

Ref. No.: UBI/Siyaganj/VR/08

Date: 13.01.2022

To,

The Branch Manager,

Union Bank of India,

Branch: Siyaganj, Dist. Indore

Subject: Valuation report of immovable property (Land & Building)

Respected Sir,

The details of the property are given below:

1. Customer Details:

Name of Owner: Smt. Ranu W/o Shri Ramdas Singhal
R/o 68, Siyaganj, Main Road, Indore

2. Property Details:

Address: Part D of House No. 68, Middle Part, Siyaganj (Maharani Road), Tehsil-
Indore, Dist. Indore (M.P.)

3. Property Value:

- a) Market Value: Rs. 75,00,000/- (In words rupees seventy five lacs only)
- b) Realizable Value: Rs. 67,50,000/- (In words rupees sixty seven lacs fifty thousand only)
- c) Distress Sale Value: Rs. 60,00,000/- (In word rupees sixty lacs only)
- d) Guideline Value: Rs. 45,26,000/- (In words rupees forty five lacs twenty six thousand only)

The valuation issued without prejudice.

I have valued the right property as per documents, it is certified accordingly.

Note: This report contains 17 pages including photographs with Google map of the site & guideline rates.



To,

The Branch Manager,

Union Bank of India,

Branch: Siyaganj, Indore

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

I.	GENERAL		
1.	Purpose for which the valuation is made		To assess the fair market value of freehold interest in the real property as per instructions of Union Bank of India – Siyaganj Branch Manager to support lending decisions.
2.	a)	Date of inspection	: 05.01.2022
	b)	Date on which the valuation is made	: 13.01.2022
3.	List of documents produced for perusal		
	i)	Agreement	: Title Deed Registry Copy No. A1/644, dated 24.08.1994.
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. Ranu W/o Shri Ramdas Singhal R/o 68, Siyaganj, Main Road, Indore Mob. 9826648050
5.	Brief description of the property (Including leasehold/freehold etc)		: Freehold Plot purchased in year 1994 near to Maharani Road in Nagar Palika Nigam Indore of size 622.50 sqft.



panwarpiyush

6.	Location of property		
	a)	Plot No. / Survey No.	: -
	b)	Door No.	: Part D of House No. 68
	c)	T. S. No. / Village	: Middle Part, Siyaganj (Maharani Road), Indore
	d)	Ward / Taluka	: Ward No. 60, Tehsil- Indore
	e)	Mandal / District	: Dist. Indore
7.	Postal address of the property		Part D of House No. 68, Middle Part, Siyaganj (Maharani Road), Ward No. 60, Indore, Tehsil- Indore, Dist. Indore (M.P.)
8.	City / Town		: Indore
	Residential Area		: -
	Commercial Area		: Commercial
	Industrial Area		: -
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		: N.A.
12	In case it is an agricultural land, any conversion to house site plots is contemplated		: N.A.

13	Boundaries of the property	:		
	North	:	Passage	
	South	:	Passage	
	East	:	Passage	
	West	:	Part No. C of this House	
14.1	Dimensions of the site	:	A	B
			As per the Deed	Actuals
	North	:	12'00"	12'00"
	South	:	12'00"	12'00"
	East	:	55'00"	55'00"
	West	:	48'09"	48'09"
14.2	Latitude, Longitude and Coordinates of the site	:	22.717106 N, 75.864207 E	
15	Extent of the site	:	$1/2(48'75" \times 55') \times 12'00" = 622.50 \text{ sqft}$	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	$1/2(48'75" \times 55') \times 12'00" = 622.50 \text{ sqft}$	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Self Occupied	

II. CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Commercial
2.	Development of surrounding areas	Developed
3.	Possibility of frequent flooding / sub-merging	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Within 2.00 Kms
5.	Level of land with topographical conditions	Leveled
6.	Shape of land	Trapezoidal
7.	Type of use to which it can be put	Commercial cum Residential
8.	Any usage restriction	No
9.	Is plot in town planning approved layout?	No
10.	Corner plot or intermittent plot?	Intermittent Plot
11.	Road facilities	Yes
12.	Type of road available at present	CC Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	Below 20ft
14.	Is it a land – locked land?	No
15.	Water potentiality	Yes
16.	Underground sewerage system	Yes
17.	Is power supply available at the site?	Yes
18.	Advantage of the site	
	1.	City centre area
	2.	Developed 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)	N.A.

Part – A (Valuation of land)		
1.	Size of plot	1/2(48'75" x 55') x 12'00" = 622.50 sqft
	North to South	E 55'00" W48'09"
	East to West	12'00"
2.	Total extent of the plot	622.50 sqft
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 11000/- to 13000/- per sqft
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs. 68800/- per sqm or 6319.70/- per sqft
5.	Assessed / adopted rate of valuation	Rs. 12000/- per sqft
6.	Estimated value of land	Rs. 622.50 x 12000/- = 74,64,600/-
Part – B (Valuation of Building)		
1.	Technical details of the building	
	a) Type of Building (Residential / Commercial / Industrial)	Commercial
	b) Type of construction (Load bearing / RCC / Steel Framed)	Brick Masonry
	c) Year of construction	60 Years Old
	d) Number of floors and height of each floor including basement, if any	01 Floor and height of floor is 09 ft
	e) Plinth area floor-wise	G.F. – 622.50 sqft
	f) Condition of the building	
	i) Exterior - Excellent, Good, Normal, Poor	Poor
	ii) Inferior - Excellent, Good, Normal, Poor	Poor

g)	Date of issue and validity of layout of approved map / plan	N.A.
h)	Approved map / plan issuing authority	N.A.
i)	Whether genuineness or authenticity of approved map / plan is verified	N.A.
j)	Any other comments by our empanelled valuers on authentic of approved plan	N.A.

Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floor
1.	Foundation	Brick masonry
2.	Basement	No
3.	Superstructure	Brick masonry in lime mortar
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden
5.	RCC works	No
6.	Plastering	Partial
7.	Flooring, Skirting, dadoing	No
8.	Special finish as marble, granite, wooden paneling, grills, etc	N.A.
9.	Roofing including weather proof course	N.A.
10.	Drainage	Yes

S. No.	Description		Ground floor
2.	Compound wall	:	N.A.
	Height	:	N.A.
	Length		N.A.
	Type of construction		N.A.
3.	Electrical installation		
	Type of wiring	:	N.A.
	Class of fittings (superior / ordinary / poor)	:	N.A.
	Number of light points	:	N.A.
	Fan points	:	N.A.
	Spare plug points	:	N.A.
	Any other item		N.A.
4.	Plumbing installation		
	a) No. of water closets and their type	:	N.A.
	b) No. of wash basins	:	N.A.
	c) No. of urinals	:	N.A.
	d) No. of bath tubs	:	N.A.
	e) Water meter, taps, etc.	:	N.A.
	f) Any other fixtures	:	N.A.

Details of valuation

Sr. no.	Particulars of item	Plinth area	Roof height	Age of building	Estimated Replacement Rate	Fair Market Value
1.	Ground floor	622.50 sqft	09'00"	60 years	60/- sqft	37,350/-
	Total				Salvage Value	Rs. 37,350/-

Part C- (Extra Items)		(Amount in Rs.)	
1.	Portico	:	N.A.
2.	Ornamental front door	:	N.A.
3.	Sit out/ Verandah with steel grills	:	N.A.
4.	Overhead water tank	:	N.A.
5.	Extra steel/ collapsible gates	:	N.A.
	Total	:	N.A.

Part D- (Amenities)		(Amount in Rs.)	
	Wardrobes	:	N.A.
1.	Glazed tiles	:	N.A.
2.	Extra sinks and bath tub	:	N.A.
3.	Marble / ceramic tiles flooring	:	N.A.
4.	Interior decorations	:	N.A.
5.	Architectural elevation works	:	N.A.

6.	Paneling works	:	N.A.
7.	Aluminum works	:	N.A.
8.	Aluminum hand rails	:	N.A.
9.	False ceiling	:	N.A.
	Total		N.A.

Part E- (Miscellaneous)		(Amount in Rs.)	
1.	Separate toilet room	:	N.A.
2.	Separate lumber room	:	N.A.
3.	Separate water tank/ sump	:	N.A.
4.	Trees, gardening	:	N.A.
	Total		N.A.

Part F- (Services)		(Amount in Rs.)	
1.	Water supply arrangements	:	N.A.
2.	Drainage arrangements	:	N.A.
3.	Compound wall	:	N.A.
4.	C. B. deposits, fittings etc.	:	N.A.
5.	Pavement	:	N.A.
	Total	:	N.A.

Total abstract of the entire property

Part- A	Land	:	Rs. 74,64,600/-
Part- B	Building	:	Rs. 37,350/-
Part- C	Extra Items	:	N.A.
Part- D	Amenities	:	N.A.
Part- E	Miscellaneous	:	N.A.
Part- F	Services	:	N.A.
	Total	:	Rs. 75,01,950/-
	Say	:	Rs. 75,00,000/- (Seventy five lacs Only)

Market Value = 75.00 Lacs

Realizable Value = 90% of M.V. = 67.50 Lacs

Distress Value = 80% of M.V. = 60.00 Lacs

Guideline Value Calculation =

Land value = 57.85 sqm (622.50 sqft) x 68000/- = Rs. 39,34,000/- Say

Building Scrap value = 57.85 x 10240/- = Rs. 05,92,184 /-

Total value = 45,26,184/-

Say Rs. 45.26 Lacs

Source: <https://mpigr.gov.in/>



Panwar Piyush

Photograph



Location

Name of Owner: Smt Ranu W/o Shri Ramdas Singhal

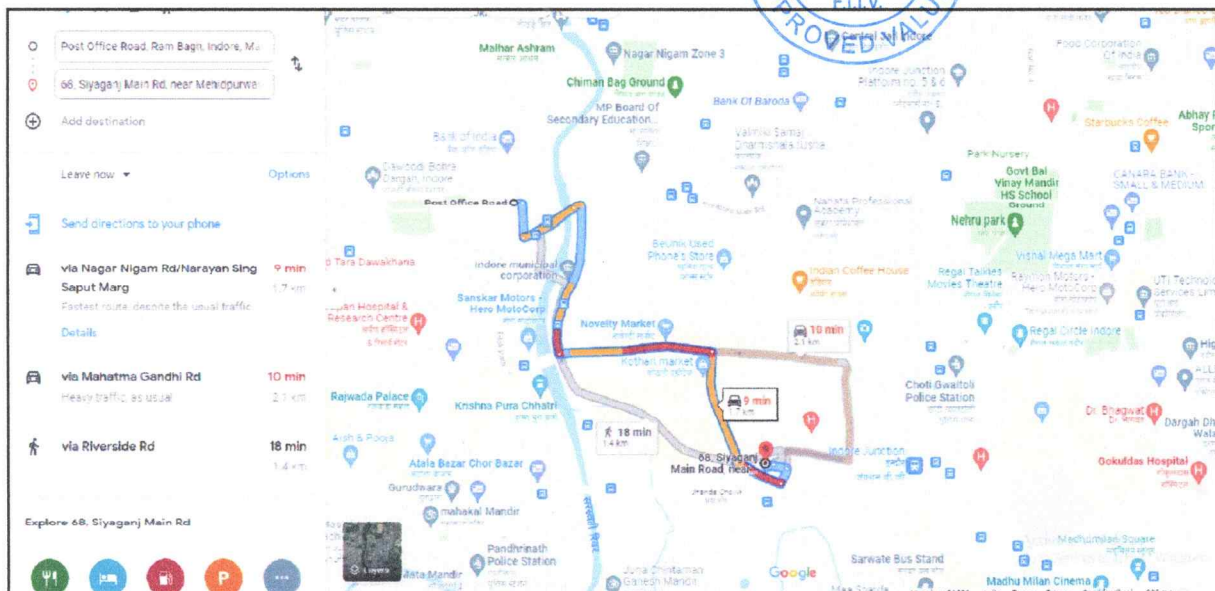
Address: Part D of House No. 68, Middle Part, Siyaganj (Maharani Road), Indore, Tehsil-Indore, Dist. Indore (M.P.).



Coordinates: 22.717106 N, 75.864207 E



panwarpiyush



Route Showing Distance from Post office to current Location is 1.7 Kms



Piyush Panwar

B.E.Civil , PGP Reuim Nicmar
Registered Valuer W.T. 34AB
Approved Valuer IIV , M.I.E.
Chartered Engineer (India)

Cell : 9425978666

Office Address 1 : 6-7 B, A.B.Road
Industrial Area Nimrani, 451660

Office Address 2 : 3/3 Moti Tabela
Opp. Fire Brigade Indore, 452007

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. 75,00,000/-** (In words rupees seventy five lacs only). The book value of the above property as of **Rs. 45,26,000/-** (In words rupees forty five lacs twenty six thousand only), Net Realizable Value is Rs. 67,50,000/- (In words rupees sixty seven lacs fifty thousand only) and the distress value **Rs. 60,00,000/-** (In word rupees sixty lacs only)

Place: Nimrani

Date: 13.01.2022



panwarpiyush-

Vr. Piyush Panwar

Approved Valuer

The undersigned has inspected the property detailed in the Valuation Report dated 13.01.2022 on 05.01.2022. We are satisfied that the fair and reasonable market value of the property is **Rs. 75,00,000/-** (In words rupees seventy five lacs only)

Date: 13.01.2022

(Name of the Branch Manager with Official seal)

DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 13.01.2022 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 05.01.2022. 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 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 the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. I/we undertake and agree to indemnify you, your successors and assigns at all times and from time to time from and against all loss, damage and all actions, suits, proceedings, expenses, costs, charges and demands arising out of any act, lapses, defaults, negligence, errors, mistakes committed by me in performance of my/our professional obligations.
- l. Further, I hereby provide the following information.

S.No.	Particulars	Valuer comment
1	Background information of the asset being valued	Freehold trapezoidal shaped plot at city centre market area.

2	Purpose of valuation and appointing authority	Assessment of fair market value for bank finance Branch Manager, UBI Branch Siyaganj.
3	Identity of the valuer and any other experts involved in the valuation	Piyush Panwar - Panel Valuer UBI RO/ADV/VL/20 dated 01.10.2021
4	Disclosure of valuer interest or conflict, if any	No
5	Date of appointment, valuation date and date of report	DOA: 05.01.2022, Valuation Date: 13.01.2022, Date of Report : 13.01.2022
6	Inspections and/or investigations undertaken	As per documents provided by Client
7	Nature and sources of the information used or relied upon	Market Value as per locality and brokers and recent sale instances.
8	Procedures adopted in carrying out the valuation and valuation standards followed	Market Approach
9	Restrictions on use of the report, if any	No
10	Major factors that were taken into account during the valuation	-
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.	The document placed by client / intending borrower as per Banks instruction, made the basis of valuation report and the genuineness of the documents produced by the client / intending borrower as per Banks instructions, can only be checked at legal advisors table and it is not possible, to ascertain the authenticity of documents at Valuers level.

Date: 13.01.2022


Place: Nimrani




Vr. Piyush Panwar

Approved Valuer

Guideline Rates



Registration and Stamps Department(Commercial Tax) Madhya Pradesh

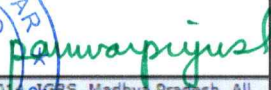



Home
About DRS ▾
Downloads ▾
Services ▾
Help ▾
Site Map
Contact Us
Log Ticket

Property Valuation-Property Valuation
Logged in as : piyushpnwr 16 /01 /2022, 13:47:12
[Sign Out](#)

- 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	18357976
Plot Value	3933800.0
Construction Cost	592384.0
Market Value(INR)	4326184.0
CLICK HERE TO VIEW PROPERTY DETAILS	
DISCLAIMER	
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.	
<input type="button" value="Ok"/>	

DISCLAIMER:Content owned, maintained and updated by Department of Registration and Stamps, Copyright © 2017, IGRS, Madhya Pradesh. All Rights Reserved. Best viewed in 1024 x 768 pixels. [Application processing time in seconds : 1/1/22] [F:T]