

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Mahendra Singh Chauhan S/o Shri. Sitaram Chauhan**

Residential Flat No. 312, 3rd Floor, Block-B, “**Vishal Urban**”, Bholaram Ustad Marg, Survey No. 296/2/1 Peki, 297/1/1 Peki & 298/1/1, Gram Pipliyarao, Tehsil & District - Indore, PIN – 452 014, State - Madhya Pradesh, Country – India

Latitude Longitude: 22°40'58.8"N 75°51'47.6"E

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Valuation Done for: **SVC Co-Operative Bank Ltd.**

Bhopal Branch




E-5/7, Ground Floor, Surya Tower, Bittan Market, Arera Colony, District – Bhopal, PIN – 462 016, State – Madhya Pradesh, India



Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 312, 3rd Floor, Block-B, "Vishal Urban", Bholaram Ustad Marg, Survey No. 296/2/1 Peki, 297/1/1 Peki & 298/1/1 Peki, Gram Pipliyarao, Tehsil & District - Indore, PIN - 452 014, State - Madhya Pradesh, Country - India being owned by **Shri. Mahendra Singh Chauhan S/o Shri. Sitaram Chauhan**.

Boundaries of the property

Boundaries	:	Building	Flat
North	:	Lord Shiva Township	Flat No. 311
South	:	Other Land	Building M.O.S.
East	:	Block-A	Passage then Lift
West	:	Other Land	Building M.O.S.

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 flat can be assessed for this particular purpose at **₹ 47,79,450/- (Rupees Forty Seven Lakh Seventy Nine Thousand Four Hundred Fifty 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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,
SVC Co-Operative Bank Ltd.
Bhopal Branch
 E-5/7, Ground Floor, Surya Tower, Bittan Market,
 Arera Colony, District – Bhopal,
 PIN – 462 016, State – Madhya Pradesh, India

VALUATION REPORT (IN RESPECT OF RESIDENTIAL FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 18.09.2023
	b) Date on which the valuation is made	: 21.09.2023
3.	Copy of documents produced for perusal	:
	I. Sale Deed, Reg. No. A/1 1135 dated 27.02.2015 between M/s. Vishal builders, Owner Shri. Bhismlala S/o Shri. Nanumal Mandhan (the Sellers) AND Shri. Mahendra Singh Chauhan S/o Shri. Sitaram Chauhan (the Purchaser) II. Approved Plan No. 1083 dated 19.06.2012, Passed by Nagar Palika Nigam Indore. III. T & CP Site Plan Wide Memo No. 5171 dated 24.09.2009, regarding land approved for residential purposes issued by Office of the Joint Director, Town & Country Development District Office, Indore, M. P. IV. Possession Letter dated 13.03.2015 issued by Vishal Builders	
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)	Shri. Mahendra Singh Chauhan S/o Shri. Sitaram Chauhan Address: Residential Flat No. 312, 3 rd Floor, Block-B, "Vishal Urban", Bholaram Ustad Marg, Survey No. 296/2/1 Peki, 297/1/1 Peki & 298/1/1, Gram Piplaryao, Tehsil & District - Indore, PIN – 452 014, State – Madhya Pradesh, Country – India. Contact Person: Smt. Sonali (Tenant) Contact No.: Not Available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	The property is a Residential Flat is located on 3 rd Floor. The composition of flat is having Hall + 2 Bedrooms + Kitchen + 2 Toilet + Passage + Balconies (i.e. 2 BHK). The property is at 4.7 KM. travelling distance from nearest railway station Indore Junction.	
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 296/2/1 Peki, 297/1/1 Peki & 298/1/1 Peki
	b) Door No.	: Residential Flat No. 312
	c) T.S. No. / Village	: Gram Piplaryao, Indore

	d)	Ward / Taluka	:	Ward No. 74 (Vishnupuri), Taluka - Indore
	e)	Mandal / District	:	District - Indore
	f)	Date of issue and validity of layout of approved map / plan	:	Approved Plan No. 1083 dated 19.06.2012, Passed by Nagar Palika Nigam Indore.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.		Postal address of the property	:	Residential Flat No. 312, 3 rd Floor, Block-B, "Vishal Urban", Bholaram Ustad Marg, Survey No. 296/2/1 Peki, 297/1/1 Peki & 298/1/1, Gram Piplyarao, Tehsil & District - Indore, PIN - 452 014, State - Madhya Pradesh, Country - India.
8.		City / Town	:	Indore
		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 Palika Nigam, Indore
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.		Boundaries of the property		
		Flat		As per actual site As per Sale Deed
		North	:	Flat No. 311 Flat No. 311
		South	:	Building M.O.S. Building M.O.S.
		East	:	Passage then Lift Passage then Lift
		West	:	Building M.O.S. Building M.O.S.
		Building		As per actual site As per Sale Deed
		North		Lord Shiva Township Land of Mangilal Wagera
		South		Other Land Land of Shyamal Soni
		East		Block-A Government Road
		West		Other Land Land & building of Rup

			Narayan Varma
13	Dimensions of the site		N.A., As the property is under consideration is Residential Flat in an Apartment / Building.
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 667.00 Balcony Area in Sq. Ft. = 21.00 (Area as per Site Inspection) Super Built-up Area in Sq. Ft. = 1,118.00 (Area as per Sale Deed)
15.	Latitude, Longitude & Co-ordinates of flat	:	22°40'58.8"N 75°51'47.6"E
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Super Built-up Area in Sq. Ft. = 1,118.00 (Area as per Sale Deed)
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	-
	Block No.	:	Block-B, Bholaram Ustad Marg, Survey No. 296/2/1 Peki, 297/1/1 Peki & 298/1/1 Peki
	Ward No.	:	Ward No. 74 (Vishnupuri)
	Village / Municipality / Corporation	:	Nagar Palika Nigam Indore
	Door No., Street or Road	:	Residential Flat No. 312, 3 rd Floor, Block-B, " Vishal Urban ", Bholaram Ustad Marg, Survey No. 296/2/1 Peki, 297/1/1 Peki & 298/1/1, Gram Piplaryao, Tehsil & District - Indore, PIN - 452 014, State - Madhya Pradesh, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2013 (As per site information)
5.	Number of Floors	:	Stilt + 6 upper floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 Flats on 3 rd Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	Flat		
1	The floor in which the flat is situated	:	3 rd Floor
2	Door No. of the flat	:	312
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified finished flooring
	Doors	:	Teak wood door frame with laminated flush shutter
	Windows	:	Powder coated Aluminium sliding windows
	Fittings	:	Concealed plumbing and Electrical wiring
	Finishing	:	Cement Plastering with OBD paint
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Shri. Mahendra Singh Chauhan S/o Shri. Sitaram Chauhan
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the flat?	:	Super Built-up Area in Sq. Ft. = 1,118.00 (Area as per Deed of Declaration)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 667.00 Balcony Area in Sq. Ft. = 21.00 (Area as per Site Inspection)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Tenant Occupied
15	If rented, what is the monthly rent?	:	₹ 8,300/- Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,000/- to ₹ 5,000/- per Sq. Ft. on Super Built-up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat	:	₹ 4,500/- per Sq. Ft. on Super Built-up Area ₹ 4,275/- per Sq. Ft. on Super Built-up Area After Depreciation

	under comparison (give details).		
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 1,500/- per Sq. Ft.
	II. Land + others	:	₹ 3,000/- per Sq. Ft.
4	Guideline rate obtained from the Government Portal (evidence thereof to be enclosed) of Property	:	₹ 18,400/- per Sq. M. i.e. ₹ 1,709/- per Sq. Ft.
	Guideline rate after Depreciation		₹ 16,785 Per Sq. M. i.e. ₹ 1,559/- per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 1,500/- per Sq. Ft.
	Age of the building	:	10 Years
	Life of the building estimated	:	50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	15%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,275/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,000/- per Sq. Ft.
	Total Composite Rate		₹ 4,275/- per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Area in Sq. Ft.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the premise (incl. car parking)			
	Built up area	1,118.00	4,275/-	47,79,450/-
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total Fair Market value of the property			47,79,450/-
	Total Realisable value of the property			43,01,505/-
	Total Distress Value of the property			38,23,560/-
	Insurable value of the property (1,118.00 X 1,500.00)			16,77,000/-
	Guideline value of the property (1,118 X 1,559.00)			17,42,962/-

Justification for price /rate

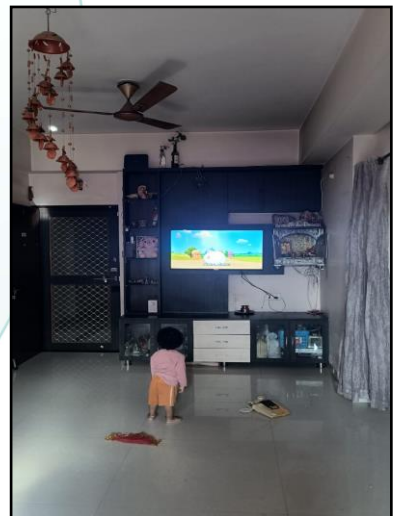
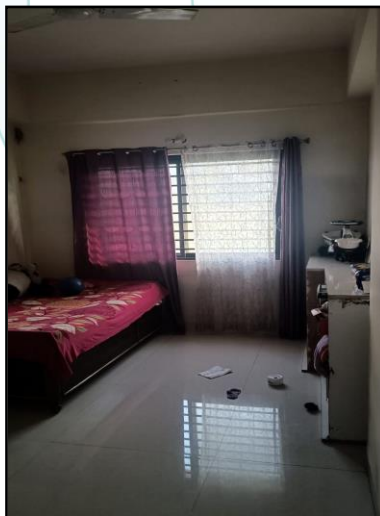
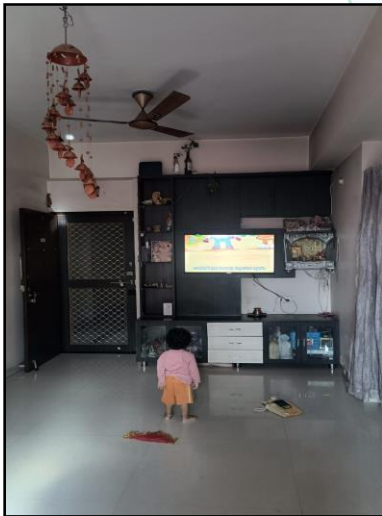
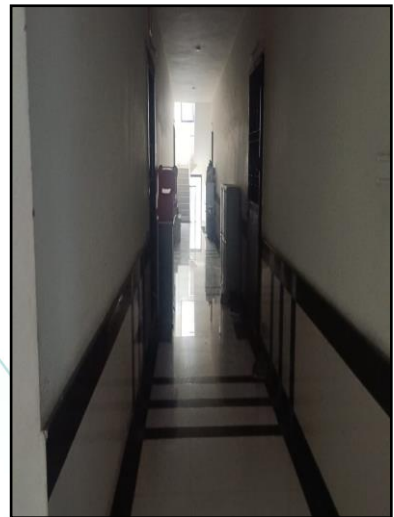
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property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

Approach adopted for valuation: Sales Comparison Approach

- 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 comparable, 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 Flat, where there are typically many comparable available to analyze.
- As the property is a Residential flat on 3rd Floor, 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 ₹ 4,000/- to ₹ 5,000/- per Sq. Ft. on Super Built-up Area Considering the rate with attached report, current market conditions, demand and supply position, premise size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of residential application in the locality etc. We estimate ₹ 4,275/- per Sq. Ft. on Super Built-up Area for valuation.

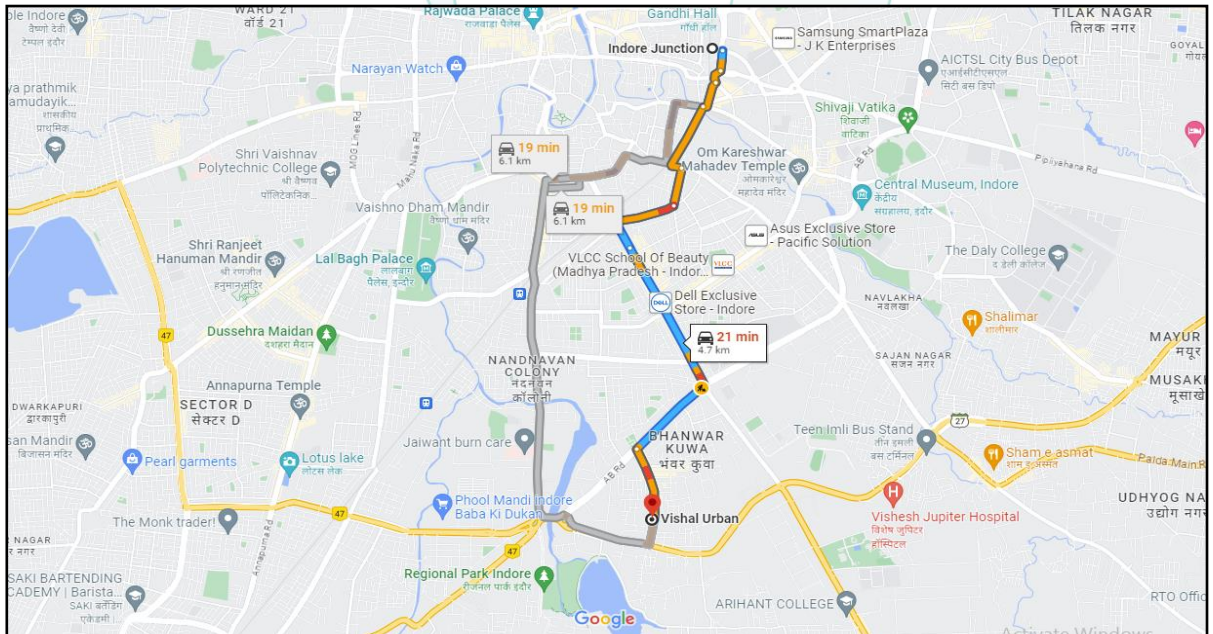
Actual site photographs



Vishal Urbane Block-B			
1 st Floor	107 Dr. RUSSEN KARRICHANDANI	108 DEVIDAS BHOSWANI	109
	110 AJEET KUMAR GUPTA	111 ANOOP KUMAR VASWANI	112
2 nd Floor	207 GURJEET SINGH	208 VIKKY SINGH BASHIL	209 KETESH GORJI BHARGHANI
	210 KANTILAL PANCHOLI	211 NEERAJ BHAMBHAR	212 Dr. NANDA HEWANI
3 rd Floor	307 AMIT DAVALDAS BANDEJA	308 DR. MAHESH DUMALDAR	309 GRANTHYMDAS AMRANI
	310 Dr. MRINAL KUCHLAN	311 GURCHARAN SINGH BHATTA	312 Sr. MAHENDRA CHOUHAN
4 th Floor	407 RAHUL AJMANI	408 SATISH NADDEV	409 S. S. CHHABRA
	410 DEVENDRA MISHRA	411 Dr. VAIBHAV UJJAINIYA	412 RASHA SHEVASTAVA (Advocate)
5 th Floor	507 VEER BASSANI	508 RAJENDRA SONWANE	509 SANDEEP KHATRI
	510 ANIL WADHWANI	511 Prof. SASANT BAHADUR SINGH	512 AJRANCHAND NAGDEV
6 th Floor	605 AKSOOMAL	607 Dr. ANJNEY K. VERMA	608
	608 S. GALLEET SINGH CHHABRA		609 KISHAN MANGINANI

Route Map of the property

Site u/r



Latitude Longitude: 22°40'58.8"N 75°51'47.6"E

Note: The Blue line shows the route to site from nearest railway station (Indore Junction – 4.7 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 kabelu	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)
2704	ARJUN NAGAR	10400	14400	10400	23400	17600	16000	14400	28000	27600	27200	12800	25600	104000000	104000000	10400	14400
2705	BASANT SHAH NAGAR	12800	17600	12800	25800	20000	18400	16800	31200	30800	30400	13600	27200	128000000	128000000	12800	17600
2706	BHOLARAM NAGAR	12800	17600	12800	25800	20000	18400	16800	31200	30800	30400	12800	25600	128000000	128000000	12800	17600
2707	BHOLARAM NAGAR (BHOLARAM MARG SE ANDAR)	12800	17600	12800	25800	20000	18400	16800	31200	30800	30400	12800	25600	128000000	128000000	12800	17600
2708	BHOLARAM USTAD MARG	12800	17600	12800	25800	20000	18400	16800	31200	30800	30400	18400	36800	128000000	128000000	12800	17600
2709	BRANHAM PURI COLONY	10400	14400	10400	23400	17600	16000	14400	28000	27600	27200	12800	25600	104000000	104000000	10400	14400

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Financial Year: 2023-2024 Name of District: INDORE Guideline ID :2023202417103 Page 540 of 1024

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Government Rate Deduction

भवनो हेतु उपबंध

1. 10 वर्ष से अधिक पुराने आवासीय भवनों में वर्तमान निर्माण लागत पर अवहयण (Depreciation) निम्नानुसार मान्य किया जाएगा -

10 वर्ष से 20 वर्ष पूर्व तक	10 प्रतिशत
20 वर्ष से अधिक 25 वर्ष तक	15 प्रतिशत
25 वर्ष से अधिक 30 वर्ष तक	20 प्रतिशत
30 वर्ष से अधिक 35 वर्ष तक	25 प्रतिशत
35 वर्ष से अधिक 40 वर्ष तक	30 प्रतिशत
40 वर्ष से अधिक 45 वर्ष तक	35 प्रतिशत
45 वर्ष से अधिक 50 वर्ष तक	40 प्रतिशत
50 वर्ष से अधिक 55 वर्ष तक	45 प्रतिशत
55 वर्ष से अधिक	50 प्रतिशत

2. ऐसे बहुमंजिला भवनो, जिनमें मध्यप्रदेश प्रकोष्ठ स्वामित्व अधिनियम, 2000 एवं उसके तहत बने नियम लागू हैं, के संबंध में उक्त अधिनियम की धारा 4(3), 4(5) तथा 6 के प्रावधानों के अनुरूप प्रकोष्ठ (अपार्टमेंट) के बाजार मूल्य की गणना अपार्टमेंट के बिल्ट-अप क्षेत्र के साथ उसके सम्मिलित क्षेत्रों (common areas) एवं सुविधाओं (amenities) में अविभक्त हिस्सा/अंश (undivided share) के क्षेत्र को सम्मिलित करते हुए की जाएगी।

3. आवासीय बहुमंजिला भवनो (Apartment Complex) में प्लेट/अपार्टमेंट (प्रकोष्ठ) का मूल्यांकन निम्नानुसार मान्य किया जाएगा -

मंजिल (Floor)	जहां गार्ड लाईन में पृथक से मूल्य निर्धारित है, वहां मूल्य	जहां गार्ड लाईन में मूल्य पृथक से निर्धारित नहीं है, वहां आर.सी.सी. छत की निर्मित सम्पत्ति का मूल्य
1	2	3
तल मंजिल (Ground Floor) स्थित	गार्ड लाईन में दर्शाया गया मूल्य।	गार्ड लाईन में दर्शाये गये मूल्य का 80 प्रतिशत।
तलपर (Basement) एवं प्रथम मंजिल पर स्थित	गार्ड लाईन में दर्शाये गये मूल्य का 95 प्रतिशत।	गार्ड लाईन में दर्शाये गये मूल्य का 75 प्रतिशत।
द्वितीय मंजिल पर स्थित	गार्ड लाईन में दर्शाये गये मूल्य का 90 प्रतिशत।	गार्ड लाईन में दर्शाये गये मूल्य का 70 प्रतिशत।
तीसरी व उससे ऊपर की मंजिलों पर स्थित	गार्ड लाईन में दर्शाये गये मूल्य का 85 प्रतिशत।	गार्ड लाईन में दर्शाये गये मूल्य का 65 प्रतिशत।

टीप :- आवासीय बहुमंजिला भवन में लिफ्ट की सुविधा होने पर ऊपरी तल की मंजिलों हेतु तल मंजिल (Ground Floor) का दर्शाया गया मूल्य ही मान्य किया जायेगा।

4. व्यवसायिक बहुमंजिला भवन एवं मॉल में तल अनुसार निम्नानुसार मूल्यांकन किया जावेगा -

(अ) मेजनाईन फ्लोर, अपर ग्राउण्ड फ्लोर एवं लोअर ग्राउण्ड फ्लोर पर स्थित सम्पत्ति	तल मंजिल (Ground Floor) पर स्थित सम्पत्ति के मूल्य से 10 प्रतिशत कम
(ब) तलपर (Basement) एवं प्रथम मंजिल पर स्थित सम्पत्ति	तल मंजिल (Ground Floor) पर स्थित सम्पत्ति के मूल्य से 25 प्रतिशत कम
(स) द्वितीय मंजिल पर स्थित सम्पत्ति	तल मंजिल (Ground Floor) पर स्थित सम्पत्ति के मूल्य से 40 प्रतिशत कम
(द) तृतीय मंजिल पर स्थित सम्पत्ति	तल मंजिल (Ground Floor) पर स्थित सम्पत्ति के मूल्य का 50 प्रतिशत कम
(ड) यतुर्थ एवम इसके ऊपर मंजिल पर स्थित सम्पत्ति	तल मंजिल (Ground Floor) पर स्थित सम्पत्ति के मूल्य से 60 प्रतिशत कम

टीप :-

(1) किसी भी स्थिति में किसी भी मंजिल पर स्थित व्यवसायिक सम्पत्ति का मूल्य उस तल की आवासीय सम्पत्ति के मूल्य से कम नहीं होगा।

(2) बहुमंजिला व्यवसायिक भवनो में सम्पत्ति के शहर की सड़कों से लगी हुई न होने पर सामान्य से 15 प्रतिशत कम दरों पर मूल्यांकन मान्य किया जावेगा।


Price Indicators

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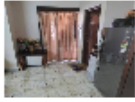
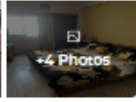
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1130 Sq-ft 2 BHK Flat For Sale in [Indrapuri Colony, Indore](#)



2 Beds
2 Baths
1 Balcony
Semi-Furnished

Super Built-Up Area	Floor	Transaction Type
1130 sqft - ₹3,717/sqft	4 (Out of 4 Floors)	Resale
Status	Facing	Furnished Status
Ready to Move	East	Semi-Furnished
Type Of Ownership	Age Of Construction	
Freehold	Above 20 years	

+4 Photos

✔ East Facing Property

Contact Owner
Book Site Visit


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500 Sq-ft 1 BHK Flat For Sale in [Indrapuri Colony, Indore](#)



1 Bed
1 Bath
1 Balcony
Unfurnished

Super Built-Up Area	Floor	Transaction Type
500 sqft - ₹4,800/sqft	2 (Out of 3 Floors)	Resale
Status	Furnished Status	Age Of Construction
Ready to Move	Unfurnished	Above 20 years

Contact Owner
Get Phone No.

👤 Last contact made 2 days ago

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 47,79,450/- (Rupees Forty Seven Lakh Seventy Nine Thousand Four Hundred Fifty Only). The Realizable Value of the above property is ₹ 43,01,505/- (Rupees Forty Three Lakh One Thousand Five Hundred and Five Only). The Distress Value ₹ 38,23,560/- (Rupees Thirty Eight Lakh Twenty Three Thousand Five Hundred Sixty Only).

Place: Indore

Date: 21.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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 & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure - I)	Attached
	Model code of conduct for valuer - (Annexure - II)	Attached

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 21.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 18.09.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. 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.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is proposed to be purchased by Shri. Jitendra Singh Rajput S/o. Shri. Virendra Singh Rajput.
2.	purpose of valuation and appointing authority	As per the request from SVC Co-Operative Bank Ltd., Bhopal Branch to assess fair market value of the property for bank loan purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Dinesh Kanere – Regional Technical Manager Somesh Nahar – Valuation Engineer Akhilesh Yadav – Technical Manager Bhupendra Sanoriya – 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 – 18.09.2023 Valuation Date – 21.09.2023 Date of Report – 21.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 18.09.2023
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;	Comparative Sales Method / Market Approach
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 Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and 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 **21st September 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 advise 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 and site visit conducted, we understand that the subject property is Residential Flat admeasuring **Super Built-up Area = 1,118.00 Sq. Ft.** being owned by **Shri. Mahendra Singh Chauhan S/o Shri. Sitaram Chauhan.** . At the time of visit, the flat was Tenant Occupied. 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 being owned by **Shri. Mahendra Singh Chauhan S/o Shri. Sitaram Chauhan.** . 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.

Area

Based on the information provided by the Client, we understand that subject property is Residential Flat admeasuring **Super Built-up Area = 1,118.00 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

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 comparable, 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 Flat, where there are typically many comparable available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation.

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 Flat admeasuring **Super Built-up Area = 1,118.00 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 - II)

MODEL CODE OF CONDUCT FOR VALUERS

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.
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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Think.Innovate.Create

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763