

## VALUATION REPORT

AR/BOM-64/MGR-56/2023-24/VR-570

DATE – 31/08/2023

**CLIENT: BANK OF MAHARASHTRA**

MG ROAD BRANCH, INDORE

**PROPERTY: IT IS A RESIDENTIAL PROPERTY**

**ADDRESS OF THE PROPERTY: PLOT NO. 22, MANIK BAG ANNEX, INDORE, M.P.**

**OWNER OF THE PROPERTY: MR. MOHAMMAD AJEEJ S/O MR. MOHAMMAD HABEEB**



A handwritten signature in black ink, appearing to be "Arun Singh Rajput", written over the stamp.

**AR. ARUN SINGH RAJPUT**

B.ARCH, MCA, AIIA,  
REGD. ARCHITECT &

REGD. VALUER GOVT. OF INDIA

207, SHAM TOWER, 164/2 RNT MARG, INDORE-452001

0731-4035495, 9425320759

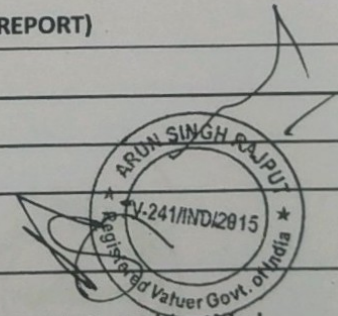
arun\_span@yahoo.co.in



**SUMMARY VALUATION REPORT**

Summary Valuation Report on properties owned by **MR. MOHAMMAD AJEEJ S/O MR. MOHAMMAD HABEEB AT PLOT NO. 22, MANIK BAG ANNEX, INDORE, M.P.**

Sr. No.	Particulars	Details / Information
1.	Name of the Branch	MG ROAD BRANCH, INDORE
2.	Name of the Borrower	-
3.	Name of the Valuer / Firm	AR. ARUN SINGH RAJPUT
4.	Date of Visit by Valuer	29/08/2023
5.	Name of the Bank Official accompanied / visited with Valuer	-
6.	Description of property / properties	PROPERTY IS A RESIDENTIAL PROPERTY AT MANIK BAG ANNEX, WITH G+1 STRUCTURE HAVING TOTAL BUILT UP AREA 1198.87SQFT OR 111.42 SQM ON PLOT AREA 826.5 SQFT OR 76.81 SQM.
a)	Name of the owner / Mortgagor	MR. MOHAMMAD AJEEJ S/O MR. MOHAMMAD HABEEB
b)	Extent of area( in acres /hectors/sq meter / sq feet)	PLOT AREA 826.5 SQFT OR 76.81 SQM.
c)	Survey no/Gut no. /CST NO. / House no.	PLOT NO. 22
d)	Type of Land	FREEHOLD
e)	Nature of property	RESIDENTIAL
f)	In possession of / occupancy	OWNER OCCUPIED (UNDERCONSTRUCTION)
g)	location	URBAN
h)	Boundaries	IDENTIFIED ( DETAILS IN THE MAIN REPORT)
i)	Market value of the Property	Rs. 1,00,80,000/-
j)	Realizable Value of the Property	Rs. 90,72,000/-
k)	Distress value of the Property	Rs. 86,18,000/-
l)	Value of the property as per the Govt Ready Reckoner	Rs. 22,18,029/-



Certified that the property is properly demarcated and the boundaries of the property are identified.

AR. ARUN SINGH RAJPUT  
Signature & Seal of Valuer

Date:- 31/08/2023  
Place:- INDORE

207, Sham Tower, (Near Hotel President), 164/2, R.N.T. Marg, INDORE

E-mail : arun\_span@yahoo.co.in / arunspanarchitects2005@gmail.com  
Contact No. : 094253 20759 Ph.: +91-731-4035495 Web. : www.arunspan.com



**LETTER**

**VALUATION OF LAND & BUILDING**

TO  
THE BRANCH MANAGER  
BANK OF MAHARASHTRA,  
MG ROAD BRANCH,  
INDORE (M.P.)

This is to certify that. as per my knowledge and judgement and as per the information received by me, the valuation of the property. in my opinion

Belonging to MR. MOHAMMAD AJEEJ S/O MR. MOHAMMAD HABEEB

Located at PLOT NO. 22, MANIK BAG ANNEX, INDORE, M.P.

is estimated

Fair Market Value: Rs. 1,00,80,000/- (RUPEES ONE CRORE EIGHTY THOUSAND ONLY).

Realisable Value: Rs. 90,72,000/- (RUPEES NINETY LAKHS SEVENTY TWO THOUSAND ONLY).

Distress Value: Rs. 86,18,000/- (RUPEES EIGHTY SIX LAKHS EIGHTEEN THOUSAND ONLY).

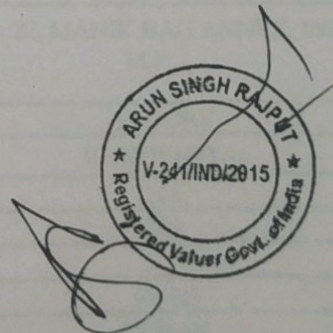
**NOTE:**

(a) The information furnished in the Report is true and correct to the best of my knowledge and belief

(b) I have no direct or indirect interest in the property valued.

(c) I / my representative have personally inspected the property on 29/08/2023.

(d) Value varies with the purpose. This report is not to be referred if the purpose is different other than mentioned in the report.



ARUN SINGH RAJPUT  
V-24/INDIA2015  
Registered Valuer Govt. of India

Place: INDORE

Date: 31/08/2023

Signature

AR. ARUN SINGH RAJPUT



**BANK OF MAHARASHTRA**  
**MG ROAD BRANCH**  
**VALUATION REPORT**

ARUN SINGH RAJPUT, 207, SHAM TOWER, 164/2 R.N.T. MARG, NEAR HOTEL PRESIDENT, INDORE-452001

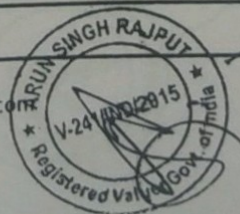
**I. GENERAL**

01.00	Purpose for which the valuation is made	FAIR MARKET VALUE ASSESSMENT
02.	a) Date of Inspection	29/08/2023
	b) Date on which the valuation is made	31/08/2023
03.	List of documents produced for perusal	
	i)	REGISTERED SALE DEED B/T MR. MOHAMMAD AJEEJ S/O MR. MOHAMMAD HABEEB NO. MP179092022A1554059, DATED 26/05/2022.
	ii)	MUTATION ORDER NO. 279, DATED 28/10/2022.
	iii)	SANCTIONED MAP BY INDORE MUNICIPAL CORPORATION NO. 118, DATED 27/04/1988.
04.	Name of the owner(s) and his /their address (es) with Phone No.	MR. MOHAMMAD AJEEJ S/O MR. MOHAMMAD HABEEB R/O 2/2, CHHOTI GWALTOLI, NAWAB BANDA, INDORE, M.P.
05.	Brief description of the property	PROPERTY IS A RESIDENTIAL PROPERTY AT MANIK BAG ANNEX, WITH G+1 STRUCTURE HAVING TOTAL BUILT UP AREA 1198.87SQFT OR 111.42 SQM ON PLOT AREA 826.5 SQFT OR 76.81 SQM.
06.	Location of the property	
	a) Plot No./Survey No.	PLOT NO. 22
	b) T.S. No./Village	MANIK BAG ANNEX
	c) Ward/Taluka	WARD NO. 73
	d) Mandal/District	INDORE
07.	Postal address of the property	PLOT NO. 22, MANIK BAG ANNEX, INDORE, M.P.
08.	City/Town	INDORE
	Residential area	RESIDENTIAL
	Commercial area	NA
	Industrial area	NA
09.	Classification of the area	
	i) High/Middle/Poor	HIGH
	ii) Urban/Semi-Urban/Rural	URBAN

207, Sham Tower, (Near Hotel President), 164/2, R.N.T. Marg, INDORE

E-mail : arun\_span@yahoo.co.in / arunspanarchitects2005@gmail.com

Contact No. : 094253 20759 Ph.: +91-731-4035495 Web. : www.arunspan.com





10.	Coming under Corporation limit/ Village Panchayat/Municipality	INDORE MUNICIPAL CORPORATION	
11.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/ cantonment area	NA	
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	NA	
13.	Boundaries of the property	<b>A. As per title Deed</b>	<b>B. Actuals</b>
	North	25 FT ROAD	25 FT ROAD
	South	OPEN LAND OF USHA TRUST	OPEN LAND OF USHA TRUST
	East	PLOT NO. 31	PLOT NO. 31
	West	OPEN LAND	OPEN LAND
14.	Dimensions of the site	<b>A. As per title Deed</b>	<b>B. Actuals</b>
	North	21'9"	21'9"
	South	21'9"	21'9"
	East	38'	38'
	West	38'	38'
15.	Extent of the site	826.5 SQFT OR 76.81 SQM.	826.5 SQFT OR 76.81 SQM.
16.	Extent of the site considered for Valuation (least of 14A & 14 B)	826.5 SQFT OR 76.81 SQM.	
17.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	OWNER OCCUPIED (CURRENTLY RENTED)	

## II. CHARACTERISTICS OF THE SITE

01.	Classification of Locality	HIGH CLASS
02.	Development of surrounding areas	DEVELOPED
03.	Possibility of frequent flooding	REMOTE
04.	Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc.	AVAILABLE NEARBY
05.	Level of land with topographical conditions	LEVELLED
06.	Shape of land	RECTANGULAR
07.	Type of use to which it can be put	RESIDENTIAL
08.	Any usage restriction	RESIDENTIAL
09.	Is plot in Town Planning approved layout?	YES

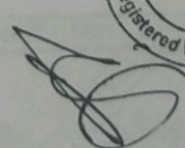
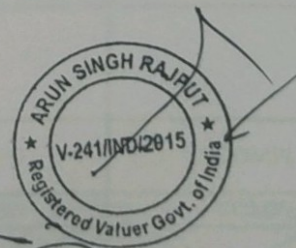




10.	Corner plot or Intermittent plot?	INTERMITTENT PLOT
11.	Road facilities	GOOD
12.	Type of road available at present	CC ROAD
13.	Width of road - Is it below 20 ft. or more than 20 ft.	MORE THAN 20'
14.	Is it a Land-locked Land?	NO
15.	Water Potentiality	GOOD
16.	Underground sewerage system	AVAILABLE
17.	Power supply is available in the site	MPEB
18.	Advantages of the site	1. DEVELOPED AREA 2. NEAR MANIK BAG ROAD
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)	NA

**PART-A (Valuation of Land)**

01.	Size of plot	826.5 SQFT OR 76.81 SQM.
	North & South	21'9"
	East & West	38'
02.	Total extent of the plot (Total)	826.5 SQFT OR 76.81 SQM.
03.	<b>Prevailing market rate</b>	Rs. 9000/- TO Rs. 11000/- PER SQFT
04.	Guideline rate obtained from the Registrar's Office (an evidence, thereof to be enclosed)	Rs. 16,000/- PER SQM OR Rs. 1,486.98/- PER SQFT (ENCLOSED EVIDENCE)
4A	<b>Value as per guideline rate</b>	Rs. 12,28,960/-
05.	Assessed/adopted rate of valuation	Rs. 10000/- PER SQFT
06.	<b>Estimated value of Land</b>	826.5 X 10000 = Rs. 82,65,000/-

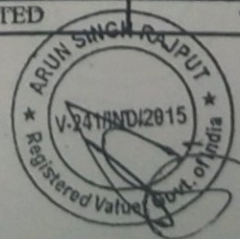





**PART-B (Valuation of Building)**

01. TECHNICAL DETAILS OF THE BUILDING		
a)	Type of Building (Residential/ Commercial/ Industrial),	RESIDENTIAL
b)	Type of construction (Load bearing /RCC/ Steel Framed)	RCC + BRICK WORK
c)	Year of construction	1988
	Age of building	35 YEARS
	Remaining life of building	35 YEARS
d)	Number of floors & height of each floor including basement, if any	G+1 STRUCTURE, EACH FLOOR HEIGHT 10'
e)	TOTAL area	1198.87 SQFT OR 111.42 SQM ( AS PER SANTIONED MAP)
f)	Condition of the building	
	i) Exterior - Excellent, Good, Normal, Poor	NORMAL
	ii) Interior - Excellent, Good, Normal, Poor	NORMAL
g)	Date of issue and validity of layout of approved map / plan	27/04/1988
h)	Approved map / plan issuing authority	INDORE MUNICIPAL CORPORATION
i)	Whether genuineness or authenticity of approved map / plan is verified	SANCTIONED MAP BY INDORE MUNICIPAL CORPORATION NO. 118, DATED 27/04/1988.
j)	Any other comments by our empanelled valuers on authentic of approved plan	NA

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF			
S1.No	Description	Ground Floor	Other Floors
01.	Foundation	RCC	-
02.	Basement	NA	-
03.	Superstructure	RCC + BRICK WORK	RCC + BRICK WORK
04.	Joinery/Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	M.S. GATE IN ENNTRANCE TO G.F. AND WOODEN DOORS IN OTHER ROOMS, WOODEN PANEL WINDOWS WITH M.S. GRILLS AND CLEAR GLASS PANEL.	
05.	RCC Works	COMPLETED	COMPLETED
06.	Plastering	COMPLETED	COMPLETED
07.	Flooring, skirting, dadoing	VITRIFIED TILES	VITRIFIED TILES
08.	Special finish as marble, granite, wooden panelling, drills etc.		
09.	Roofing including weather proof course	COMPLETED	COMPLETED
10.	Drainage	COMPLETED	COMPLETED





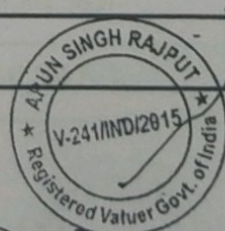
11.	COMPOUND WALL	-
	Height	-
	Length	-
	Type of Construction	-
12.	ELECTRICAL INSTALLATION	COMPLETED
	Type of wiring	UNDERGROUND CONDUITING
	Class of fittings (Superior/ Ordinary /Poor)	ORDINARY
	Number of light points	MULTIPLE
	Fan points	MULTIPLE
	Spare plug points	MULTIPLE
	Any other item	MULTIPLE
13	PLUMBING INSTALLATION	COMPLETED
	No. of water closets and their type	MULTIPLE
	No. of wash basins	MULTIPLE
	No. of urinals	-
	No. of bath tubs	-
	Water meter, taps, etc.	MULTIPLE

#### DETAILS OF VALUATION

Sl No	Particulars of Item	Plinth Area SQft	Roof Ht.	Age of Building	Estimated replacement rate of construction Rs./ sqft	Replacement Cost Rs.	Depreciation Rs.	Net Value after depreciation Rs.
01	GROUND FLOOR	611.81	10'	35 YRS	Rs. 1500	Rs. 9,17,715/-	Rs. 4,12,971/-	Rs. 5,04,744/-
02	FIRST FLOOR	587.06	10'	35 YRS	Rs. 1500	Rs. 8,80,590/-	Rs. 3,96,265/-	Rs. 4,84,325/-
03	TOTAL	1198.87	20'	0 YEAR	Rs. 1500	Rs. 17,98,305/-	Rs. 8,09,236/-	Rs. 9,89,069/-

#### PART-C (Extra Items)

01.	Portico:	-
02.	Ornamental front door	-
03.	Sit out/ Varandah with steel grills	-
04.	Overhead water tank & uwt	-
05.	Extra steel/collapsible gates	-
	<b>TOTAL</b>	





**PART-D (Amenities)**

01.	Wardrobes	-
02.	Beds	-
03.	Extra sinks and bath tub	-
04.	Marble/Ceramic tiles flooring	-
05.	Interior decorations	-
06.	Architectural elevation works	-
07.	Modular Kitchen	-
08.	Aluminium works	-
09.	Steel hand rails	-
10.	False ceiling	-
	<b>TOTAL</b>	-

**PART-E(Miscellaneous)**

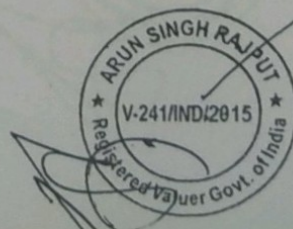
01.	Separate toilet room	-
02.	Separate lumber room	-
03.	Separate water tank/sump	-
04.	Trees, gardening	-
	<b>TOTAL</b>	-

**PART-F(Services)**

01.	Water supply arrangements	-
02.	Drainage arrangements	-
03.	Compound wall	-
04.	C.B. deposits, fittings, ACs etc.	-
05.	Pavement	-
	<b>TOTAL</b>	-

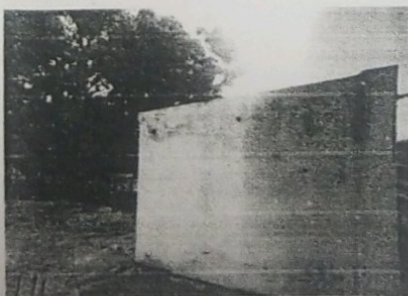
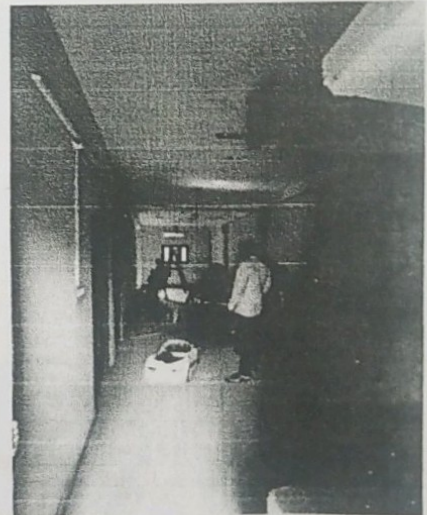
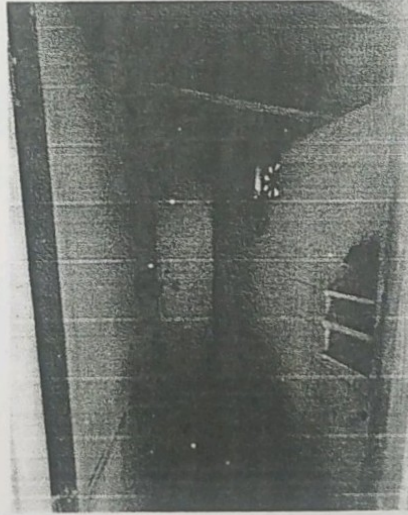
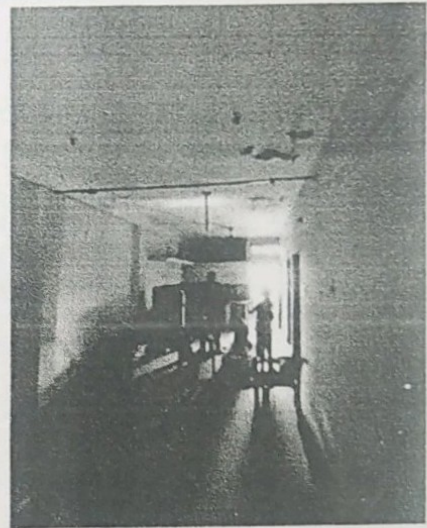
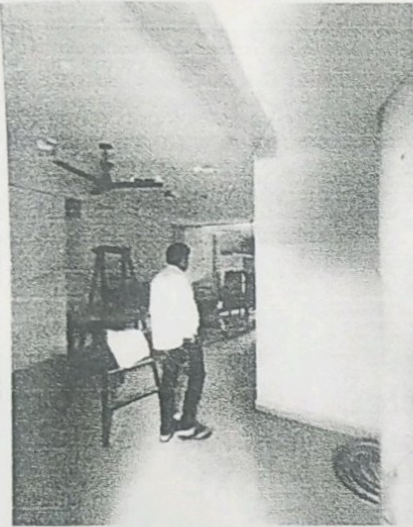
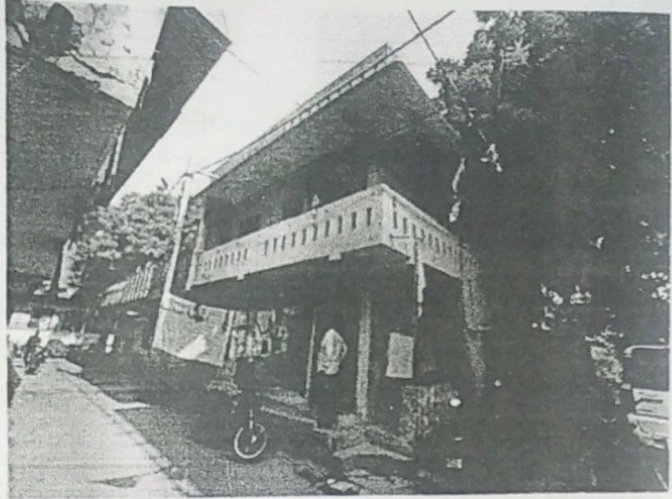
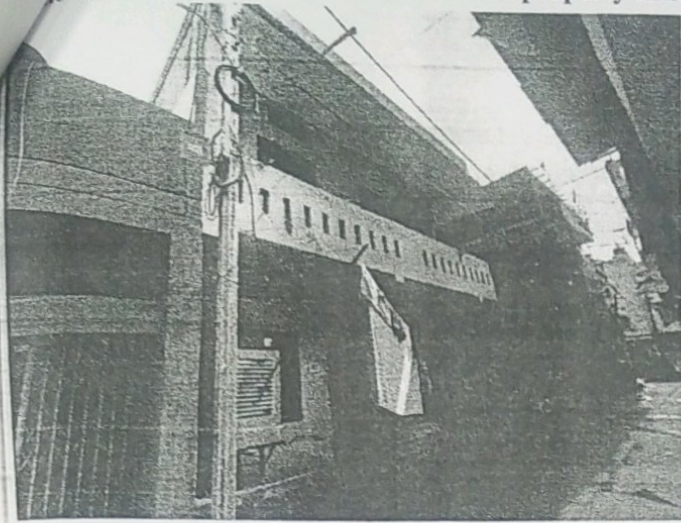
**TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

Part-A	Land	Rs. 82,65,000/-
Part-B	Building	Rs. 9,89,069/-
Part-C	Extra items	--
Part-D	Amenities	--
Part-E	Miscellaneous	--
Part-F	Service	--
	<b>TOTAL</b>	<b>Rs. 1,00,80,569/-</b>
	<b>Say</b>	<b>Rs. 1,00,80,000/-</b>





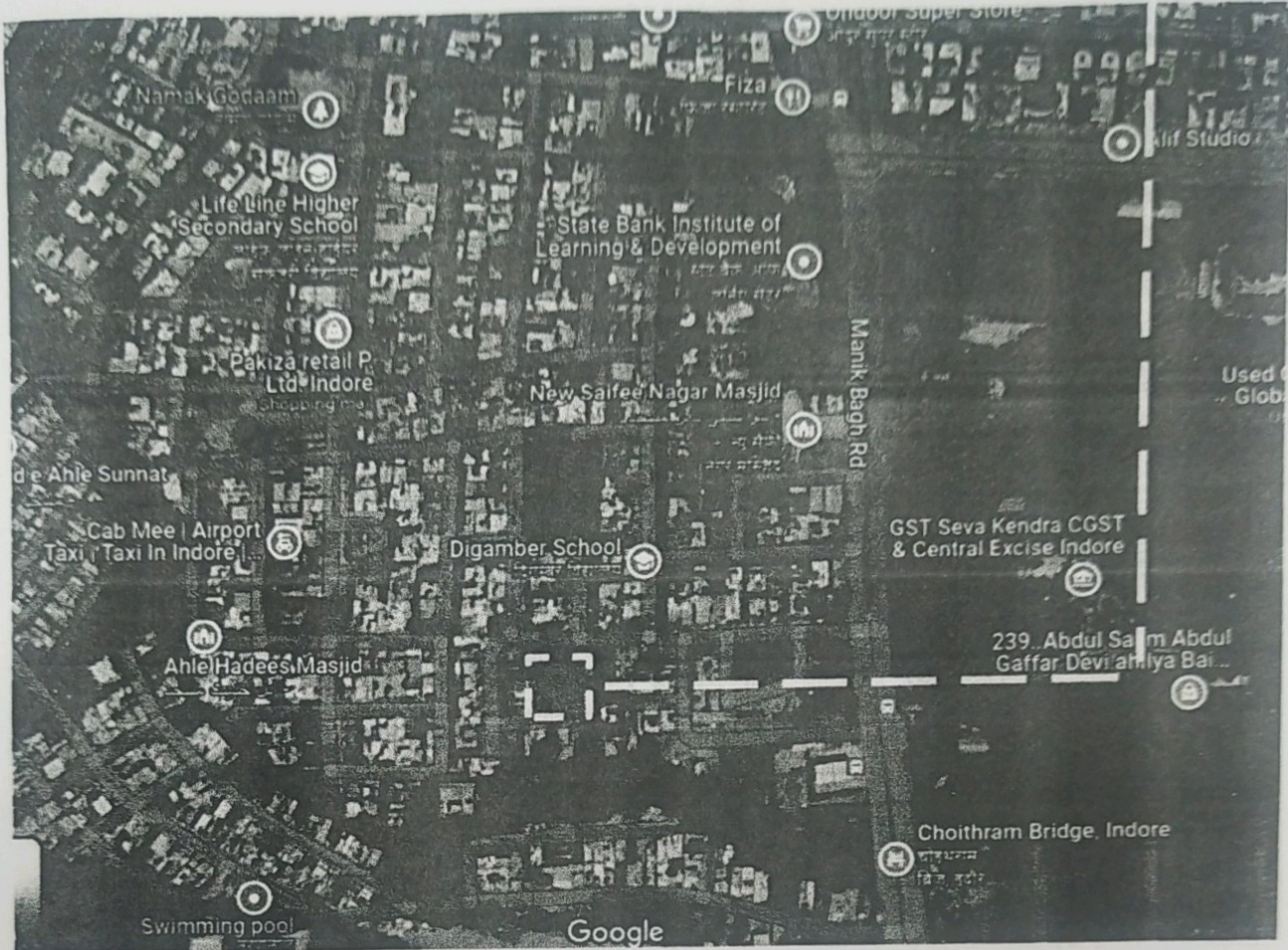
Photograph of owner/representative with property in background to be enclosed.



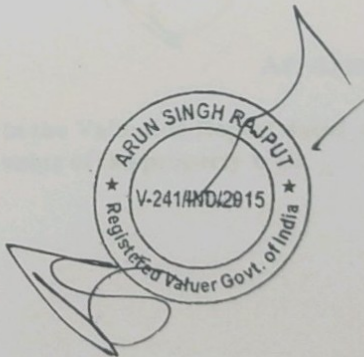


Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

LAT/LONG 22°41'31.1"N 75°51'12.5"E



PLOT NO. 22, MANIK BAG ANNEX, INDORE, M.P.





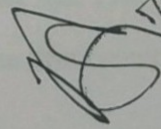
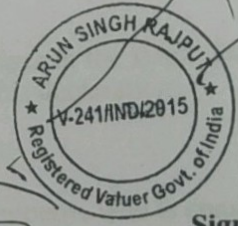
As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 1,00,80,000/- (RUPEES ONE CRORE EIGHTY THOUSAND ONLY). The realizable value of the above property as of 31/AUGUST/2023 is Rs. 90,72,000/- (RUPEES NINETY LAKHS SEVENTY TWO THOUSAND ONLY). The distress value of the property is Rs. 86,18,000/- (RUPEES EIGHTY SIX LAKHS EIGHTEEN THOUSAND ONLY).

**IMPORTANT NOTE :**

- |   |                          |
|---|--------------------------|
| 1) Value of the LAND according to government guideline: | <u>Rs. 12,28,960/-</u>   |
| 2) Value of the LAND according to market rate:          | <u>Rs. 82,65,000/-</u>   |
| 3) Fair Market Value of the PROPERTY (LAND+BUILDING):   | <u>Rs. 1,00,80,000/-</u> |
| 4) Realizable Value of the PROPERTY (LAND+BUILDING):    | <u>Rs. 90,72,000/-</u>   |
| 5) Distress Value of the PROPERTY (LAND+BUILDING):      | <u>Rs. 86,18,000/-</u>   |

Place: INDORE

Date: 31/08/2023

Signature

Ar. Arun Singh Rajput

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 Rs.     
(Rupees  
   only).

Signature:

Date:



### DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated – **31/08/2023** 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;
- c. I have personally inspected the property on **29/08/2023**. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure 10- 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 the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

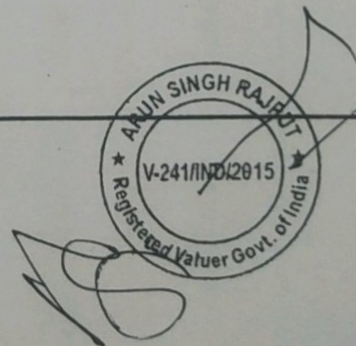




Sl No	Particulars	Valuer comment
1	background information of the asset being valued;	IT IS A RESIDENTIAL PROPERTY AT MANIK BAG ANNEX, INDORE, M.P.
2	purpose of valuation and appointing authority	Fair price assessment
3	identity of the valuer and any other experts involved in the valuation;	Ar.Arun Singh Rajput Regd. Valuer
4	disclosure of valuer interest or conflict, if any;	NA
5	date of appointment, valuation date and date of report;	01/11/2019, 29/08/2023, 31/08/2023
6	inspections and/or investigations undertaken;	Physical Verification
7	nature and sources of the information used or relied upon;	Hard Copies Provided By BOM MG ROAD BRANCH
8	procedures adopted in carrying out the valuation and valuation standards followed;	Standard Procedure Of Valuation
9	restrictions on use of the report, if any;	To be used for bank purpose.
10	major factors that were taken into account during the valuation;	Prevailing Guidelines
11	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.	

Date: 31/08/2023

Place: INDORE



Signature

Ar. Arun Singh Rajput



# GUIDELINE

S.No	Middler/Cobony/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)			BUILDING MULTY(SQM)		AGRICULTURAL LAND(HECTARE)		AGRICULTURAL PLOT(SQM)	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabahu	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)
2685	LAL BAHADUR SHASTRI NAGAR	17600	17600	17600	30600	24800	23200	21600	31200	30800	30400	19200	36800	1760000000	1760000000	17600	17600
2686	LALBACH DALI	17600	20000	17600	30600	24800	23200	21600	33600	33200	32800	20800	40000	1760000000	1760000000	17600	20000
2687	LALBACH PALACE SAICHE K. BAHAR CHANSHYAM NAGAR YE PASS	12000	12000	12000	25000	19200	17600	16000	25600	25200	24800	16800	32000	1200000000	1200000000	12000	12000
2688	MANBAGH LIEMANKBAGH BAGECHABHARBASH MAIN AVAN ANEX	16000	16000	16000	29000	23200	21600	20000	29600	29200	28800	20800	40000	1800000000	1600000000	16000	15000
2689	INDRAJAN COLONY	16800	16800	16800	29800	24000	22400	20800	30400	30000	29600	20800	40000	1880000000	1680000000	16800	16800
2690	NEW SAIFI NAGAR	28000	28000	28000	41000	35200	33600	32000	41600	41200	40800	22400	43200	2800000000	2800000000	28000	28000

