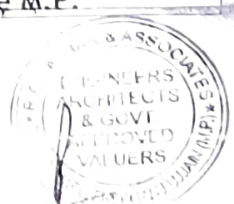


TO,
THE CHIEF MANAGER,
UNION BANK OF INDIA, A. B. ROAD BRANCH
INDORE M.P.

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)
(To be filled in by the Approved Valuer)

1.	GENERAL	
1.	Purpose for which the valuation is made	To determine the fair market value of the property.
2.	a) Date of inspection	: 25/03/2022.
	b) Date on which the valuation is made	: 04/04/2022.
3.	List of documents produced for perusal	
	i) Copy of Title Deed & Correction Deed: Annexure-I & Ia.	
	ii) Copy of diversion order & Correction in diversion order: Annexure-II & IIa.	
	iii) Copy of T&CP Sanctioned Drawing & Building permission Letter: Annexure-III & IIIa.	
	iv) Copy of Municipal Sanctioned Drawing & Building permission letter: Annexure IV & IVa.	
	v) Copy of Khasra Details: Annexure-V	
	vi) Copy of govt. guideline page: Annexure-VI.	
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)	: 1. Shri Jaffar S/O. Shri Haji Abdul Samad Mansuri. 2. Shri Ashiq S/O. Shri Haji Abdul Samad Mansuri. 3. Shri Aarif S/O. Shri Haji Abdul Samad Mansuri.
5.	Brief description of the property (Including leasehold/freehold etc)	: It's a partly four storied residential building over Residentially diverted freehold land.
6.	Location of property	
	a) Plot No. / Survey No.	: House no. 1310 over Land Survey No. 278/4/1, 279/2/1 & 280/3/2/1
	b) Door No.	: House no. 1310 over Land Survey No. 278/4/1, 279/2/1 & 280/3/2/1
	c) T. S. No. / Village	: Gram Bijalpur
	d) Ward / Taluka	: Ward No. 78
	e) Mandal / District	: Tehsil & District Indore M.P.
7.	Postal address of the property	: House no. 1310 over Land Survey No. 278/4/1, 279/2/1 & 280/3/2/1, at Gram Bijalpur, at Ward No. 78, Tehsil & District indore M.P.





23, Bhoj Marg, Freeganj, Ujjain (M.P.) India
Ph. # (O) 0734-3558495, Mob.: 98260-51686
E-mail: -rgpathak2000@gmail.com

8.	City / Town	:	Gram Bijalpur, Indore
	Residential Area	:	Yes.
	Commercial Area	:	No.
	Industrial Area	:	No.
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle.
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation 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	:	Yes. 134.37 Sq. m. is deducted under road widening (Please See Annexure-III).
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	The land has been diverted for residential use wide order no. 13/A-2/2017-18 Dated 12/01/2018 Please see Annexure- II & IIa.
13	Boundaries of the property	:	As per Deed
	East	:	Land of Other's
	West	:	Road
	North	:	House of Shri Jakir Hussain & Other's
			As per Actual
			Agri. Land of Other's
			Road
			House of Shri Jakir Hussain & Other's & Land of owners registered in different title deed admeasuring Approx. 1000 Sq. ft.
	South	:	House of Smt. Nandi Bai W/o. Shri Siddhanath
			House of Smt. Nandi Bai W/o. Shri Siddhanath
14.1	Dimensions of the site	:	A
			B
			As per the Deed
			As per Actual
	North	:	Residentially Diverted land area, As per T&CP sanctioned drawing & As per actual Possession: 861.09 Sq.
	South	:	
	East	:	
	West	:	



G. Pathak & SOCIATES

Structural Engineers & Govt. Approved Valuers
 under Sec. 34 AB of Wealth Tax Act



23, Bhoj Marg, Freeganj, Ujjain (M.P.) India
 Ph. # (O) 0734-3558495, Mob.: 98260-51686
 E-mail:-rgpathak2000@gmail.com

14.2	Latitude, Longitude and Coordinates of the site	:	m. i.e., 9,268.68 Sq. ft. Area under road widening: 134.37 Sq. m. i.e., 1446.34 Sq. ft. Net area under consideration: 726.72 Sq. m. i.e., 7,822.34 Sq. ft.
15	Extent of the site	:	LATITUDE: 22.67-04-73 N LONGITUDE: 75.83-45-29 E Total Land area as per title deed: 1270 Sq. m. i.e., 13,670.15 Sq. ft. Residentially Diverted land area, As per T&CP sanctioned drawing & as per actual Possession: 861.09 Sq. m. i.e., 9,268.68 Sq. ft. Area under road widening: 134.37 Sq. m. i.e., 1446.34 Sq. ft. Net area under consideration: 726.72 Sq. m. i.e., 7,822.34 Sq. ft.
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	Total Land area as per title deed: 1270 Sq. m. i.e., 13,670.15 Sq. ft. Residentially Diverted land area, As per T&CP sanctioned drawing & as per actual Possession: 861.09 Sq. m. i.e., 9,268.68 Sq. ft. Area under road widening: 134.37 Sq. m. i.e., 1446.34 Sq. ft. Net area under consideration: 726.72 Sq. m. i.e., 7,822.34 Sq. ft.
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Fully occupied by the owner
II. CHARACTERISTICS OF THE SITE			
1.	Classification of locality		Urban area
2.	Development of surrounding areas		Average
3.	Possibility of frequent flooding / submerging		Nil.
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		All available within 1.5 km distance from the location of the property.
5.	Level of land with topographical conditions		Leveled
6.	Shape of land		Trapezoidal
7.	Type of use to which it can be put		Residential
8.	Any usage restriction		Yes, only for residential-use as per



G. Pathak & ASSOCIATES

Structural Engineers & Govt. Approved Valuers
Sec. 34 AB of Wealth Tax Act



23, Bhoj Marg, Freeganj, Ujjain (M.P.) India
Ph. # (O) 0734-3558495, Mob : 98260-51686
E-mail: -rgpathak2000@gmail.com

9.	Is plot in town planning approved layout?	diversion order Annexure-II & IIa.
10	Corner plot or intermittent plot?	Yes. Approved vide order no. 8588 dated 29/09/2017.
11	Road facilities	Intermittent Plot
12	Type of road available at present	good on door step
13	Width of road - is it below 20 ft. or more than 20 ft.	C.C. road
14	Is it a land - locked land?	Approx. 20 feet.
15	Water potentiality	No.
16	Underground sewerage system	Average
17	Is power supply available at the site?	No.
18	Advantage of the site	Yes
	1. The land is found to be well demarcated.	
	2. The land is located in developing residential area near A. B. Road, Ujjain.	
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No.

Part - A (Valuation of land)

1.	Size of plot North & South East & West	Total Land area as per title deed: 1270 Sq. m. i.e., 13,670.15 Sq. ft. Residentially Diverted land area, As per T&CP sanctioned drawing & as per actual Possession: 861.09 Sq. m. i.e., 9,268.68 Sq. ft. Area under road widening: 134.37 Sq. m. i.e., 1446.34 Sq. ft. Net area under consideration: 726.72 Sq. m. i.e., 7,822.34 Sq. ft.
2.	Total extent of the plot	Total Land area as per title deed: 1270 Sq. m. i.e., 13,670.15 Sq. ft. Residentially Diverted land area, As per T&CP sanctioned drawing & as per actual Possession: 861.09 Sq. m. i.e., 9,268.68 Sq. ft. Area under road widening: 134.37 Sq. m. i.e., 1446.34 Sq. ft. Net area under consideration: 726.72 Sq. m. i.e., 7,822.34 Sq. ft.



G. Pathak & SOCIATES

Structural Engineers & Govt. Approved Valuers
Sec. 34 AB of Wealth Tax Act

23, Bhoj Marg, Freeganj, Ujjain (M.P.) India
Ph. # (O) 0734-3558495, Mob.: 98260-51686
E-mail:-rgpathak2000@gmail.com

3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	RS. 30,000 Per Sq. m. being large size of land & being located near A. B. Road
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	For residential Land rates: RS. 12,000.00 Per Sq. m. (Annexure-VI)
5.	Assessed / adopted rate of valuation	RS. 30,000 Per Sq. m. being large size of land & being located near A. B. Road
6.	Estimated value of land	Net area under consideration: 726.72 Sq. m. x 30,000 = RS. 2,18,01,600.00

Part - B (Valuation of Building)

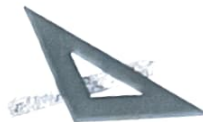
1.	Technical details of the building	Residential
a)	Type of Building (Residential / Commercial / Industrial)	RCC frame structure
b)	Type of construction (Load bearing / RCC / Steel Framed)	2020-2022
c)	Year of construction Residual Age	70 years after completion. Partly Four, 3.05 m each Floor
d)	Number of floors and height of each floor including basement, if any	Legally Sanctioned BUA: Lower Ground Floor: 154.58 Sq. m. First Floor: 154.58 Sq. m. Second Floor: 154.58 Sq. m. Third Floor: 139.35 Sq. m.
e)	Plinth area floor-wise	Good
f)	Condition of the building	Good
i)	Exterior - Excellent, Good, Normal, Poor	Good
ii)	Interior - Excellent, Good, Normal, Poor	T&CP approved vide order no. 8588 dated 29/09/2017. Nagar Nigam Indore: PMT/IND/0125/2625/2020 dated 11/09/2020
g)	Date of issue and validity of layout of approved map / plan	T&CP Indore & Nagar Nigam Indore
ii)	Approved map / plan issuing authority	Yes, the Sanctioned Drawings were
i)	Whether genuineness or	



G. Pathak

& SOCIATES

Structural Engineers & Govt. Approved Valuers
Sec. 34 AB of Wealth Tax Act



23, Bhoj Marg, Freeganj, Ujjain (M.P.) India
Ph. # (O) 0734-3558495, Mob.: 98260-51686
E-mail: -rgpathak2000@gmail.com

j)	<p>authenticity of approved map / plan is verified</p> <p>Any other comments by our empanelled valuers on authentic of approved plan</p>	<p>verified & found to be genuine.</p> <p>Please note the following:</p> <ol style="list-style-type: none"> 1. The Land area of the subject property as per title deed & Khasra Details is 1270 Sq. m. However, the land area as per Sanctioned T&CP Drawing, Sanctioned Nagar Nigam Drawing, diversion order & actual possession as per site measurements the land area is admeasuring 861.09 Sq. m. from which 134.37 Sq. m. is being deducted under road widening. Here-in the scope of this valuation report the Net planning area after deducting Road widening from area under actual possession i.e., 726.72 Sq. m. is being considered. (Please See Annexure-I, II, IIa, III & IV) 2. In the subject property there exists a Single storied building with Staircase tower admeasuring 139.40 Sq. m. located in the front of the land. The owner is intending to demolish the building to develop Garden over it. Here-in the scope of this Valuation report this building is being IGNORED.
----	--	--

Specifications of construction (floor-wise) in respect of

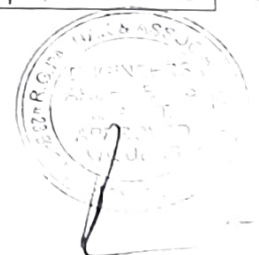
S. No.	Description	Ground floor	Other floors
1.	Foundation	Isolated column footing	
2.	Basement	Not Applicable	
3.	Superstructure	200 & 100 mm walls	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Sal wood are provided & Shutters are being provided	
5.	RCC works	In column, beam & roof	





23, Bhoj Marg, Freeganj, Ujjain (M.P.) INDIA
Ph. # (O) 0734-3558495, Mob. 98260-51589
E-mail:-rgpathak2000@gmail.com

S. No.	Description	Ground floor	Other floors
6.	Plastering	Plastered with cement mortar	
7.	Flooring, Skirting, dadoing	GF: CC Floor FF, SF & TF: Vitrified flooring (Marbonate)	
8.	Special finish as marble, granite, wooden paneling, grills, etc	Fixed furniture work & POP false ceiling work is under process at FF & SF is being	
9.	Roofing including weather proof course	RCC Roofing	
10.	Drainage	Closed	
2.	Compound wall	:	Yes, existing.
	Height	:	1.52 meters
	Length	:	149.26 meters
	Type of construction	:	Brick work in cement mortar
3.	Electrical installation	Ground floor	Other floors
	Type of wiring	:	Concealed pattern wiring in PVC pipes
	Class of fittings (superior / ordinary / poor)	:	Superior
	Number of light points	:	Four in each room are being provided
	Fan points	:	One in each room are being provided
	Spare plug points	:	Nil
	Any other item	:	Nil
4.	Plumbing installation		
	a) No. of water closets and their type	:	FF, SF & TF: at least Three on each floor
	b) No. of wash basins	:	FF, SF & TF: at least Three on each floor
	c) No. of urinals	:	Nil
	d) No. of bath tubs	:	Nil
	e) Water meter, taps, etc.	:	Are being provided of branded quality
	f) Any other fixtures	:	Nil



23, Bhoj Marg, Freeganj, Ujjain (M.P.) India
Ph. # (O) 0734-3558495, Mob.: 98260-51686
E-mail:-rgpathak2000@gmail.com

Details of valuation

Sr. no.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciations Rs.
1.	Lower Ground floor (RCC Roofing, Legally sanctioned BUA)	154.58 Sq. m.	3.05 m	Cons. In 2020-22	@RS. 25,000.00 Per Sq m Heavy structure & large span	38,64,500.00	Nil as age of conc. is less than 5 years old	38,64,500.00
2.	First floor (RCC Roofing, Legally sanctioned BUA)	154.58 Sq. m.	3.05 m	Cons. In 2020-22	@RS. 24,500.00 Per Sq m Heavy structure & large span	37,87,210.00	Nil as age of conc. is less than 5 years old	37,87,210.00
3.	Second floor (RCC Roofing, Legally sanctioned BUA)	154.58 Sq. m.	3.05 m	Cons. In 2020-22	@RS. 24,500.00 Per Sq m Heavy structure & large span	37,87,210.00	Nil as age of conc. is less than 5 years old	37,87,210.00
4.	Third floor (RCC Roofing, Legally BUA)	139.35 Sq. m.	3.05 m	Cons. In 2020-22	@RS. 20,000.00 Per Sq m Heavy structure & large span	27,87,000.00	Nil as age of conc. is less than 5 years old	27,87,000.00
5.	Residential unit in front	139.50 Sq. m.	3.05 m.	1984	IGNORED as to be demolished			
Total						1,42,25,920.00	Nil	1,42,25,920.00

Part C- (Extra Items)

(Amount in Rs.)

1.	Portico	:	RS.5,00,000.00 (Ramp casted with RCC)
2.	Ornamental front door	:	Rs. 50,000.00
3.	Sit out/ Verandah with steel grills	:	Nil.
4.	Overhead water tank	:	RS.2,00,000.00 (RCC OHT 50,000 lit)
5.	Extra steel/ collapsible gates	:	Nil.
Total		:	RS. 7,50,000.00





Part D- (Amenities)

(Amount in Rs.)

1.	Wardrobes	✓	RS. 10,00,000.00 (Fixed furniture being made on site with superior lamination & wooden sheets)
2.	Glazed tiles	✓	RS. 1,00,000.00 (Wall tile dado)
3.	Extra sinks and bath tub	✓	: Nil.
4.	Marble / ceramic tiles flooring	✓	RS. 7,00,000.00 (Italian marble luxurious flooring)
5.	Interior decorations	✓	RS. 2,00,000.00 (Being running on site)
6.	Architectural elevation works	✓	RS. 2,00,000.00 (Being running on site)
7.	Paneling works	✓	: Nil.
8.	Aluminum works	✓	: Nil.
9.	Aluminum hand rails	✓	: Nil.
10.	False ceiling	✓	RS. 2,00,000.00 (in bed rooms)
11.	Staircase tower	✓	RS. 2,00,000.00
	Total		RS. 26,00,000.00

Part E- (Miscellaneous)

(Amount in Rs.)

1.	Separate toilet room	:	Nil.
2.	Separate lumber room	:	Nil.
3.	Separate water tank/ sump	:	RS.2,00,000.00(RCC Sump Tank 50,000 l)
4.	Trees, gardening	:	Nil.
	Total		RS.2,00,000.00

Part F- (Services)

(Amount in Rs.)

1.	Water supply arrangements	:	RS. 1,50,000.00(With branded quality)
2.	Drainage arrangements	:	RS. 1,50,000.00(With branded quality)
3.	Compound wall	:	RS. 2,00,000.00
4.	C. B. deposits, fittings etc.	:	Nil.
5.	Pavement	:	RS. 50,000.00
6.	Tube well installed with pump	:	RS. 2,00,000.00 (2 no's. tube well)
	Total	:	RS. 7,50,000.00



R.G. Pathak & Associates

Structural Engineers & Govt. Approved Valuers
Sec. 34 AB of Wealth Tax Act


23, Bhoj Marg, Freeganj, Ujjain (M.P.) India
Ph. # (O) 0734-3558495, Mob.: 98260-51686
E-mail:-rgpathak2000@gmail.com

Total abstract of the entire property

Part- A	Land	: RS. 2,18,01,600.00
Part- B	Building	: RS. 1,42,25,920.00
Part- C	Extra Items	: RS. 7,50,000.00
Part- D	Amenities	: RS. 26,00,000.00
Part- E	Miscellaneous	: RS. 2,00,000.00
Part- F	Services	: RS. 7,50,000.00
	Total	: RS. 4,03,27,520.00
	Say	: RS. 4,03,00,000.00

- Valuation: 1. As the prevailing Govt. Guidline rate is in force from 2022-23. I have adopted land rate on the basis of local inquiry.
(The sale deeds are registered using old Guidline rates.)
2. Salability: - Good salability, as per the present market scenario.

DATE :- April 04, 2022
PLACE :- UJJAIN M.P.
REG.NO:-CAT-I/8/52 OF 2002

FOR 
R.G PATHAK & ASSOCIATES
ARCHITECTS & ENGINEERS
GOVT. APPROVED VALUERS
(Panel Valuer Union Bank Of India)
23, BHOJ MARG, FREEGANJ,
UJJAIN M.P.

