

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Smt. Babita Chawla W/o. Raghubirsingh Chawla**

Residential House No. 28/2/1, Patwari Halka No. 43, Sanawad Road, Soni Colony, Shastri Ward No. 01,
Village & Tehsil Bhikangaon, District Khargone, PIN – 451 331,
State – Madhya Pradesh, Country – India

Latitude Longitude : 21°52'04.3"N 75°57'41.6"E

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Valuation Done for:

Union Bank of India

Khargone Branch




Shop No. 31-32, Radha Vallabh Market, Kasturi Hotel Lane, Jawahar Nagar, Khargone - 451 001,
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 Report Prepared For: UBI / Khargone Branch/ Smt. Babita Chawla W/o. Raghubirsingh Chawla (003005/2302027)

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Vastu/Indore/08/2023/003005/2302027
11/14-173-AKTA
Date: 11.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential House No. 28/2/1, Patwari Halka No. 43, Sanawad Road, Soni Colony, Shastri Ward No. 01, Village & Tehsil Bhikangaon, District Khargone, PIN – 451 331, State – Madhya Pradesh, Country – India being valued for belongs to **Smt. Babita Chawla W/o. Raghubirsingh Chawla.**

Boundaries of the property.

North : House of Shyam Sen
South : House of Bhimsingh
East : Property Belongs to Madan Bhatiya / Sanawad Road
West : Open Plot / Colony Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential House	62,45,000/-	53,08,250/-	43,71,500/-	31,84,950/-

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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Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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

Encl: Valuation report.



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Vastukala Consultants (I) Pvt. Ltd.

106, 1st Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001

To,

The Branch Manager**Union Bank of India****Khargone Branch**

Shop No. 31-32, Radha Vallabh Market

Kasturi Hotel Lane, Jawahar Nagar

Khargone - 451 001

State – Madhya Pradesh, Country – India

VALUATION REPORT (IN RESPECT OF RESIDENTIAL HOUSE)

I	General	
1.	Purpose for which the valuation is made	: As per the request from Union Bank of India, Khargone Branch to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a) Date of inspection	: 07.08.2023
	b) Date on which the valuation is made	: 11.08.2023
3.	List of copy of documents produced for perusal	: i) Relinquishment Deed, Registration dated 01.02.2022 ii) Conveyance Deed, Registration dated 14.09.2021 iii) Property Tax Receipt No. 192-210908-11093581 dated 08.09.2021 issued by Bhikangaon Nagar Parishad iv) Certificate No. 40 / Revenue / 2021 dated 20.01.2022 issued by Nagar Parishad Bhikangaon, District Khargone v) Architectural Plan vi) Previous Valuation Report dated 12.04.2022
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Smt. Babita Chawla W/o. Raghubirsingh Chawla Address: Residential House No. 28/2/1, Patwari Halka No. 43, Sanawad Road, Soni Colony, Ward No. 01 Shastri, Village & Tehsil Bhikangaon, District Khargone, PIN – 451 331, State – Madhya Pradesh, Country – India. Contact Person: Self-Visit
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	Property:	The immovable property comprises of Residential House. The property is located in a developed area having

basic infrastructure, well connected by road and train. The property is located at a travelling distance of 400 M. from Bhikangaon Bus Stand.

Landmark: Honda Showroom

Only external inspection is done by our Site Engineer. Internal inspection not allowed by the owner of the property; We have referred data from our old valuation done by us last year dated 12-04-2022. Accordingly, the details are as under –

The property consists of residential house of Ground + 1 Upper Floor. It is a R.C.C. framed structure with RCC beams, columns, slabs and RCC staircase is proposed for access to the upper floor.

The composition of the Residential House as per Architectural plan is as below -

Floor	Composition
Ground Floor	Store / Godown + Veranda + 2 Rooms + 2 Toilets + Store
First Floor	Veranda + 6 Rooms + Store + 3 Toilets + Wash area + Bath + Gallery

As per Architectural plan, the structure area is as below –

Floor	Built-up Area in Sq. M.	Built-up Area in Sq. Ft.
Ground Floor	116.07	1,249.00
First Floor	116.07	1,249.00
Total	232.14	2,498.00

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

Floor	Composition
Ground Floor	Hall + Passage + 2 Rooms + Toilet
First Floor	Hall + 4 Rooms + 3 Toilets + 2 Kitchen + Passage

As per Relinquishment Deed, the structure area is as below, which is considered for valuation.

Floor	Built-up Area in Sq. M.	Built-up Area in Sq. Ft.
Ground Floor	116.078	1,249.00
First Floor	116.078	1,249.00
Total	232.156	2,498.00

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Patwari Halka No. 43
	b) Door No.	:	Residential Building No. 28/2/1
	c) T.S. No. / Village	:	Village - Bhikangaon
	d) Ward / Tehsil	:	Shastri Ward No. 01, Tehsil - Bhikangaon
	e) Mandal / District	:	District - Khargone
7.	Postal address of the property	:	Residential House No. 28/2/1, Patwari Halka No. 43, Sanawad Road, Soni Colony, Shastri Ward No. 01, Village & Tehsil Bhikangaon, District Khargone, PIN – 451 331, State – Madhya Pradesh, Country – India.
8.	City / Town	:	Khargone
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No

9.	Classification of the area	:													
	i) High / Middle / Poor	:	Middle Class												
	ii) Urban / Semi Urban / Rural	:	Urban												
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Nagar Parishad Bhikangaon												
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No												
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.												
13.	Boundaries of the property		As per the Lease Deed Actual												
	North	:	House of Shyam Sen House of Shyam Sen												
	South	:	House of Bhimsingh House of Bhimsingh												
	East	:	Land of Bhil Property Belongs to Madan Bhatiya / Sanawad Road												
	West	:	Common Road Open Plot / Colony Road												
14.1	Dimensions of the site		N.A., as the property under consideration is Residential House having irregular shape.												
			A B As per the Deed Actuals												
	North	:													
	South	:	-												
	East	:													
	West	:													
14.2	Latitude, Longitude & Co-ordinates of Property	:	21°52'04.3"N 75°57'41.6"E												
15.	Extent of the site	:	As per Relinquishment Deed, the structure area is as below -												
			<table border="1"> <thead> <tr> <th>Floor</th> <th>Built-up Area in Sq. M.</th> <th>Built-up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>116.078</td> <td>1,249.00</td> </tr> <tr> <td>First Floor</td> <td>116.078</td> <td>1,249.00</td> </tr> <tr> <td>Total</td> <td>232.156</td> <td>2,498.00</td> </tr> </tbody> </table>	Floor	Built-up Area in Sq. M.	Built-up Area in Sq. Ft.	Ground Floor	116.078	1,249.00	First Floor	116.078	1,249.00	Total	232.156	2,498.00
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Ground Floor	116.078	1,249.00													
First Floor	116.078	1,249.00													
Total	232.156	2,498.00													
16.	Extent of the site considered for Valuation (least of 14A& 14B)	:	As per Relinquishment Deed, the structure area is as below -												
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Total	232.156	2,498.00													

17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	NA Only External Visit is Done
II	CHARACTERISTICS OF THE SITE		
1.	Classification of locality	:	Located in middle class locality
2.	Development of surrounding areas	:	Developed Residential Area
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available nearby
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	Residential
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B. T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft.
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Borewell
16.	Underground sewerage system	:	Connected to Nagar Parishad Bhikangaon
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed residential area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	N.A.
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	N.A.
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 2,000/- to ₹ 3,000/- per Sq. Ft. on Built-up Area Details of online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 14,800/- per Sq. M. i.e. ₹ 1,375/- per Sq. Ft.
5	Assessed / adopted rate of valuation	:	N.A, Composite method is used for valuation.
6	Estimated value of land (A)	:	N.A, Composite method is used for valuation.
Part – B (Valuation of Building)			

1	Technical details of the building	:													
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential House												
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC Framed Structure												
	c) Year of construction	:	2022 Age of the House – 1 Year Future Life of the property – 59 years Subject to proper, preventive periodic Maintenance & structural repairs.												
	d) Number of floors and height of each floor including basement, if any	:	Ground + 1 upper floor												
	e) Plinth area floor-wise	:	As per Relinquishment Deed, the structure area is as below, which is considered for valuation.												
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Ground Floor	116.078	1,249.00													
First Floor	116.078	1,249.00													
Total	232.156	2,498.00													
	f) Condition of the building	:													
	i) Exterior – Excellent, Good, Normal, Poor	:	Good												
	ii) Interior – Excellent, Good, Normal, Poor	:	Internal Visit not allowed												
	g) Date of issue and validity of layout of approved map	:													
	h) Approved map / plan issuing authority	:	Copy of Architectural Plan is verified												
	i) Whether genuineness or authenticity of approved map / plan is verified	:													
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No												

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	RCC
2.	Basement	:	N.A.
3.	Superstructure	:	RCC framed structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed Powder coated Aluminium sliding windows, Teak wood door frame with flush shutters
5.	RCC Works	:	RCC Footings and Columns
6.	Plastering	:	Cement plastering
7.	Flooring, Skirting, dado	:	Vitrified and Ceramic tiles flooring
8.	Special finish as marble, granite, wooden	:	Yes

	paneling, grills etc.		
9.	Roofing including weather proof course	:	RCC roof
10.	Drainage	:	Connected to Nagar Parishad Bhikangaon Sewerage System

2.	Compound Wall	:	
	Height	:	Not
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	Concealed wiring
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	As per requirements
	Fan points	:	As per requirements
	Spare plug points	:	As per requirements
	Any other item	:	
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	As per requirements
	b) No. of wash basins	:	As per requirements
	c) No. of urinals	:	As per requirements
	d) No. of bath tubs	:	As per requirements
	e) Water meters, taps etc.	:	As per requirements
	f) Any other fixtures	:	

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Included in the Cost of Construction
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total		

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total		

Part – E (Miscellaneous)		:	Amount in ₹
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1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Government Value

Particulars	Area in Sq. Ft.	Rate in ₹	Value in ₹
Residential House	2,498.00	1,375/-	34,34,750/-
Total			34,34,750/-

Structure

Floor	Built-up Area (Sq. Ft.)	Year Of Const.	Age Of Build.	Rate (₹)	Market Value (₹)
Residential House	2,498.00	2022	1	2,500/-	62,45,000/-
				TOTAL	62,45,000/-

Total abstract of the entire property

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Part – A	Land	:	-
Part – B	Structure	:	₹ 62,45,000/-
Part – C	Compound wall	:	-
Part - D	Amenities	:	-
Part – E	Pavement	:	-
Part – F	Services	:	-
	Market Value	:	₹ 62,45,000/-
	Realizable Value	:	₹ 53,08,250/-
	Distress Sale Value	:	₹ 43,71,500/-
	Insurable value	:	₹ 31,84,950/-
Remarks	<i>Only external inspection is done by our Site Engineer. Internal inspection not allowed by the owner of the property; We have referred data from our old valuation done by us last year dated 12-04-2022.</i>		

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential House, where there are typically many comparables available to analyze. As the property is a Residential House, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 2,000/- to ₹ 3,000/- per Sq. Ft. on Built-up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Industrial application in the locality etc. We estimate ₹ 2,500/- per Sq. Ft. on Built-up Area for valuation.

The saleability of the property is: Average

Likely rental values in future in: ₹ 13,000/-

Any likely income it may generate: Rental Income

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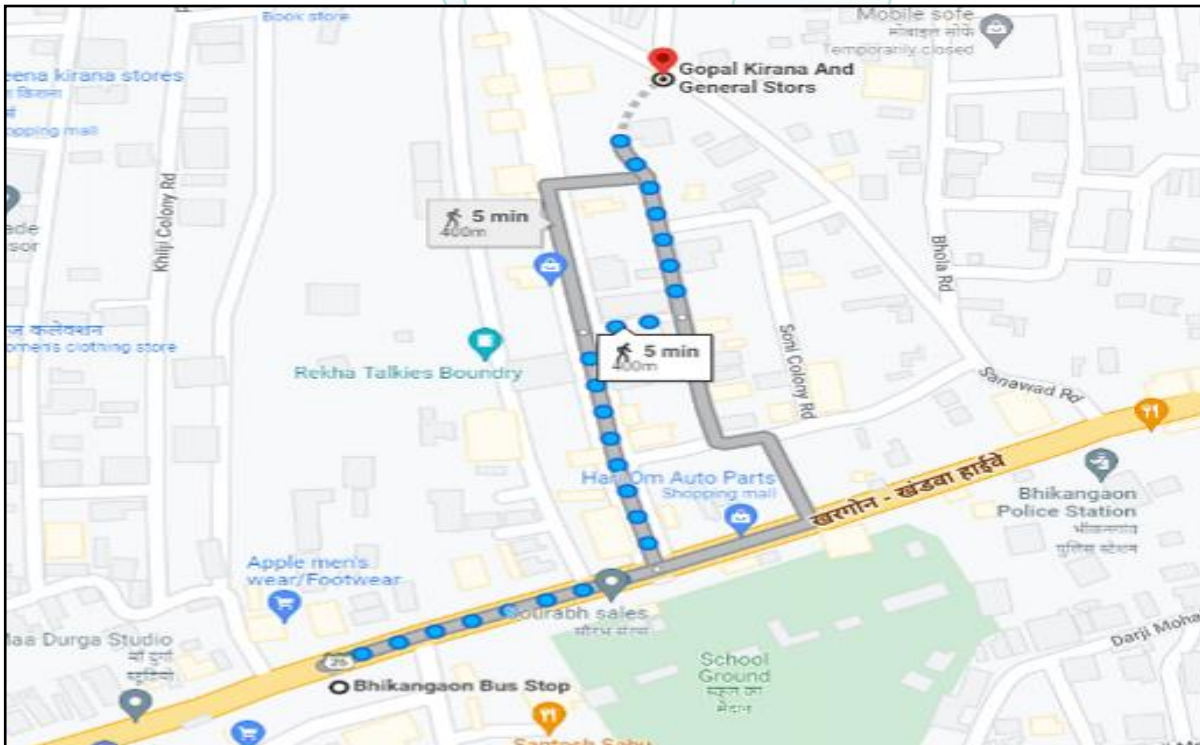
Actual Site Photographs



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Route Map of the property

Site u/r



Latitude Longitude: 21°52'04.3"N 75°57'41.6"E

Note: The Blue line shows the route to site from nearest Bus Stand (Bhikangaon Bus Stand – 400M.)

Ready Reckoner 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)
Tehsil: BHIKANGAON																	
Sub-Area : NAGAR PARISHAD BHIKANGAON, Ward/Patwari Halka: WARD 01 SHASTRI WARD																	
419	KHARGONE KHAL (NALLA) SE PANI KI TANKI TAK KHARGONE KHANDWA ROAD	7600	15200	7600	15600	12400	10800	10000	25100	24700	24300	0	0	4000000	4000000	7600	15200
420	KHARGONE NAKE SE JAYSTHMBH TAK MUKHYA MARG SE HATKAR	4080	8280	4080	12080	8880	7280	6480	18180	17780	17380	0	0	4800000	4800000	4080	8280
421	PANI KI TANKI SE THANE TAK SAMPURAN BUS STEND KAITR SHAMIL (KHARGONE KHANDWA ROAD)	26400	52800	26400	34400	31200	29600	28800	62700	62300	61900	0	0	4000000	4000000	26400	52800
422	SARDAR VALLABHBHAI PATEL MARG ROAD PAR (AMANKHEDI KEDWA MARG)	6800	13600	6800	14800	11600	10000	9200	23500	23100	22700	0	0	5000000	5000000	6800	13600
423	SARDAR VALLABHBHAI PATEL MARG SE HATKAR(AMANKHEDI KEDWA MARG)	4180	8360	4180	12180	8980	7380	6580	18260	17860	17460	0	0	5000000	5000000	4180	8360
424	SONI COLONY MUKHY MARG PAR	14400	28800	14400	22400	19200	17600	16800	38700	38300	37900	0	0	4000000	4000000	14400	28800
425	SONI COLONY MUKHY MARG SE HATKAR	6800	13600	6800	14800	11600	10000	9200	23500	23100	22700	0	0	4000000	4000000	6800	13600
Tehsil: BHIKANGAON																	
Sub-Area : NAGAR PARISHAD BHIKANGAON, Ward/Patwari Halka: WARD 02 AKLUVYU WARD																	
426	SARDAR VALLABHBHAI PATEL MARG ROAD PAR (AMANKHEDI KEDWA MARG)	6800	13600	6800	14800	11600	10000	9200	25900	25500	25100	0	0	5000000	5000000	6800	13600
427	SARDAR VALLABHBHAI PATEL MARG SE HATKAR (AMANKHEDI KEDWA MARG)	3800	7600	3800	11800	8600	7000	6200	17500	17100	16700	0	0	5000000	5000000	3800	7600

Financial Year: 2023-2024 Name of District: KHARGONE Guideline ID :2023202422101

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Price Indicators

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RERA - N/A

No Property Images Available

Request Photos

2300 Sq.ft. Residential Plot for Sale in Sanawad, Khargone

Sanawad, Khargone, Madhya Pradesh by [PAWAN JAIN](#) - [View Map](#)

₹ 46 Lac @ ₹2 K/Sq.ft. ♥

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Price
₹ 46 Lac

Location
Sanawad, Khargone, Madhya Pradesh

Plot/Land Area
2300 Sq.ft.

Ownership
Individual

Type
Residential Plots

About Property

Yah Ek individual plot hai jo 2300 square feet ka hai .yah plot sanawad mein hai ya plot government boys school ke pahle aata hai aur purani Anaj Mandi road ke pass sthit hai.

Price :	Booking Amount :	Ownership :
₹ 46 Lac	10 Lac	Individual

Land Mark :

School
1 kms

CONTACT SELLER

PAWAN JAIN

Owner / +91-98260xxxxx

+91
▼

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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 high 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 as per property document 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 the property documents 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.

We hope this will satisfy your requirements.

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As a result of my appraisal and analysis, it is my considered opinion that the present Market value of the above property in the prevailing condition with aforesaid specifications is as follows

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential House	62,45,000/-	53,08,250/-	43,71,500/-	31,84,950/-

Place: Indore

Date: 11.08.2023

For **Vastukala Consultants (I) Pvt. Ltd.**

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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

Encl: Valuation report.

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

only).

Date

Think.Innovate.Create Signature
(Name of the Branch Manager with Official seal)

Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached

Annexure-II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 11.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued; ^(R)
- c. I/ my authorized representative have personally inspected the property on 07.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- k. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- l. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The Residential House is owned by Smt. Babita Chawla W/o. Raghubirsingh Chawla as per Relinquishment Deed Registration dated 01.02.2022. At present construction work is in progress at site.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Khargone Branch to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Dinesh Kanere – Regional Technical Manager Akhilesh Kumar Prajapati – Valuation Engineer Akhilesh Yadav – Technical Manager Akshay Kumar Trivedi – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 07.08.2023 Valuation Date – 11.08.2023 Date of Report – 11.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 07.08.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online Price Indicators on real estate portals Enquiries with Real estate consultants
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential house size, location, upswing in real estate prices, sustained demand for Residential house, all round development of residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **11th August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential House having **Built-up Area** is **2,498.00 Sq. Ft.** belongs to **Smt. Babita Chawla W/o. Raghubirsingh Chawla**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is belongs to **Smt. Babita Chawla W/o. Raghubirsingh Chawla**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made

no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the Residential House having **Built-up Area is 2,498.00 Sq. Ft.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current Use / Existing Use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity

to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential House having **Built-up Area is 2,498.00 Sq. Ft.**

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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

Annexure - III

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

For **Vastukala Consultants (I) Pvt. Ltd.**

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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