

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Smt. K. Sushila W/o. Shri. K. Vyankteshwarrao**

Residential Plot No. 24, "Prabhu Nagar Extension", Survey No. 558/3, Patwari Halka No. 18,
Behind PWD Quarter, Taluka & District Dewas, PIN – 455 001,
State – Madhya Pradesh, Country – India.

Latitude Longitude - 22°57'40.8"N 76°02'11.7"E

Valuation Done for:

Bank of Maharashtra Bhicholi Mardana Branch

142, Solanki Market, Bhicholi Mardana, Indore, PIN – 452016,
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 Residential property bearing Residential Plot No. 24, "Prabhu Nagar Extension", Survey No. 558/3, Patwari Halka No. 18, Behind PWD Quarter, Taluka & District Dewas, PIN – 455 001, State – Madhya Pradesh, Country - India belongs to **Smt. K. Sushila W/o. Shri. K. Vyanktेश्वरराo**.

Boundaries of the property:

Boundaries	:	As per Document	As per Actual at Site
North	:	Govt. Building	Govt. Building
South	:	Colony Road	Colony Road
East	:	Plot No. 23	Plot No. 23
West	:	Plot No. 08 of Prabhu Nagar Colony	Plot No. 08

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 **₹ 83,72,384/- (Rupees Eighty Three Lakhs Seventy Two Thousand Three Hundred Eighty Four 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.



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX40/Empanelment: Valuer/VCPL/2021-22



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✉️ mumbai@vastukala.org

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1.	Date of Inspection	:	23.06.2023
2.	Purpose of valuation	:	As per request from Bank of Maharashtra, Bhicholi Mardana Branch to assess Fair Market Value of the property under reference for Banking purpose.
3.	Name and address of the Valuer.	:	Manoj 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, Registration No. 1172 dated 18.06.2009 2. Approved Plan No. 1069 dated 10.06.2009 passed by Nagar Palika Nigam Dewas (M.P.) 3. Location Plan No. 1866 dated 15.09.2008 passed by Town & Country Planning, District Office, Dewas (M.P.) 4. Legal Opinion dated 22.09.2022 for Plot No. 24 situated at Prabhu Nagar Extension Colony Dewas by Mayank Kumar Inani, Advocate.
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	:	₹ 17,000/- Expected rental values per month
	Property Details:	:	
9.	Name(s) of the Owner and Postal address of the property under consideration.	:	Smt. K. Sushila W/o. Shri. K. Vyanktेशwarrao
		:	Residential Plot No. 24, “ Prabhu Nagar Extension ”, Survey No. 558/3, Patwari Halka No. 18, Behind PWD Quarter, Taluka & District Dewas, PIN – 455 001, State – Madhya Pradesh, Country – India. Contact Person: Mr. K. Vyanktेश Rao (Owner's Husband) Contact No.: +91 9425049406
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 land and structure thereof. The property is located in a developed area having basic infrastructure, well connected by road and train. It is located at 3.7 KM. travelling distance from Dewas Junction Railway station. Land: As per Sale Deed, the land area is 130.65 Sq. M. i.e. 1,405.00 Sq. Ft., which is considered for valuation. As per Site Inspection, Plot Nos. 22, 23 & 24 are merged with common compound wall having individual entrance gate. Although Plots are merged but can be demarcated separately.	:	

Structure:			
The property consists of Residential House is of Ground + 1 Upper Floor. It is a R.C.C. Framed Structure with RCC beams, columns, slabs and external RCC staircase provide for access to the upper floor. It is internally accessible to Structure of Plot No. 22 & 23 on 1 st Floor.			
The composition of the Residential House as per Site is as below -			
Floor	Composition		
Ground	Room + Staircase Area + Dining Area + Kitchen		
First	2 Bedrooms + 2 Rooms + Staircase Area + Toilet + Tin Shed (Passage to Bird House on Plot No. 22 & 23) + Balcony Area		
As per site measurement, the structure area is as below-			
Particulars	Area in Sq. Ft.		
Ground Floor	707.00		
First Floor	827.00		
TIN Shed	154.00		
Balcony area	60.00		
The composition of the Residential House as per Approved Plan is as below -			
Floor	Composition		
Ground	Hall + Dining + Kitchen + Room + 2 Toilets + PIT + Open M.O.S. (Front & Rear Side)		
First	Hall + Dining + 2 Toilets + Room + Attached Terrace		
As per approved plan, the FAR Factor of land area is 1.00 i.e. Built-up Area is 130.65 Sq. M. i.e. 1,405.00 Sq. Ft.			
As per Approved Plan, plot and construction area is a below-			
Particulars	Area in Sq. M.	i.e. Sq. Ft.	
Plot Area	130.65	1,405.00	
Built-up Area of Ground Floor	77.05	829.00	
Built-up Area of First Floor	48.18	519.00	
12.	Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	Plot No. 24, Survey No. 558/3, Ward No. 16 is registered in Serial No. 25	
13.	Boundaries of the property	As per Actual at Site	As per Document
	North	Govt. Building	Govt. Building
	South	Colony Road	Colony Road
	East	Plot No. 23	Plot No. 23
	West	Plot No. 08	Plot No. 08 of Prabhu Nagar Colony
14.	Route map	Enclosed	
15.	Any specific identification marks	Near Hanuman Mandir	
16.	Whether covered under Corporation/ Panchayat/ Municipality.	Nagar Palika Nigam Dewas	
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, Registration No. 1172 dated 18.06.2009
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.	:	Developed
	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 developed 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 = 19.50M East - West = 6.70M						
43.	2) Total area of the plot	:	1,405.00 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	:	₹ 4,000/- to ₹ 5,000/- per Sq. Ft. for Residential Land Details of online listings are attached with the report.						
45.	4) Government Rate obtained from the online government records of Land	:	₹ 8,300/- per Sq. M. i.e. ₹ 771/- per Sq. Ft.						
46.	Building	:	₹ 1,500/- per Sq. Ft. on Built-up Area After Depreciation - ₹ 1,208/- 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 Depreciated Rate (₹)	Final Depreciated Value (₹)	Insurable Value / Full Value (₹)
	Ground	829.00	2010	60	1,500/-	13	1,208/-	10,01,432/-	12,43,500/-
	First	519.00	2010	60	1,500/-	13	1,208/-	6,26,952/-	7,78,500/-
	Total							16,28,384/-	20,22,000/-
47.	i. Government Value								
	Particulars	:	Area in Sq. Ft.	Rate in ₹	Value in ₹				
	Land	:	1,405.00	771/-	10,83,255/-				
	Structure	:	As per valuation table		16,28,384/-				
	Total	:			27,11,639/-				
	5) Assessed/ adopted rate of valuation.	:	₹ 4,800.00 per Sq. Ft. for Residential Land						
48.	ii. Fair Market Value								
	Particulars	:	Area in Sq. Ft.	Rate in ₹	Value in ₹				

	A) Land		1,405.00	4,800/-	67,44,000/-
	B) Building		As per valuation table		16,28,384/-
	6) Total Value (A + B)				83,72,384/-
a. Technical details of the Plot:					
49.	Type of Plot (Residential/ Commercial/ Industrial).	:	Residential		
50.	Year of construction.	:	2010 (Approx.) Age of the Building - 13 Years		
51.	Future life of the property.	:	47 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 plan, the FAR Factor of land area is 1.00 i.e. Built-up Area is 130.65 Sq. M. i.e. 1,405.00 Sq. Ft.					
As per Approved Plan, plot and construction area is a below-					
Particulars		Area in Sq. M.		i.e. Sq. Ft.	
Plot Area		130.65		1,405.00	
Built-up Area of Ground Floor		77.05		829.00	
Built-up Area of First Floor		48.18		519.00	
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.	:	Wooden framed openable type windows, Teak Wood door frames with solid flush shutters		
e.	RCC work.	:	Footings, Columns, Beams, Slab		
f.	Plastering.	:	Cement plastering with POP false ceiling		
g.	Flooring, Skirting.	:	White Marble and 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

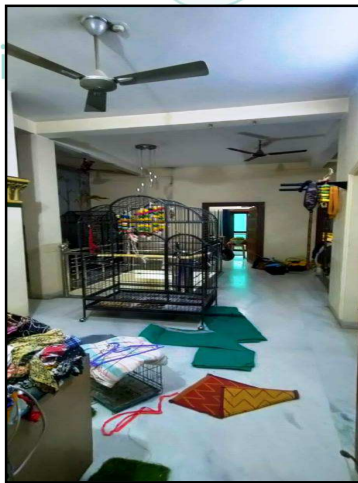
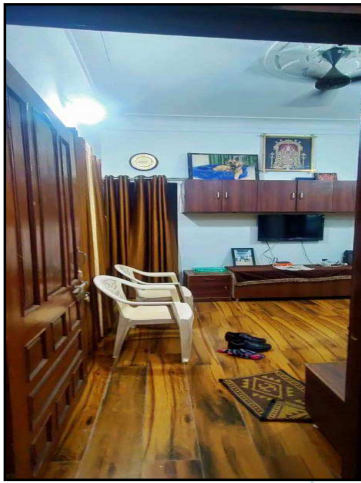
Summary of Valuation	
Total Value of the Property	₹ 83,72,384/-
Realizable Value	₹ 75,35,146/-
Forced/ Distress Sale value.	₹ 66,97,907/-
Insurable value of the property	₹ 17,18,700/-
e)	Remarks: <i>As per site inspection, Plot Nos. 22, 23 & 24 are internally merged with common compound wall having individual entrance gate. Although Plots are merged but can be demarcated separately. For the purpose of valuation, we have considered the land area as per agreement of Plot No. 24 and construction area as per approved building plan.</i>

Justification for price /rate

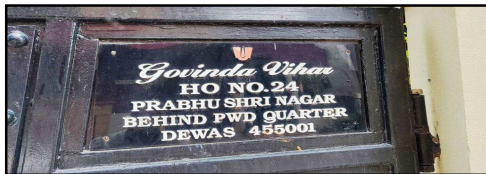
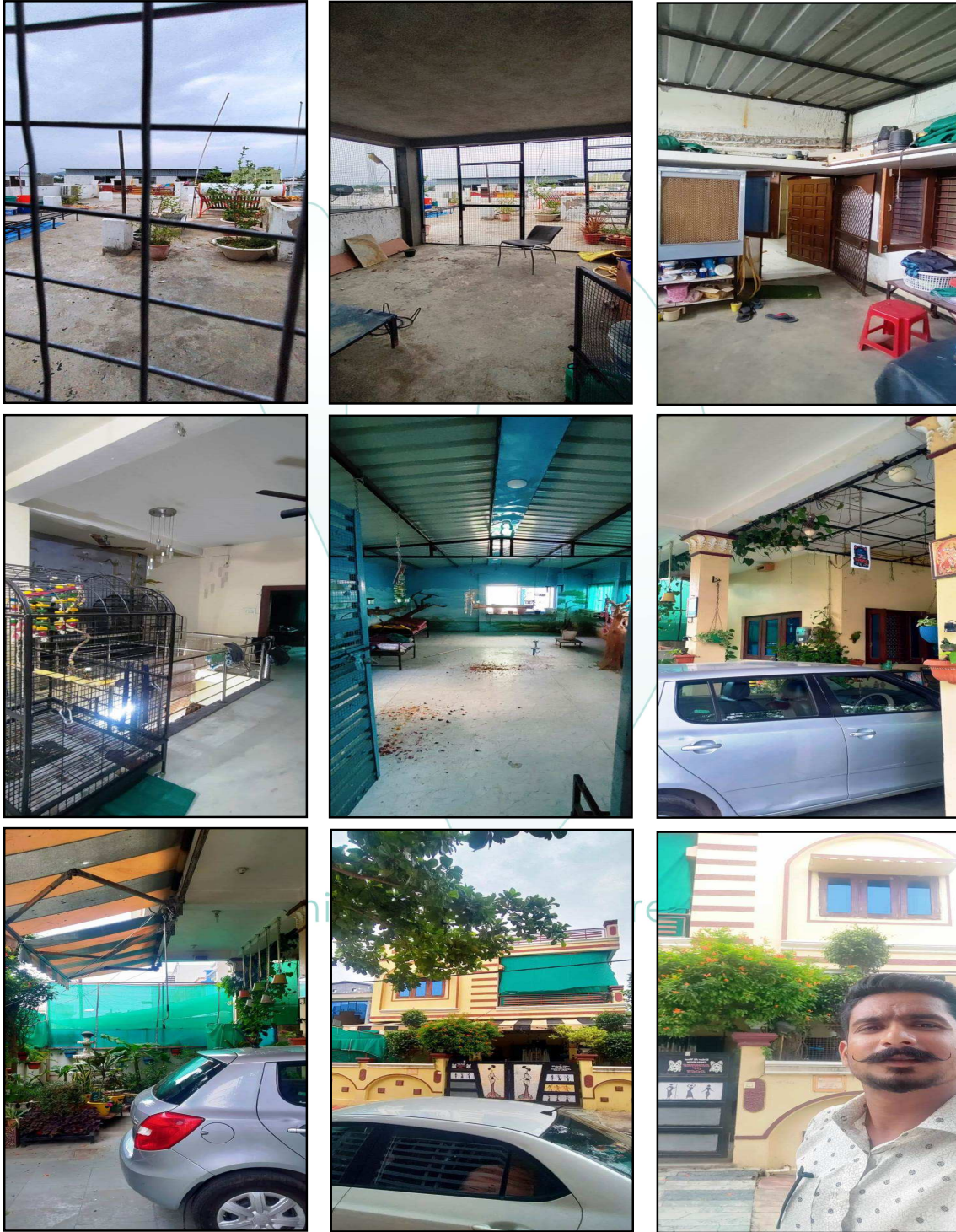
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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.

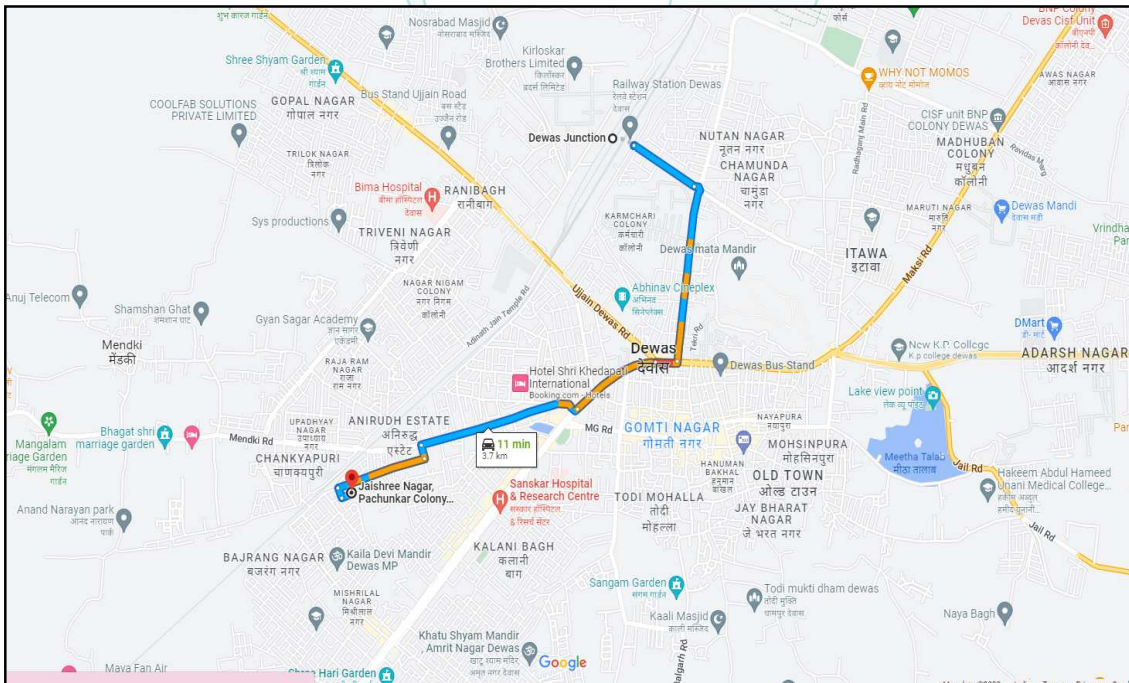
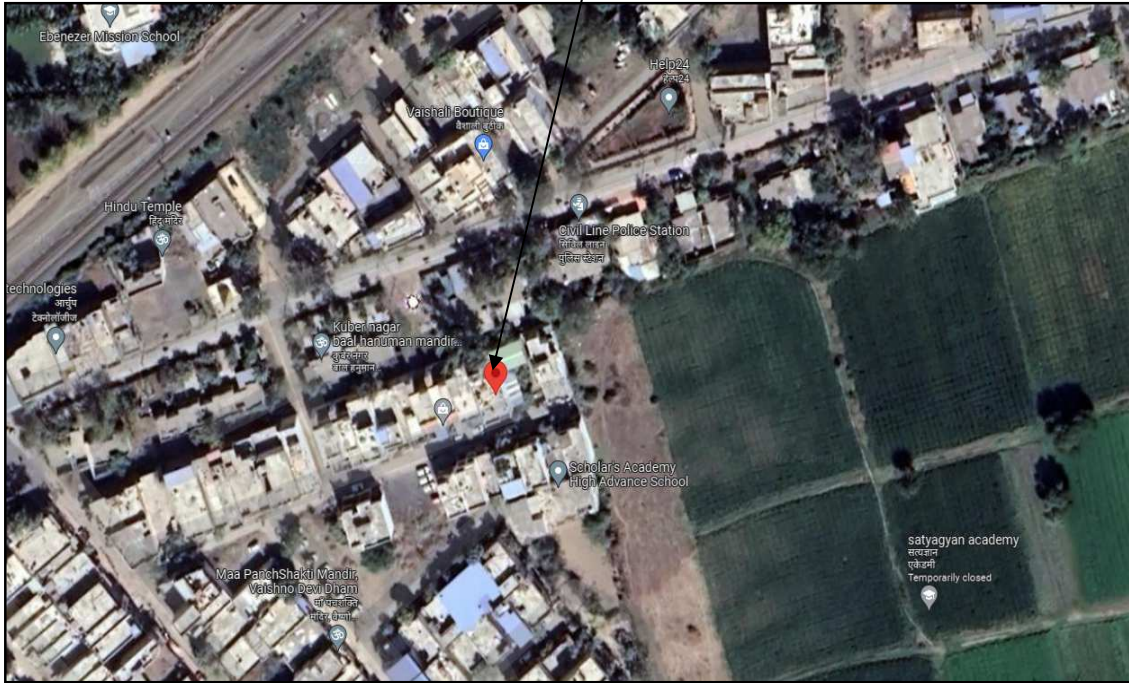
Actual site photographs



Actual site photographs



Route Map of the property
Site u/r



Latitude Longitude - 22°57'40.8"N 76°02'11.7"E

Note: The Blue line shows the route to site from nearest railway station (Dewas Junction – 3.7 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 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)
568	KAROLI NAGAR (KALADEVI MAIN ROAD, M.R. ROAD PER)	18000	18000	18000	30000	24400	22800	21200	32600	31000	31000	20000	30000	180000000	180000000	18000	18000
569	KRISHNA KUNJ NAGAR (DEWAS JUNIOR)	7000	10500	7000	19000	13400	11800	10200	25100	23500	23500	10500	16600	70400000	70400000	7000	10500
570	PACHUNKAR COLONY (DEWAS JUNIOR)	8300	12500	8300	20300	14700	13100	11500	27100	25500	25500	11600	18600	83200000	83200000	8300	12500
571	POLICE COLONY (DEWAS JUNIOR)	7000	10500	7000	19000	13400	11800	10200	25100	23500	23500	10500	16600	70400000	70400000	7000	10500

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

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Corner Plot | North - East | 3 Floors allowed

Plot Area 3416 sqft	Dimensions(L X B) 61 X 56	No Of Open Sides 3
Any Construction Done No	Status Legal & Infra Status	Boundary Wall No
Type Of Ownership Freehold	Overlooking Main Road	Transaction Type Resale

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North

Plot Area 3416 sqft	Overlooking Main Road	Transaction Type New Property
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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 **27th 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 knowledgeable 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

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX40/Empanelment: Valuer/VCPL/2021-22

Auth. Sign.