



### PART – A (Valuation of Land)

1. **Size of Plot**
  - NORTH – EAST & SOUTH – WEST : 9.00 M & 9.00 M
  - SOUTH – EAST & NORTH - WEST : 15.00 M & 15.00 M
2. **Total extent of the Plot** : 135sq.mts or 1453sq.ft
3. **Prevailing Market rate**  
(Along with details / reference of atleast two deals / transactions with respect to adjacent properties in the areas)
  - > Documented transactions are enclosed herewith. **(Refer Annexure – I)**
  - > Prevailing Market rate, for reasonably similar plots in the nearby surroundings, considering the aspects such as shape, size, development of surrounding area, amenities available, restrictive covenants, prevalent market forces as on the date of valuation, marketability potential of the property, approved use, availability of properties & the verbal information made available, by local real estate dealers in the locality, derives to be ₹4800.00/sq.ft to ₹5200.00/sq.ft, in my opinion the unit rate of ₹5000.00/sq.ft is to be considered fair & reasonable.
  - > Copy of advertisements for sale of the properties in surroundings, as available on internet real estate sites is enclosed herewith.
4. **Guideline rate obtained from the Registrar's Office (An evidence thereof to be enclosed)** : ₹25600.00/sq.mt 'Or' ₹2379.00/sq.ft (Residential purposes)
5. **Assessed / adopted rate of valuation** : ₹5000.00/sq.ft
6. **Estimated value of Plot** : ₹72,65,000.00

### 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) : R.C.C. framed
- c) **Year of construction** : 2008 (As informed)
- d) **Number of floors & height of each floor**  
including basement, if any : G+1 floor, Height –10'0", each floor
- e) **Plinth area floor – wise** : 2600sq.ft apx. (Actual area - G+1+Tower)  
2000sq.ft apx. (Permissible area)



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- ) Condition of the building :  
i) Exterior –Excellent, Good, Normal, Poor : Average  
ii) Interior – Excellent, Good, Normal, Poor : Average
- g) Date of issue and validity of layout of approved map / plan : Memo No.12402, Dtd.: 24.02.2007 & was valid up to 23.02.2010
- h) Approved map / plan issuing authority : IMC
- i) Whether genuineness or authenticity of approved map / plan is verified : The digital copy of approved plan is not available on official website of IMC.
- j) Any other comments by our empaneled valuers on authenticity of approved plan : As per the Xerox copy of approved plan provided, the approval is as per the prevailing provisions (At the time of sanction) of the M.P. Land Development Act.  
➤ Major part of MOS covered.



  
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**SPECIFICATION OF CONSTRUCTION (FLOOR – WISE) IN RESPECT OF:**

S. No.	Description	All Floor
01	Foundation	: R.C.C.
02	Basement	: NIL
03	Superstructure	: Brick work / R.C.C. framed
04	Joinery / Doors & windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	: Wooden Doors & Windows
05	RCC Works	: Roof, Beams, Columns
06	Plastering	: Cement mortar
07	Flooring, skirting, dadoing	: Marble
08	Special finish as marble, granite, wooden paneling, drills etc.	: NIL
09	Roofing including weather proof course	: R.C.C.
10	Drainage	: Available
02.	<b>COMPOUND WALL</b>	:
	Height	: 5'0" Avg.
	Length	: 40 Rft. apx.
	Type of Construction	: Brick work / R.C.C.
03.	<b>ELECTRICAL INSTALLATION</b>	:
	Type of wiring	: Concealed
	Class of fittings (Superior/Ordinary/Poor)	: Medium quality
	Number of light points	: Many
	Fan points	: Many
	Spare plug points	: Many
	Any other item	: NIL
04.	<b>PLUMBING INSTALLATION</b>	:
	No. of water closets and their type	: 05
	No. of wash basins	: 01
	No. of urinals	: NIL
	No. of bath tubs	: NIL
	Water meter, taps, etc.	: Many
	Any other fixtures	: No

**DETAILS OF VALUATION**

S. No.	Particulars of Item	Plinth Area	Roof Ht.	Age of Building	Estimated replacement rate of construction (In Rs.)	Replacement Cost (In Rs.)	Depreciation (In Rs.)	Net Value after depreciation (In Rs.)
1	G+1 floor	2000	10'0"	12 years	1100.00	22,00,000.00	3,96,000.00	18,04,000.00
	<b>Total</b>							<b>18,04,000.00</b>



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**- C (Extra Items)**

Portico	:	NIL
Ornamental front door	:	Cost included in built up area rate
Sitout / Varandah with steel grills	:	Cost included in built up area rate
Overhead water tank	:	Cost included in built up area rate
Extra steel / collapsible gates	:	Cost included in built up area rate
<b>Total</b>	:	

**PART - D (Amenities)**

Wardrobes	:	Cost included in built up area rate
Glazed tiles	:	Cost included in built up area rate
Extra sinks and bath tub	:	NIL
Marble / Marble & Wooden flooring	:	Cost included in built up area rate
Interior decorations	:	Cost included in built up area rate
Architectural elevation works	:	NIL
Paneling works	:	NIL
Aluminum works	:	NIL
Aluminum hand rails	:	Cost included in built up area rate
False Ceiling	:	Cost included in built up area rate
<b>Total</b>	:	

**PART - E (Miscellaneous)**

01. Separate toilet room	:	NIL
02. Separate lumber room	:	NIL
03. Separate water tank / sump	:	Cost included in built up area rate
04. Trees, gardening	:	NIL
<b>Total</b>	:	

**PART - F (Services)**

01. Water supply arrangements	:	Cost included in built up area rate
02. Drainage arrangements	:	Cost included in built up area rate
03. Compound wall	:	Cost included in built up area rate
04. C.B. deposits, fittings etc.	:	Cost included in built up area rate
05. Pavement	:	Cost included in built up area rate
<b>Total</b>	:	

**TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

PART - A	Plot	:	₹72,65,000.00
PART - B	Building	:	₹18,04,000.00
PART - C	Extra items	:	
PART - D	Amenities	:	
PART - E	Miscellaneous	:	
PART - F	Service	:	
<b>Total</b>		:	₹90,69,000.00
<b>Say</b>		:	₹90,00,000.00



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## VALUATION METHODOLOGY

The purpose of this report is to arrive at an estimation of present day market value of the subject property. This is achieved by a systematic gathering, classification and analysis of data, which is required in the development of the five basic approaches to valuation: The cost approach, the comparative sales approach, the income capitalization method, residual method and the hypothetical development method.

### COST APPROACH

This approach consists of estimating the replacement cost of all improvements, deducting accrued depreciation from all sources and adding the value of the underlying land. The value derived from this approach is a summation of the various property components contributing to the total property value and it is applicable when each component is believed to reflect market value. Land and Building Method is a special example of this method where the value of land and the depreciated replacement cost of construction on it is added to give the value of the property.

### VALUATION

The valuation undertaken by us is based on the terms of reference, methodology, limitations & assumptions stated in the report.

- For arriving at the estimated present day market value of plot, the sales instances from the Office of Sub Registrar have been obtained & also the investigations are carried out with the local real estate dealers in the locality / real estate sites like [www.99acres.com](http://www.99acres.com) / [www.magicbricks.com](http://www.magicbricks.com) are referred to estimate the present day unit rate of the subject property.
- The cost of construction is arrived by assessing the present day replacement cost of construction, as per prevailing rates of material / labour & then the depreciation is allowed for the age of construction by straight line method of depreciation, assuming a salvage value of 10%.
- For assessing the prevailing market rates the factors such as shape, size, age of construction, type of construction, development of surrounding area, amenities available, prevalent market forces as on the date of valuation, marketability potential of the property, approved use, availability of properties, topography, extent of land etc. has been considered.



  
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As a result of my appraisal and analysis, it is my considered professional opinion that the estimated present day market value of the above real property, in the prevailing conditions with aforesaid specifications shall be taken as:


**MARKET VALUE = ₹90,00,000.00 (Rs. Ninety Lac only)**

**NET REALIZABLE VALUE = ₹76,00,000.00 (Rs. Seventy Six Lac only)**

**DISTRESS SALE VALUE = ₹72,00,000.00 (Rs. Seventy Two Lac only)**

1. The present day estimated market value of the real property, situated at Plot No.39-J, Scheme No.71 of IDA, Indore, in my opinion is ₹90,00,000.00 (Rs. Ninety Lac only).
2. Report is issued without prejudice, is based on information available at site, documents submitted for perusal, is subject to the legal verification of ownership of property & the legal aspects are not considered in this valuation.
3. I have personally inspected the property on 17.06.2020.
4. The physical verification of the property is done in presence of Shri Omprakash Toshniwal (Mob. No.: 98272-10427).
5. Valuation is a function of date, place & purpose, value varies with the purpose. This report should be referred for the purpose mentioned only.

Date: 29.07.2020  
Place: Indore

  
(Purnesh Baheti)  
Chartered Engineer  
AM/087493/3  
F.I.V.-11824



The undersigned have inspected the property detailed in the Valuation Report dated \_\_\_\_\_ on \_\_\_\_\_ I have gone through the report and am satisfied, to the best of my knowledge that the value of the property stated at Rs. 70 lakhs by the approved valuer is realistic.



Branch Manager / Officer –in-charge of Advance Department  
Date:



ANNEXURE - I

S. No.	Date of Registration	Property Identification / Registration No.	Area Sold (In Sq. mts)	Consideration (In ₹)	Rate
1	13.05.2020	MP179152020A1197611 (Middle part of Plot No 3-41, Sector - A, Scheme No 71 of IDA, Indore)	75.00	25,00,000.00	33333.00/sq mts 'Or' 3098.00/sq fts



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## MARKET VALUE

Market value is the estimated amount for which an asset or liability should exchange, on the valuation date, between a willing buyer and a willing seller, in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

## REALIZABLE VALUE

The estimated amount, as of a specified date, in cash terms or equivalent to cash which could be typically realized from a sale, after reasonable exposure to find a purchaser for the property being offered AS IS AND WHERE IS BASIS

## DISTRESS SALE VALUE

The lower price which many reasonably be received from the sale of property in an open market, which may involve an unwilling seller & buyer, it may be due to financial crisis of the vendor, sentimental reasons, recession in economy or other conditions, which are not consistent with market value.

## ASSUMPTIONS & LIMITATIONS

- That any environmental due diligence or study is outside the scope of this Engagement; therefore, no such due diligence or study has been carried out by me. It is assumed that the subject asset complies with all environmental laws & regulations, & that there are no substances, environmental or pollution related encumbrances / issues which may adversely affect its value, utility or marketability. We have not carried out any due diligence with respect to any Asset Retirement Obligations (ARO). Any such liability would have to be adjusted against the valuation;
- That the Real Estate market in India lacks transparency; the market is largely fragmented with limited availability of authentic, credible & reliable data with respect to market transactions. The actual transaction value may be significantly different from the value that is documented in official transactions. We believe that the market survey amongst actual sellers, brokers, developers & other market participants would give a fair representation of market trends. This valuation is therefore based on our verbal market survey of the real estate market in the subject area;
- That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown;
- That the property and its value are unaffected by any matters which would be revealed by inspection of property records or by statutory notice and that neither the property nor its condition, nor its use, nor its intended use, is or will be unlawful;
- That no allowance is made for any expense of realization or for taxation, which may arise in the event of a disposal. The property is considered as if free and clears of all mortgages or other charges that may be secured thereon;
- That the report is prepared on the basis of documents provided to us, we have not undertaken any legal due diligence of the documents provided;
- That the documented transactions available are on the prevailing CGL, therefore the regard has been given to the asking prices of the properties in the surroundings;
- That the comparable transactions available are conforming to all the parameters or conditions of the market value definition as per IVSC 2020;
- That we have not checked or considered for our valuation encumbrances, if any, due to mortgage or hypothecation of the assets to a bank or a financial institution nor have we undertaken legal due diligence of the title or the legality of the development, construction or sale;
- That the property tax receipt & details of other outgoings are not made available, it is assumed that all the statutory / legal charges on the property are paid till date;
- That all the statutory approvals are in place & the occupancy certificate / completion certificate is issued by competent authority.



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## DECLARATION

It is further declared that,

- I do not have any direct or indirect interest in the assets valued.
- The valuation was compiled as per client's instruction and is solely for the use of the party to whom it is addressed.
- The valuation is based on that which is visible. No detailed survey & measurements was undertaken.
- The valuation presented refers to bare property value and does not take any usufruct value into consideration.
- No representations or warranty as to the description, extent, zoning or condition of any land, building or other improvements is given or made.
- Neither the owner of the present nor any other person (s) has influenced this assessment nor do I have present or future interest in this property.
- I reserve the right to amend this report in the event that, I receive further information that would materially affect my conclusion (s).
- I disown any kind of indemnity of whatsoever nature, other than the justification for the opinion expressed in the report.
- The report is confidential to the client only for specific purpose to which it relates; the client shall not disclose the report to any other person, no responsibility can be accepted to any third party in respect of whole or any part of the report.
- Neither the whole nor any part of this report or any reference thereto may be included in any published document, circular or statement or published in any way without the valuer's written approval of the form and context in which it may appear.
- The valuer does not agree to any appearance or deposing testimony / evidence in any Court or Tribunal, any hearing or any other proceedings by the reason of rendering this report unless prior arrangements have been made in that respect.
- Due to peculiarity of the real estate transactions in our country, the data available by oral enquiry with the agencies & individuals is relied upon in good faith.
- In carrying out the task / work, information has been obtained from public records and also collected from the concerned individuals during site inspection, such information duly verified, as far as possible, is considered to be correct and reliable.
- This report must be used in its entirety. Reliance on any portion of the report independent of others may lead the reader to erroneous conclusions regarding the property values. No portion of the report stands alone without approval from the author;
- Building drawings, sketches, plans, photographs are appended to the report only as an aid to visualize the property. No responsibility is assumed for any errors or omissions in such data.

## DISCLAIMER

- The statements, information and opinions expressed or provided in this publication are intended only as a guide to some of the important considerations that relate to property. Although we believe they are correct and not misleading, while every effort having been made to ensure that they are free from error, they should not be taken to represent, nor are they intended to represent, investment advice or specific proposals, which must always be reviewed in isolation due to the degree of uniqueness that will attach thereto;
- Neither Pumesh Baheti, nor any persons involved in the preparations of this publication give any warranties as to the contents nor accept any contractual, tortuous or other form of liability for any consequences, loss or damage which may arise as a result of any person acting upon or using the statements, information or opinions in the publication. This report is for use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. This publication is confidential to the addressee and is not to be the subject of communication or reproduction wholly or in part;
- This report is relevant as at the date of preparation and to circumstances prevailing at that time. However, within a changing economic environment, returns on investment and values can be susceptible to variation – sometimes over a relatively short time scale.



  
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Registration and Stamp Department  
Madhya Pradesh

Registration Certificate

Registration Details	
E-Registration Number	MP179152020A1197611
Registration Date	13/03/2020
Date of Printing e-Registration Certificate	15/03/2020
Market Value of Property (If Applicable)	1920000
Consideration / Secured / Premium Amount (Rs.)	2500000
Registration Fee (Rs.)	57600
Total Stamp Duty (Rs.)	211980
SR Name	ANAND BHATIYA
SRO Name	SUB REGISTRAR OFFICE INDORE 4

Seller-Self

Name सावंत्री राजानी  
Father/Husband's Name श्री रामचंद्र राजानी  
Address 344 गुमास्ता नगर, इंदौर (म.प्र.), INDORE, Madhya Pradesh, INDIA

Buyer-Self

Name श्री दामोदर बियानी  
Father/Husband's Name श्री प्रहलाददास बियानी  
Address वार्ड नंबर 11 सीतलामाता मार्ग, नरसिंह गढ, राजगढ म.प्र., INDORE, Madhya Pradesh, INDIA

Name श्री केशव कुमार बियानी  
Father/Husband's Name श्री प्रहलाददास बियानी  
Address वार्ड नंबर 11 सीतलामाता मार्ग, नरसिंह गढ, राजगढ म.प्र., INDORE, Madhya Pradesh, INDIA



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# Registration and Stamps Department(Commercial Tax) Madhya Pradesh



Property Valuation-Property Valuation

- Guideline
- Property Valuation and Duty Calculation
- E-Stamps
- Service Provider
- Slot Booking
- Document Search/Certified Copy
- Protest and Bank Charges
- Certified Copy
- Registration Process
- User Account Management
- Payments
- Area Management

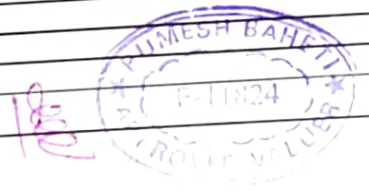
PROPERTY VALUATION	
Valuation ID	11325024
Plot Value	3456000.0
Construction Cost	1311429.6
Market Value(INR)	4767429.6
<a href="#">CLICK HERE TO VIEW PROPERTY DETAILS</a>	
<b>DISCLAIMER</b>	
IF USER WANTS TO DO DUTY CALCULATION ALONG WITH THE PROPERTY VALUATION THEN PLEASE GO TO DUTY CALCULATION MODULE, OR ELSE PROCEED FURTHER WITH PROPERTY VALUATION.	
Ok	

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## PROPERTY DETAILS-INDEPENDENT BUILDING

District	INDORE
Tehsil	INDORE
Area Type	URBAN AREA
Sub-Area Type	NAGAR NIGAM INDORE
Patwari Haika/Village	WARD NO. 83 (GUMASHTA NAGAR)
Village/Mohalla/Colony	SCHEME NO.71, SECTOR-A
Total Area (sqm)	135
Residential Area out of Total Area (sqm)	135
Is the building older?	Yes
Construction year duration	10 To 20 Years
<b>BUILDING DETAILS</b>	FIRST FLOOR
Floor Name	
RESIDENTIAL (SQM)	74.34
RCC	0
RBC	0
TIN SHADE	0
KACCHA KABELU	GROUND FLOOR
Floor Name	
RESIDENTIAL (SQM)	111.52
RCC	0
RBC	0
TIN SHADE	0
KACCHA KABELU	

Close



S No	Mohalla/Colony/ Society/Road/Village	PLOT (SQM)		BUILDING RESIDENTIAL (SQM)					BUILDING COMMERCIAL (SQM)			BUILDING MULTI(SQM)		AGRICULTURAL LAND(HECTARE)		Sub Clause wise	Sub Clause wise	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabalu	Shop	Office	Godown	Residential	Commercial	Irrigated	Un irrigated			
																		(3)
<b>Tehsil: INDORE</b>																		
<b>Sub-Area : NAGAR NIGAM INDORE, Ward/Patwari Halika: WARD NO. 83 (GUMASHTA NAGAR)</b>																		
3034	BIHARI COLONI	4000	5600	4000	16000	11200	9600	8000	19200	18800	18400	8800	16800	40000000	40000000	4000	5600	
3035	GUMASHTA NAGAR GALI/SUKHNIVAS KE ANDER	32000	32000	32000	44000	39200	37600	36000	45600	45200	44800	23200	45600	320000000	320000000	32000	32000	
3036	MILK COLONY	6400	9600	6400	18400	13600	12000	10400	23200	22800	22400	10400	20000	64000000	64000000	6400	9600	
3037	NARENDRA TIWARI MARG	44000	44000	44000	56000	51200	49600	48000	57600	57200	56800	25600	50400	440000000	440000000	44000	44000	
3038	RANJIT HANUJMAN KE AGE VISHRAM BAGH SE VIKRAM TOWER TELEPHONE EXTENSION HOTE HUE FOOTI KOTHI TAK./SCHEME NO. 71 PHOOTI KOTHI KE	48000	48000	48000	60000	55200	53600	52000	61600	61200	60800	26400	50400	480000000	480000000	48000	48000	
3039	RANJIT HANUJMAN MANDEER SE NAKODA RESTORANT CHOURAHA ROAD KE DONO TARAF	28000	28000	28000	40000	35200	33600	32000	41600	41200	40800	19200	37600	280000000	280000000	28000	28000	
3040	SALE TAX COLONY	20000	20000	20000	32000	27200	25600	24000	33600	33200	32800	17600	34400	200000000	200000000	20000	20000	
3041	SCHEME NO.71, MACHENIC NAGAR	20000	20000	20000	32000	27200	25600	24000	33600	33200	32800	17600	34400	200000000	200000000	20000	20000	
3042	SCHEME NO.71, SECTOR-A	25600	25600	25600	37600	32800	31200	29600	39200	38800	38400	16800	32800	256000000	256000000	25600	25600	



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