

N/A 6826987

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VALUATION REPORT

Ref- GR/KAS/09/20/C
Date- 29/09/2020

Bank	Union Bank of India Branch- Sapna Sangeeta Indore
Owner or Borrower	(1) Smt. Asha Sethi W/O Shri Kamlesh Sethi (2) Shri Kamlesh S/o Shri Manakchand Sethi
Location	on Kh.No. 85/2, P.H.No. 40, at Gram- Rehmapur, Khandwa. Indore Road, Industrial Area, Khandwa., Distt- Khandwa (M.P.)



Reg.No. CAT- I/1/51 of 2002

Akriti Consultants

Architectural & Structural Designer

108, Anand Nagar KHANDWA (M.P) 450001

Ph.: 0733-2249165, Mob: 98272-78165

E-mail: ashwinibahety@rediffmail.com

Er. Ashwini Bahety

B.E. (Civil), M.Sc(REV), A.M.I.E, F.I.V

Chartered Engineer and Regd. Valuer

(Govt. of India, Ministry of Finance)

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Ref. No.

Date :

GR/KAS/09/20/C

“VALUATION REPORT”

29/09/2020

“GENERAL REPORT”

To,

The Branch Manager
Union Bank of India
Branch- Sapna Sangeeta Indore

The valuation enclosed is prepared for land only
Belongs To- (1) Smt. Asha Sethi W/O Shri Kamlesh Sethi
(2) Shri Kamlesh S/o Shri Manakchand Sethi

on Kh.No. 85/2, P.H.No. 40, at Gram- Rehmapur, Khandwa.
Indore Road, Industrial Area, Khandwa., Distt- Khandwa
(M.P.)

The valuation includes cost of land only
The value of property under question comes to **Rs. 30503000.00**

Rupees Three Crore Five Lakh Three Thousand Only

So,

The Market value of property **Rs. 30503000.00**

However: Realizable value **Rs. 25927550.00**

Distress value **Rs. 24402400.00**

Value as per Govt. Guide line **Rs. 4069600.00**



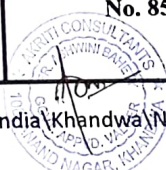
Er. ASHWINI BAHETY

Format-A

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

Er. Ashwini Bahety
108, Anand Nagar,
Khandwa (M.P.)

I GENERAL		
1	Purpose of which the valuation is made:	C.C. Limit
2	a) Date of inspection	27/09/2020
2	b) Date on which the valuation is made	29/09/2020
3	List of documents produced for perusal	i) Photocopy of sale deed No. 6526 , Date - 19/01/2012 , Diversion Order No- . 128/A-2/2011-2012 (dt.14-05-2012)
4	Name of the owner (s) and his / their address / addresses with Phone No. (Details of share of each owner in case of joint ownership)	(1) Smt. Asha Sethi W/O Shri Kamlesh Sethi (2) Shri Kamlesh S/o Shri Manakchand Sethi
5	Brief description of the property	Property Is a Diverted Land
6	Location of the property	on Kh.No. 85/2, P.H.No. 40, at Gram- Rehmapur, Khandwa. Indore Road, Industrial Area, Khandwa., Distt- Khandwa
	Plot No. / Survey No	Kh.No. 85/2, P.H.No. 40,
	T.S. No. / Village	Gram- Rehmapur, Khandwa. Indore Road, Industrial Area, Khandwa., Distt- Khandwa (M.P.)
	Ward / Taluka	Khandwa , Distt- Khandwa (M.P.)
	Mandal / District	Distt- Khandwa (M.P.)
7	Postal address of the property	on Kh.No. 85/2, P.H.No. 40, at Gram- Rehmapur, Khandwa. Indore Road, Industrial Area, Khandwa., Distt- Khandwa
8	City / Town	Khandwa (M.P.)
	Residential /Commercial / Industrial Area	Commercial Area
9	Classification of the area	
	i) High/Middle/Poor	Middle Class
	ii) Urban/Semi-Urban/Rural	Rural
10	Coming under Corporation limit/Village Panchayat/ Municipality	Under Village Panchayat limit
11	Whether covered under any state/Central Govt. enactments (e.g. Urban Land Ceiling Act) Or notified under agency area / scheduled ara / Cantonment area	No
12	In case it is an agricultural land, any conversion to house site plots is contemplated	No
13	Boundaries of the property	As Per Sale Deed
	North	Nala
	South	Kachha Road
	East	Other Agri. Land
	West	Agri. Land of Kh. No. 84
		As Per Diversion Order
		Nala then Road
		Nala
		Other Agri. Land
		Padat Land of Kh. No. 85/1 & 85/3



14	Dimensions of the site	
	North	
	South	N.A
	East	N.A
	West	N.A
15	Extent of the site	N.A Plot Area = 87150 Sqft. Land Area = 0.81 Hect. (2.00 Acre) Or (87150 Sqft.) Or (8100 Sqmt.) Diverted Order No. 128/A-2/2011-2012 (dt.14-05-2012)
16	Extent of the site considered for valuation (Least of 14a & 14b)	N.A.
17	Whether occupied by the owner / tenant? if occupied by tenant since how long? Rent received per month.	N.A.
II CHARACTERISTICS OF THE SITE		
1	Classification of Locality	Commercial Area
2	Development of surrounding areas	Developed Area
3	Possibility of frequent flooding	No
4	Availability of the Civic amenities like : School, Hospital, Bus Stop, Market etc.	Within 3.00 K.M.
5	Level of land with topographical conditions	Leveled Plot
6	Shape of land	Irregular Shape
7	Type of use to which it can be put	Commercial Use
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	Concrete Road
13	Width of road – Is it below 20 ft. 'Or' more	Above 20 Ft.
14	Is it a Land – locked Land?	No
15	Water Potentiality	Available
16	Underground sewerage system	Un Available
17	Power supply is available in the site	Within 100 Ft.
18	Advantages of the site	N.A.
19	General remarks, if any	Plot is not Demarcated
PART – A (Valuation of Land)		
Size of Plot		Plot Area = 87150 Sqft. Land Area = 0.81 Hect. (2.00 Acre) Or (87150 Sqft.) Or (8100 Sqmt.) Diverted Order No. 128/A-2/2011-2012 (dt.14-05-2012)
Total extent of the Plot	0.81 Hect	8100 Sqmt, or 87150 Sqft
Prevailing Market rate		Rs. 375 /Sqft.
		Plot Area= 87150 Sqft.
		Guide Line Rate =



Guideline rate obtained from the :
Registrar's Office
(an evidence thereof to be enclosed)

Guide Line Value(Rs.) = 4069600

Land Area = 0.81 Hect. Or 8100 Sqmt.
First 300.00 Sqmt. X @ Rs. 4000/Sqmt. = Rs. 12,00,000.00 (I)
Remaining Area = 7800 Sqmt.
Or 0.78 Hect. @ Rs. 24,00,000/ Hect. * = Rs. 18,72,000.00 (II)

Total G. Line rate (I+II) = Rs. 30,72,000.00

*Agri. Land Rs. 16,00,000 /Hect. X 1.50 = Rs. 24,00,000/Hect.

Govt. Guideline Value

5 Assessed / adopted rate of valuation
6 Estimated value of Land

Rs. 30,72,000

Rs. 350 /Sqft.

Market Value(Rs.) = 30502500

PART - B (Valuation of Building)

TECHNICAL DETAILS OF THE BUILDING	
a) Type of building	N.A.
b) Type of construction	N.A.
c) Year of construction	N.A.
d) Number of floors & height of each floor including basement, if any	N.A.
e) Plinth area floor - wise (Sqft)	N.A.
f) Condition of the building	N.A.
i) Exterior	N.A.
ii) Interior	N.A.
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.

SPECIFICATION OF CONSTRUCTION (FLOOR - WISE) IN RESPECT OF:

S. No.	Description
1	Foundation
2	Basement
3	Superstructure
4	Joinery / Doors & windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)
5	RCC Works
6	Plastering
7	Flooring, skirting, dadoing
8	Special finish as marble, granite, wooden paneling, drills
9	Roofing including weather proof course
10	Drainage

N.A.



PART - E		(Miscellaneous)
1	Separate Toilet Room	N.A.
2	Separate Lumber Room	N.A.
3	Separate Water Tank / Sump	N.A.
4	Trees, Gardening	N.A.
		N.A. E

PART - F		(Services)
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.
		N.A. F

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land	Rs. 30502500
Part - B	Building	N.A.
Part - C	Extra items	N.A.
Part - D	Amenities	N.A.
Part - E	Miscellaneous	N.A.
Part - F	Service	N.A.
		Total (Rs.) 30502500
		Say Rs. 30503000

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications.

Rs. 30503000

Rupees Three Crore Five Lakh Three Thousand Only

Place : Khandwa

Date : 29/09/2020



The undersigned have inspected the property detailed in the Valuation Report dated 29/9/20 on _____
I have gone through the report and am satisfied, to the best of my knowledge that the value of the property
is at Rs. 2.59 crore by the approved valuer is realistic.

2.59 cr



DECLARATION

- 1 The information furnished in this report is true correct to the best of my knowledge and belief.
- 2 I have no direct or indirect interest in property valued.
- 3 I have personally visited the property.& valued the right property.
- 4 I have not been convicted or sentenced to a term of imprisonment.
- 5 I have not been found guilty of misconduct in my professional capacity.
- 6 I am not responsible for legal aspect of property valued.
- 7 Rate of land / plot applied as per local enquiry.

Date : 29/09/2020

Place : Khandwa



[ER. ASHWINI BAHETY]

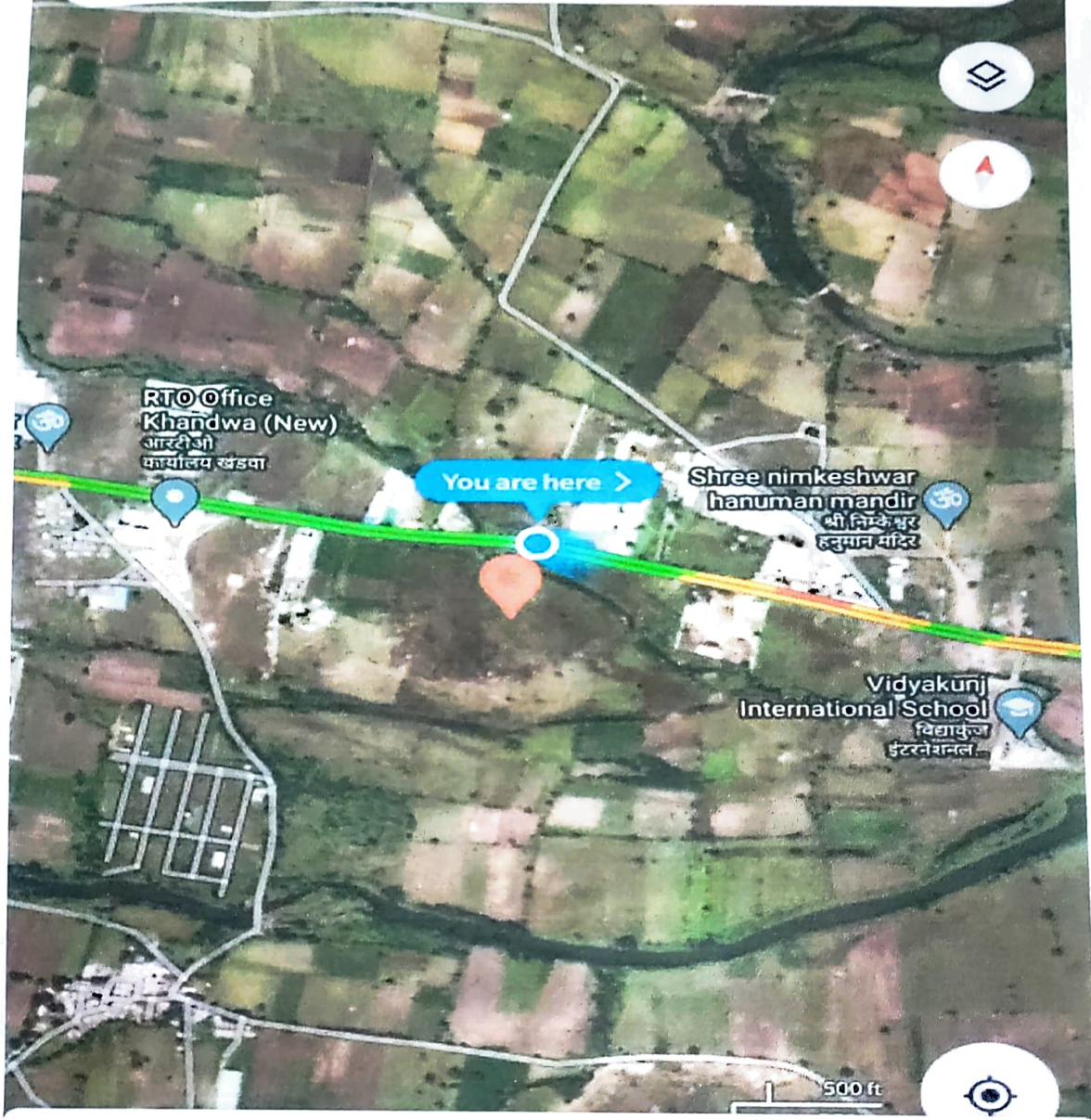
Guide Line

Sl.No	Mchalla/Catry/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)			BUILDING COMMERCIAL (SQM)			BUILDING MULTY (SQM)		AGRICULTURAL LAND-ECTARE		AGRICULTURAL PLOT(SQ)		
		Residential	Commercial	Industrial	RCC	RBC	Tn shade	Kaccha kabhav	Shop	Office	Godown	Resertial	Commercial	Irrigated	Un Irrigated	Sub Class one	Sub Class two
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
Tehsil: KHANDWA																	
Sub-Area : PLANNING AREA, Ward/Patwari Halika: PATWARI HALIKA 40																	
1287	RE-NA-JURISCHDI(V NAYAK COLONY)	2800	5600	2600	13800	9200	7600	6000	20200	16600	16600	0	0	57*2000	3380000	2600	5300
1288	SAMAYAK PLETIN,M RA-EMPLR FARNARTIT	2800	5600	2600	13800	9200	7600	6000	20200	16600	16600	0	0	57*2000	3380000	2600	5300
1289	VISISTH GRAM CH-HAIGACN DEVI RCAD SE AHICAR	1800	3500	1500	12800	8200	6600	5000	18100	16500	16500	0	0	2720000	1800000	1800	3500
1290	VISISTH GRAM CH-HAIGACN DEVI RCAD PAR	3200	6400	3200	14200	9600	8000	6400	21000	19400	19400	0	0	57*2000	3380000	3200	6400
1291	VISISTH GRAM CH-HAIGACN DEVI RCAD KASBE	2400	4800	2400	13400	8800	7200	5600	19400	17800	17800	0	0	57*2000	3380000	2400	4800
1292	VISISTH GRAM REHMAMPUR RCAD FAR	4000	8000	4000	15000	10400	8800	7200	22600	21000	21000	0	0	57*2000	3380000	4000	8000
1293	VISISTH GRAM REHMAMPUR RCAD SE ANDAF	2000	4000	2000	13000	8400	6800	5200	18600	17000	17000	0	0	2720000	1600000	2000	4000
1294	VISISTH GRAM RE-NA-JURISCHDI KASBE	2600	5100	2600	13600	9000	7400	5800	19700	18100	18100	0	0	57*2000	3380000	2600	5100

[ER. ASHWINI BAHETI]



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[ER. ASHWINI BAHEY]

