plot No. 78	Plot No. 80	North - South = 50'00"	North - South = 50'00"	East - West = 17'00"	East - West = 17'00"
Plot No. 78	Plot No. 80								
North - South = 50'00"	North - South = 50'00"								
East - West = 17'00"	East - West = 17'00"								
43.	2) Total area of the plot	:	1,700.00 Sq. Ft. (As per Sale Deed)						
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	:	₹ 2,800/- to ₹ 3,200/- per Sq. Ft. for Residential Open Plot Online Price Indicator of Land is attached.						

45.	4) Government Rate obtained from the online government records of Land	:	₹ 7,000/- per Sq. M. i.e. ₹ 650/- per Sq. Ft.		
46.	Building	:	N.A., as the property is open plot of land only		
47.	i. Government Value				
	Particulars	:	Area in Sq. Ft.	Rate in ₹	Value in ₹
	Land	:	1,700.00	650/-	11,05,000/-
	Building	:	N.A., as the property is open plot of land only		
	Total				11,05,000/-
	5) Assessed/ adopted rate of valuation.		₹ 3,000/- per Sq. Ft. for Residential Open Plot		
48.	ii. Fair Market Value				
	Particulars	:	Area in Sq. Ft.	Rate in ₹	Value in ₹
	A) Land	:	1,700.00	3,000/-	51,00,000/-
	B) Building	:	N.A., as the property is open plot of land only		
	6) Estimated value of the land.	:	₹ 51,00,000/-		
	a. Technical details of the Building:				
49.	Type of Building (Residential/ Commercial/ Industrial).	:	N.A., as the property is open plot of land only		
50.	Year of construction.	:	N.A.		
51.	Future life of the property.	:	N.A.		
52.	No. of floors and height of each floor including basement.	:	N.A.		
53.	Plinth area of each floor	:	N.A.		
54.	Type of construction. (Load bearing/ R.C.C. / Steel framed).	:	N.A.		
	Condition of the building.	:			
55.	External (excellent/ good/ normal/ poor).	:	N.A.		
56.	Internal (excellent/ good/ normal/ poor).	:	N.A.		
	Remarks	:			
57.	b. Specifications of Construction:				
a.	Foundation.	:	N.A.		
b.	Basement.	:	N.A.		
c.	Superstructure.	:	N.A.		
d.	Joinery/ Doors & Windows.	:	N.A.		
e.	RCC work.	:	N.A.		
f.	Plastering.	:	N.A.		
g.	Flooring, Skirting.	:	N.A.		
h.	Kitchen Pantry Platform	:	N.A.		
i.	Whether any weather proof course is provided.	:	N.A.		

j.	Drainage.	:	N.A.
k.	Compound wall (Height, length and type of construction).	:	N.A.
l.	Electric installation (Type of wire, Class of fittings)	:	N.A.
m.	Plumbing installation (No. of water closets & wash basins etc.)	:	N.A.
n.	Bore well.	:	N.A.
o.	Wardrobes, if any.	:	N.A.
p.	Development of open area	:	N.A.

Summary of Valuation	
Total Value of the Property	₹ 51,00,000/-
Realizable Value	₹ 45,90,000/-
Forced/ Distress Sale value.	₹ 40,80,000/-
Insurable value of the property	N.A. as the property is open plot of land only.
e)	Remarks

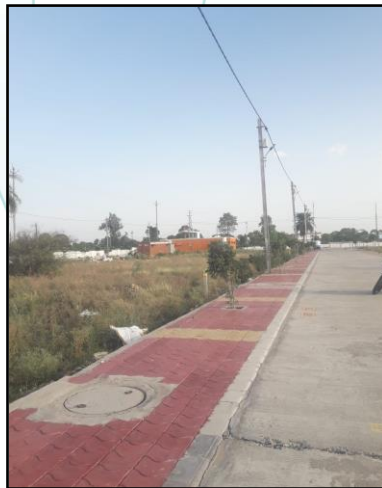
Justification for price /rate

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.

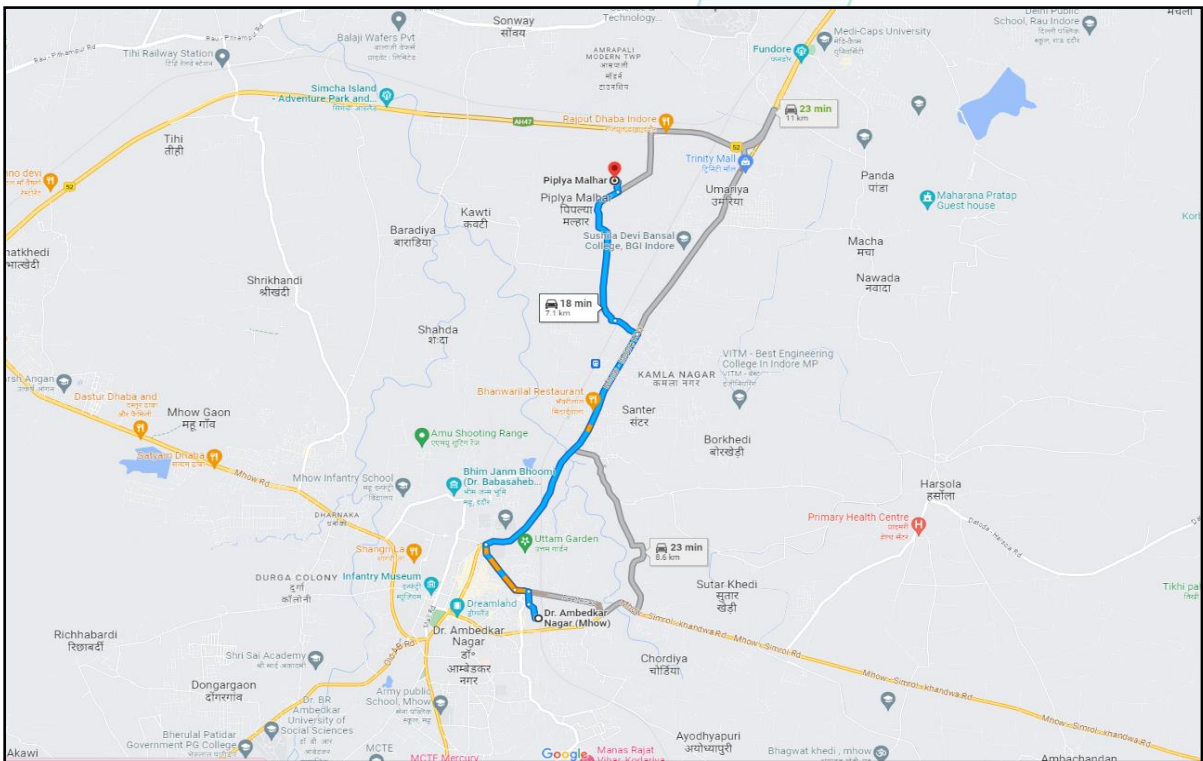
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Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 22°36'21.2"N 75°46'45.7"E

Note: The Blue line shows the route to site from nearest Railway Station (Mhow Railway Station – 7.1 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	Irigated	Un Irigated	Sub Clause wise	Sub Clause wise
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
4005	MHOWGANI (KRISHI BHUMI)	4800	5800	4800	12800	9600	8000	7200	17300	16500	16500	0	0	12000000	12000000	4800	5800
Tehsil: MHOW Sub-Area : NON-PLANNING AREA, Ward/Patwari Halka: PATWARI HALKA NO 1																	
4006	MAA GINI VIHAR, PIPLIYA MALHAR	7000	9000	7000	17000	12800	11000	9800	21700	20900	20900	0	0	70000000	70000000	7000	9000
4007	PIPALYA MALHAR	4400	5500	4400	14400	10000	8400	7200	18200	17400	17400	0	0	8400000	8400000	4400	5500

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Price Indicators

The screenshot displays a property listing on the Magicbricks website. The header includes navigation options like 'Buy', 'Rent', 'Sell', and 'Home Loans', along with 'Login' and 'Post Property' buttons. The main content area shows a plot for sale in Rau, Indore, priced at 26.5 Lac with a rate of 3118/sqft. Key details include: Plot Area (850 sqft), Any Construction Done (No), Status (Legal & Infra Status), Boundary Wall (No), Type Of Ownership (Freehold), and Transaction Type (Resale). The listing is marked as 'ONLY ON MAGICBRICKS' and 'East Facing Plot'. A 'Contact Owner' button and a 'Get Phone No.' button are visible. The owner's name is Naresh Sharma with a contact number -91-77XXXXXXX. A note indicates 'Last contact made 2 days ago'.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for purpose as on **21st 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.