

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Kesam Vyanktेशwarrao S/o. Shri. Kesamveer Prakash Rao**

Residential Row House on Plot No. 08, "Prabhu Shri Narayan Nagar Extension", Patwari Halka No. 19
(Ward No. 8), Trilok Nagar, Itawa, Taluka & District Dewas, PIN – 455 001,
State – Madhya Pradesh, Country – India.

Latitude Longitude - 22°58'41.6"N 76°01'49.9"E

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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 OPINION REPORT

The Residential property bearing Residential Row House on Plot No. 08, "Prabhu Shri Narayan Nagar Extension", Patwari Halka No. 19 (Ward No. 8), Trilok Nagar, Itawa, Taluka & District Dewas, PIN – 455 001, State – Madhya Pradesh, Country - India belongs to **Shri. Kesam Vyankteshwarrao Rao S/o. Shri. Kesamveer Prakash Rao.**

Boundaries of the property:

Boundaries	:	As per Document	As per Actual at Site
North	:	Plot No. 07	House / Plot No. 07
South	:	Plot No. 09	House / Plot No. 09
East	:	Colony Road	Road
West	:	Other Land	Other Land

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 **₹ 25,64,560/- (Rupees Twenty Five Lakhs Sixty Four Thousand Five Hundred Sixty 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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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1.	Date of Inspection	:	24.06.2023
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. 169 dated 15.05.2015 2. Approved Plan No. 873 dated 14.11.2014 passed by Nagar Palika Nigam 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	:	₹ 5,000/- Expected rental values per month
	Property Details:	:	
9.	Name(s) of the Owner and Postal address of the property under consideration.	:	Shri. Kesam Vyankteshwarrao Rao S/o. Shri. Kesamveer Prakash Rao
		:	Residential Row House on Plot No. 08, “ Prabhu Shri Narayan Nagar Extension ”, Patwari Halka No. 19 (Ward No. 8), Trilok Nagar, Itawa, Taluka & District Dewas, PIN – 455 001, State – Madhya Pradesh, Country – India. <u>Contact Person:</u> Mr. K. Vyanktesh 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.	<p>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 KM. travelling distance from Dewas Junction Railway station.</p> <p>Land: As per Sale Deed, the land area is 65.05 Sq. M. i.e. 700.00 Sq. Ft., which is considered for valuation.</p> <p>Structure: The property consists of Residential House is of Ground Floor structure only. It is a R.C.C. Framed Structure with RCC beams, columns, slabs and external RCC staircase provide for access to the upper floor.</p> <p>As per site inspection, ground floor is completed and 1st floor is partly done without roofing (brick masonry partition walls are constructed). Further construction work was stopped since long time.</p>		

As per Sale Deed, constructed area is 42.55 Sq. M. i.e. 458.00 Sq. Ft.		
The composition of the Residential House as per Site is as below -		
Floor	Composition	
Ground	Living Room + 1 Bedroom + Kitchen + Wash Area + Toilet + Passage + Front side Tin Shed	
First	Not completed	
As per site Measurement, the structure area is as below-		
Particulars	Area in Sq. Ft.	
Ground Floor	427.00	
Front Side Tin Shed	130.00	
1 st Floor Partly Completed without roofing	324.00	
The composition of the Residential House as per Approved Plan is as below -		
Floor	Composition	
Ground	2 Rooms + Kitchen + Toilet	
First	2 Rooms + Store + Toilet (Partly completed without roofing)	
As per approved plan, the proposed FAR Factor of land area is 1.20.		
As per Approved Plan, plot and construction area is a below-		
Particulars	Area in Sq. M.	i.e. Sq. Ft.
Plot Area	65.05	700.00
Built-up Area of Ground Floor	42.55	458.00
Built-up Area of First Floor	38.95	419.00 (Not Considered as Incomplete Construction)
12. Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Plot No. 08, Khasra No. 121/1/2
13. Boundaries of the property	:	As per Actual at Site As per Document
North	:	House / Plot No. 07 Plot No. 07
South	:	House / Plot No. 09 Plot No. 09
East	:	Road Colony Road
West	:	Other Land Other Land
14. Route map	:	Enclosed
15. Any specific identification marks	:	Near Ram 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. (R)
	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. 169 dated 15.05.2015
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.	:	Occupied by Mr. Tarun Yadav (Owner's Driver)
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 = 13'01" East - West = 5'00"
43.	2) Total area of the plot	:	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	:	₹ 2,500/- to ₹ 3,000/- 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	:	₹ 5,000/- per Sq. M. i.e. ₹ 465/- per Sq. Ft.
46.	Building		₹ 1,500/- per Sq. Ft. on Built-up Area After Depreciation - ₹ 1,343/- 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	458.00	2015
	60	1,500/-	08
	1,320/-	6,04,560/-	6,87,000/-
	Total		
			6,04,560/-
			6,87,000/-
47.	i. Government Value		
	Particulars	Area in Sq. Ft.	Rate in ₹
	Land	700.00	511/-
	Structure	As per valuation table	
	Total		9,62,260/-
	5) Assessed/ adopted rate of valuation.	₹ 2,800.00 per Sq. Ft. for Residential Land	
48.	ii. Fair Market Value		
	Particulars	Area in Sq. Ft.	Rate in ₹
	A) Land	700.00	2,800/-
	B) Building	As per valuation table	
	6) Total Value (A + B)		25,64,560/-
a. Technical details of the Plot:			
49.	Type of Plot (Residential/ Commercial/ Industrial).	:	Residential

50.	Year of construction.	:	Ground Floor – 2015 (Approx.) First Floor – Incomplete Structure (Without roofing and final finishing work) Age of the Building - 08 Years
51.	Future life of the property.	:	52 years, Subject to proper, preventive periodic Maintenance & structural repairs
52.	No. of floors and height of each floor including basement.	:	Ground (Completed) + 1 st Floor - Incomplete Structure (Without roofing and final finishing work)
53.	Plinth area of each floor	:	
As per Approved Plan, plot and construction area is a below-			
	Particulars	Area in Sq. M.	i.e. Sq. Ft.
	Plot Area	65.05	700.00
	Built-up Area of Ground Floor	42.55	458.00
	Built-up Area of First Floor	38.95	419.00 (Not Considered as Incomplete Construction)
54.	Type of construction. (Load bearing/ R.C.C. / Steel framed).	:	RCC framed structure
	Condition of the building.	:	
55.	External (excellent/ good/ normal/ poor).	:	Normal
56.	Internal (excellent/ good/ normal/ poor).	:	Normal
	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
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	₹ 25,64,560/-
	Realizable Value	₹ 23,08,104/-
	Forced/ Distress Sale value.	₹ 20,51,648/-
	Insurable value (Full Replacement Cost (6,87,000/-) – Subsoil structure cost (15%)	₹ 5,83,950/-
e)	Remarks	

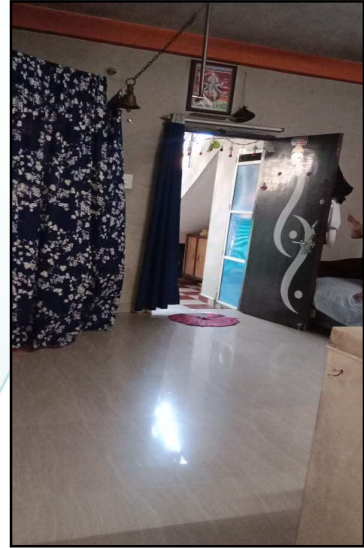
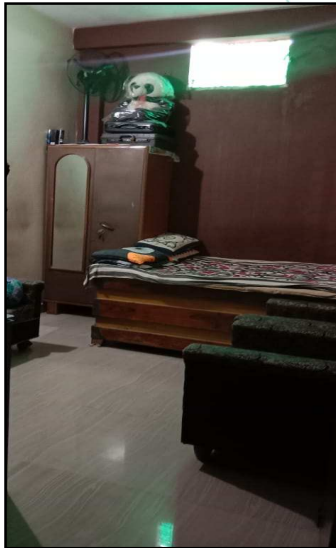
Justification for price /rate

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.

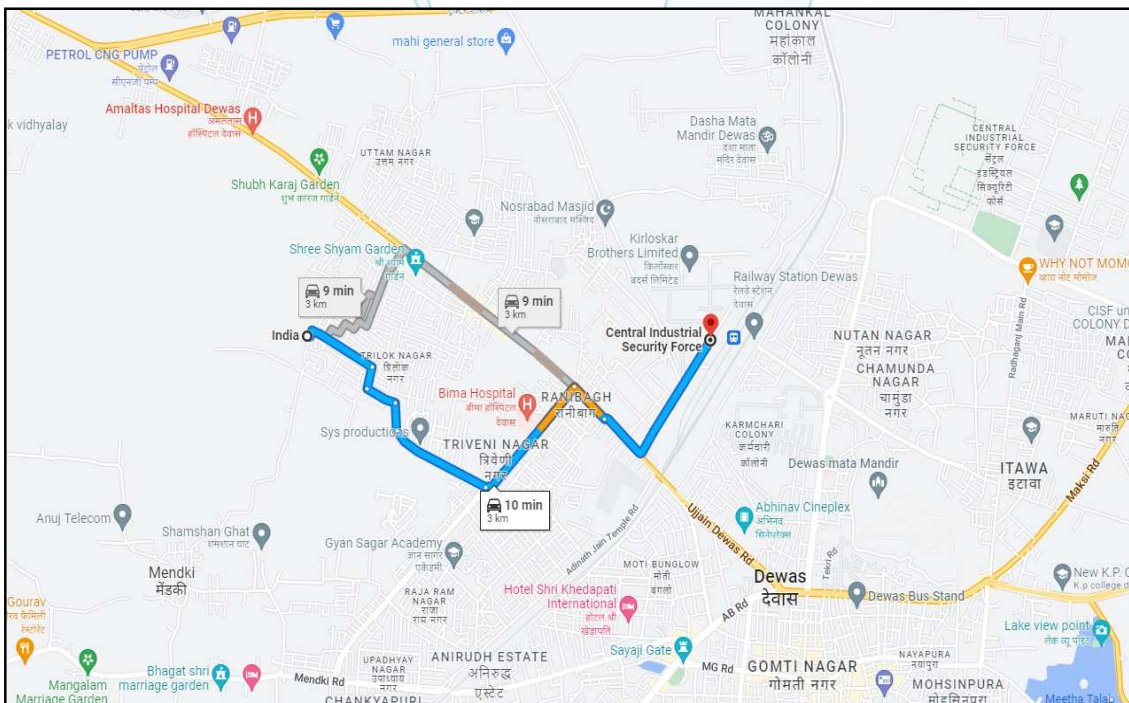
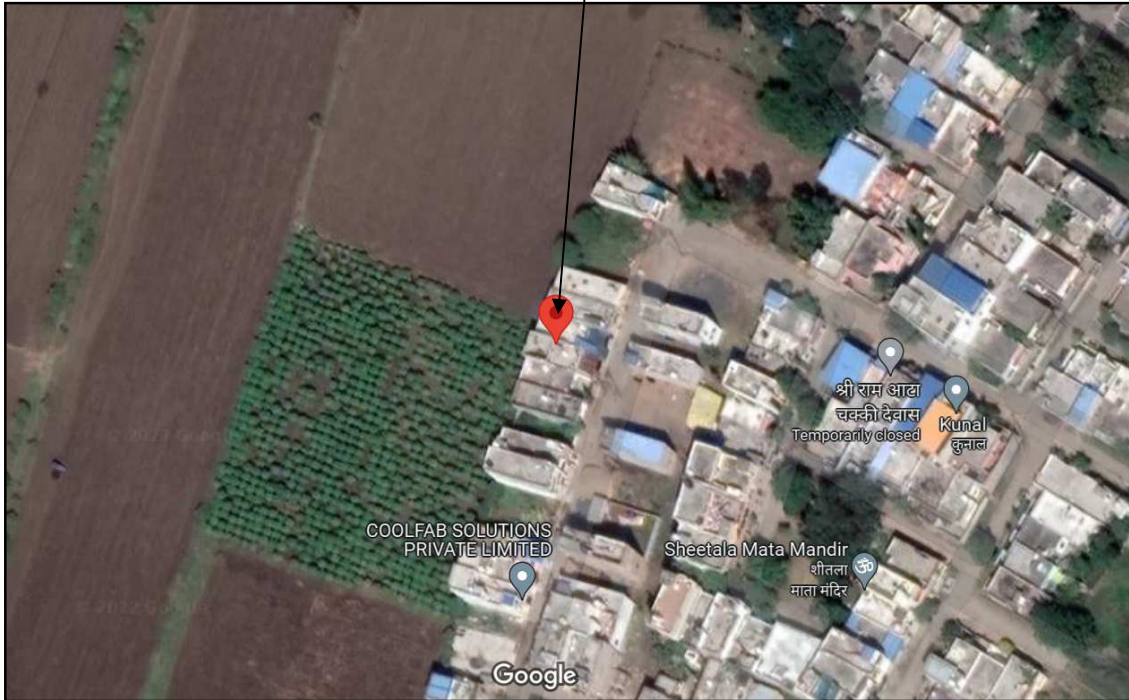
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Actual site photographs



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Route Map of the property Site u/r



Latitude Longitude - 22°58'41.6"N 76°01'49.9"E

Note: The Blue line shows the route to site from nearest railway station (Dewas Junction – 3 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	Irigated	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)
347	SHRI SANKARGANGA PEPADE (MENDU CHAI)	9000	12000	9000	21000	15400	13800	12200	26600	25000	25000	11000	15000	90000000	90000000	9000	12000
348	SIDDHARTH NAGAR/ MAHADEV NAGAR (TAWA)	5000	6600	5000	17000	11400	9800	8200	21200	19600	19600	9600	14400	50400000	50400000	5000	6600
349	TRILOK NAGAR / PRABHU SHRI NARAYAN NAGAR (TAWA)	5500	8000	5500	17500	11900	10300	8700	22600	21000	21000	9600	14400	55000000	55000000	5500	8000
350	VABHAV NAGAR (MEDHECHAK)	8500	11000	8500	20500	14900	13300	11700	25600	24000	24000	10000	16000	85000000	85000000	8500	11000

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

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Price Indicators

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2 Photos

ABAMNC Approved | South

Plot Area	Dimensions(L X B)	Any Construction Done
1500 sqft	50 X 30	No
Status	Boundary Wall	Type Of Ownership
Legal & Infra Status	No	Freehold
Overlooking	Transaction Type	
Garden/Park	Resale	

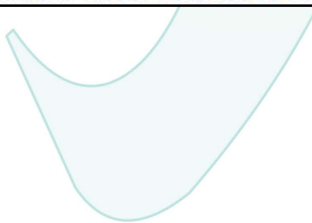
[Contact Owner](#)

[Get Phone No.](#)

👤 Last contact made 21 days ago

More Details

Price	₹ 52.5 Lac
Booking Amount	₹ 51,000
Address	7, Shikshak Nagar, Civil Lines, Dewas, Madhya Pradesh
Landmarks	Plot is very closed to Near Police station, so it's a safer location.



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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 **28th 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