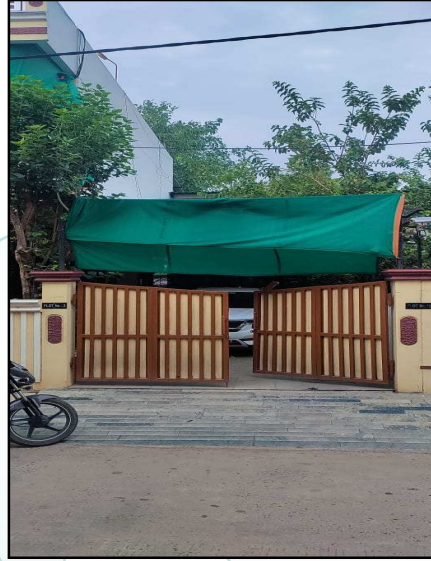


Valuation Report of the Immovable Property



Details of the property under consideration:

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

Residential Plot No. 23 Paiki (East Side Part) & 23 Paiki (West Side Part), "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°57'40.9"N 76°02'11.9"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
E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

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Valuation Report Prepared For: BOM/Bhicholi Mardana Branch/Smt. K. Sushila W/o. Shri. K. Vyankteshwarrao (002203/2301307) Page2 of 13

Vastu/Indore/06/2023/002203/2301307
27/22-408-JAA
Date: 27.06.2023

VALUATION OPINION REPORT

The Residential property bearing Residential Plot No. 23 Paiki (East Side Part) & 23 Paiki (West Side Part), "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. Vyankteshwarrao.**

Boundaries of the property:

Boundaries	: As per Document Plot No. 23 Paiki (East Side Part)	As per Document Plot No. 23 Paiki (West Side Part)	As per Actual at Site
North	: Govt. Building	Govt. Building	Other Property
South	: Colony Road	Colony Road	Colony Road
East	: Plot No. 22	Balance Part of Plot No. 23	Plot No. 22
West	: Balance Part of Plot No. 23	Plot No. 24	Plot No. 24

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 **₹ 67,47,504/- (Rupees Sixty Seven Lakhs Forty Seven Thousand Five Hundred And 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



Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
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- TeleFax : +91 22 28371325/24
- 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. 1253 dated 04.11.2011 for Plot No. 23 Paiki (East Side Part). 2. Sale Deed, Registration No. 1173 dated 18.06.2009 for Plot No. 23 Paiki (West Side Part) 3. Legal Opinion dated 22.09.2022 for Plot No. 23 situated at Prabhu Nagar Extension Colony Dewas by Mayank Kumar Inani, Advocate. 4. Location Plan No. 1866 dated 15.09.2008 passed by Town & Country Planning, District Office, Dewas (M.P.)
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 under consideration is open plot
	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. 23 Paiki (East Side Part) & 23 Paiki (West Side Part), “ 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. <u>Contact Person:</u> 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. 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 as below, which is considered for valuation.					
Particulars		Area in Sq. M.		i.e. in Sq. Ft.	
Plot No. 23 Paiki (East Side Part)		86.77		933.64	
Plot No. 23 Paiki (West Side Part)		43.875		472.09	
Total		130.645		1,405.73	
As per Site inspection, Plot Nos. 22, 23 & 24 are internally merged with common compound wall (RCC) having individual entrance gate. Although Plots are merged but can be demarcated separately.					
As per site inspection, the plot consists of Car Parking TIN Shed at main entrance then RCC structure constructed on Plot No. 23 and 22 used as office. There is a Tin Shed above the office building known as "Bird House" accessible only through the 1 st Floor of Structure on Plot No. 24.					
As per site Measurement, the structure area on Plot No. 22 & 23 is as below-					
Particulars		Area in Sq. Ft.			
Ground Floor		300.00			
First Floor (TIN Shed – Bird House)		360.00			
Ancillary area consists of Parking Tin Shed Area admeasuring 490.00 Sq. Ft.					
Approved building plan is not provided for the constructed area for verification; hence we have not considered the same for the purpose of valuation.					
12.	Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).		:	Residential Plot No. 23 Paiki (East Side Part) & 23 Paiki (West Side Part), Survey No. 558/3	
13	Boundaries of the property		:		
	Particulars	North	South	East	West
	As per Document				
	Plot No. 23 Paiki (East Side Part)	Govt. Building	Colony Road	Plot No. 22	Balance Part of Plot No. 23
	Plot No. 23 Paiki (West Side Part)	Govt. Building	Colony Road	Balance Part of Plot No. 23	Plot No. 24
	As per Actual at Site				
	Plot No. 23	Other Property	Colony Road	Plot No. 22	Plot No. 24
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.	:	1. Sale Deed, Registration No. 1253 dated 04.11.2011 for Plot No. 23 Paiki (East Side Part). 2. Sale Deed, Registration No. 1173 dated 18.06.2009 for Plot No. 23 Paiki (Sest Side Part)
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.	:	Land and structure under owner's possession
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	:	Particulars	East-West	North South
			Plot No. 23 Paiki (East Side Part)	4.45 Meter	19.50 Meter
			Plot - No. 23 Paiki (West Side Part)	2.25 Meter	19.50 Meter
43.	2) Total area of the plot	:	1,405.73 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	:	N.A., as only land area has been considered for valuation		
47.	i. Government Value	:			
	Particulars	:	Area in Sq. Ft.	Rate in ₹	Value in ₹
	Land	:	1,405.73	771/-	10,83,818/-
	Structure	:	N.A. as only land area has been considered for valuation		-
	Total	:			10,83,818/-
	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	:	1,405.73	4,800/-	67,47,504/-
	B) Building	:	N.A. as only land area has been considered for valuation		-
	6) Total Value (A + B)	:			67,47,504/-
a. technical details of the Plot:					
49.	8	:	Residential		
50.	Year of construction.	:	N.A. as only land area has been considered for valuation		

51.	Future life of the property.	:	N.A. as only land area has been considered for valuation
52.	No. of floors and height of each floor including basement.	:	N.A. as only land area has been considered for valuation
53.	Plinth area of each floor	:	N.A. as only land area has been considered for valuation
54.	Type of construction. (Load bearing/ R.C.C. / Steel framed).	:	N.A. as only land area has been considered for valuation
	Condition of the building.	:	
55.	External (excellent/ good/ normal/ poor).	:	N.A. as only land area has been considered for valuation
56.	Internal (excellent/ good/ normal/ poor).	:	N.A. as only land area has been considered for valuation
	Remarks:	:	
57.	b. Specifications of Construction:		
a.	Foundation.	:	N.A. as only land area has been considered for valuation
b.	Basement.	:	N.A. as only land area has been considered for valuation
c.	Superstructure.	:	N.A. as only land area has been considered for valuation
d.	Joinery/ Doors & Windows.	:	N.A. as only land area has been considered for valuation
e.	RCC work.	:	N.A. as only land area has been considered for valuation
f.	Plastering.	:	N.A. as only land area has been considered for valuation
g.	Flooring, Skirting.	:	N.A. as only land area has been considered for valuation
h.	Kitchen Pantry Platform	:	N.A. as only land area has been considered for valuation
i.	Whether any weather proof course is provided.	:	N.A. as only land area has been considered for valuation
j.	Drainage.	:	N.A. as only land area has been considered for valuation
k.	Compound wall (Height, length and type of construction).	:	N.A. as only land area has been considered for valuation
l.	Electric installation (Type of wire, Class of fittings)	:	N.A. as only land area has been considered for valuation
m.	Plumbing installation (No. of water closets & wash basins etc.)	:	N.A. as only land area has been considered for valuation
n.	Bore well.	:	No
o.	Wardrobes, if any.	:	N.A. as only land area has been considered for valuation
p.	Development of open area	:	Yes

	Summary of Valuation	
	Total Value of the Property	₹ 67,47,504/-
	Realizable Value	₹ 60,72,754/-
	Forced/ Distress Sale value.	₹ 53,98,003/-
	Insurable value of the property	N.A. as only land area has been considered for valuation
e)	Remarks:	

<ol style="list-style-type: none">1. <u>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. For the purpose of valuation, we have considered the land area as per agreements of Plot No. 23.</u>2. <u>As per site inspection, the plot consists of Car Parking TIN Shed at main entrance then RCC structure constructed on Plot No. 23 and 22 used as office having two entrances. Approved building, construction permission has not been provided for the construction area hence not considered for the purpose of valuation.</u>

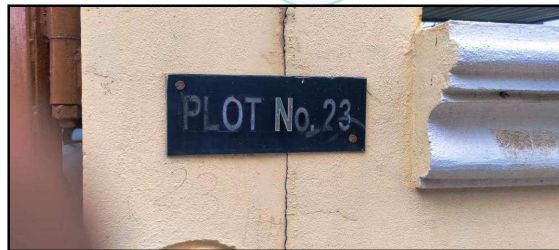
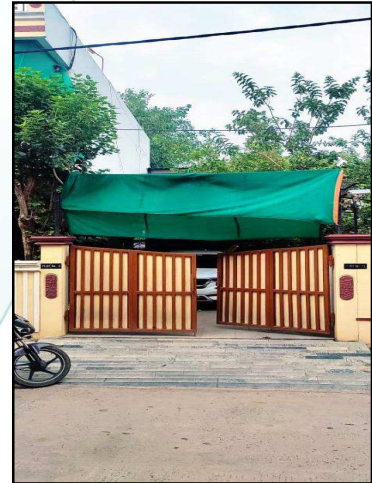
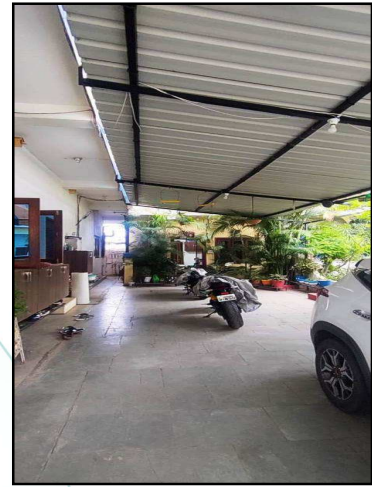
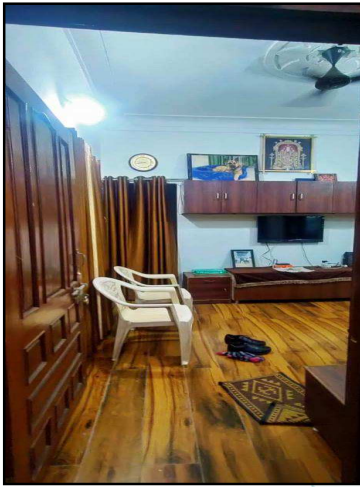
Justification for price /rate

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.

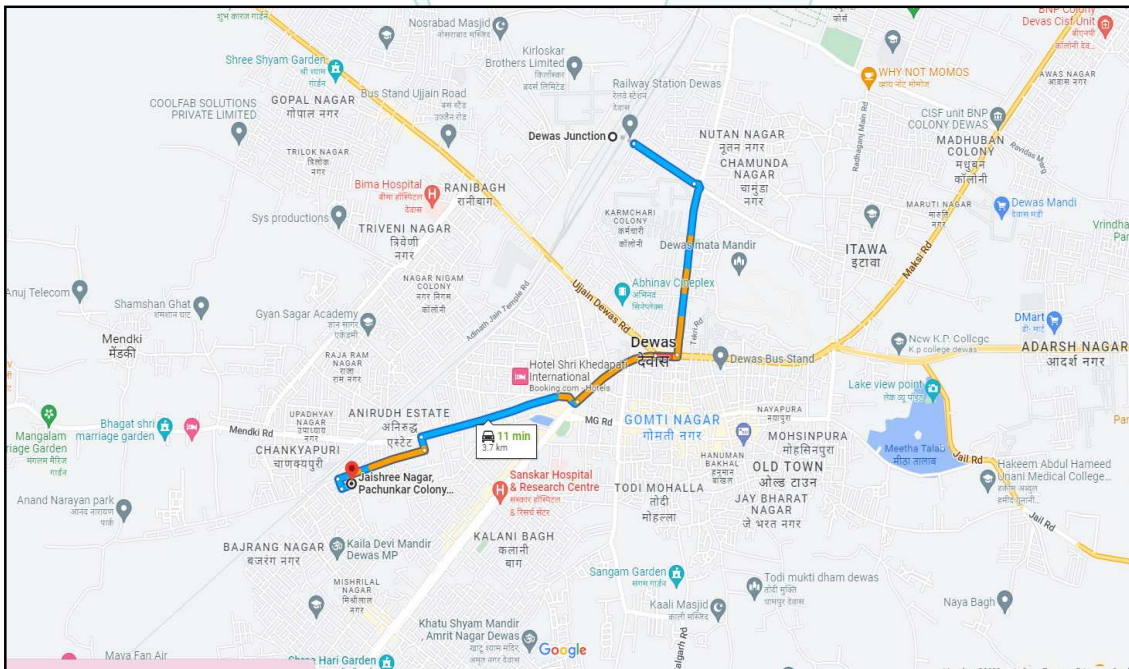
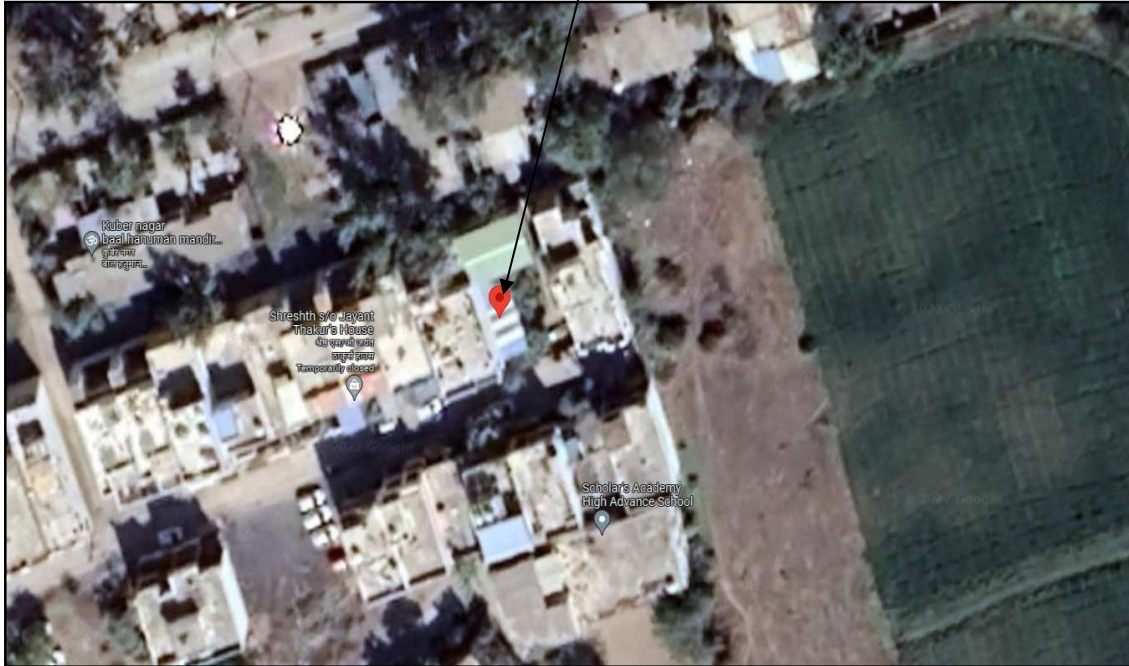
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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Actual site photographs



Route Map of the property Site u/r



Latitude Longitude - 22°57'40.9"N 76°02'11.9"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,LR,ROAD FER)	18000	18000	18000	30000	24400	22800	21200	32600	31000	31000	20000	30000	180000000	180000000	18000	18000
568	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

Page 164 of 730

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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
-------------------------------	---------------------------------	---

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

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