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## VALUATION REPORT

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

<b>Bank</b>	<b>Union Bank of India</b> <b>Branch- Sapna Sangeeta Indore</b>
<b>Owner or Borrower</b>	<u>(1) Shri Kamlesh S/o Shri Manakchand Sethi</u> <u>(2) Smt. Asha Sethi W/O Shri Kamlesh Sethi</u>
<b>Location</b>	<u>on Kh. No. 878, P.H.No. 88, at Gram- Dondwada, Teh</u> <u>Khandwa, Distt- Khandwa (M.P.)</u>



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

*Ashwini 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)



Date :

No.

GR/KAS/09/20/D

**“VALUATION REPORT”**  
**“GENERAL REPORT”**

29/09/2020

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

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

on Kh. No. 878, P.H.No. 88, at Gram- Dondwada, Teh  
Khandwa, Distt- Khandwa (M.P.)

The valuation includes cost of land only  
The value of property under question comes to **Rs. 18051000.00**

**Rupees One Crore Eighty Lakh FiftyOne Thousand Only**

So,

The Market value of property	<b>Rs. 18051000.00</b>
Realizable value	<b>Rs. 15343350.00</b>
Distress value	<b>Rs. 14440800.00</b>
Value as per Govt. Guide line	<b>Rs. 2596800.00</b>

However:

**Er. ASHWINI BAHETY**



UNION BANK OF INDIA  
ranch- Sapna Sangeeta IndorVALUATION 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.)

GENERAL		
1	Purpose of which the valuation is made:	C.C. Limit
2	a) Date of inspection	27/09/2020
	b) Date on which the valuation is made	29/09/2020
3	List of documents produced for perusal	i) Photocopy of sale deed No. A1/582, Dt- 24/05/2013, Diversion Order No- 33/A-2/2014-2015 Dt- 31/03/2015
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) Shri Kamlesh S/o Shri Manakchand Sethi (2) Smt. Asha Sethi W/O Shri Kamlesh Sethi
5	Brief description of the property	Property Is a Diverted Land
6	Location of the property	on Kh. No. 878, P.H.No. 88, at Gram- Dondwada, Teh Khandwa, Distt- Khandwa (M.P.)
	Plot No. / Survey No	Kh.No. 878, P.H.No. 88,
	T.S. No. / Village	Gram- Dondwada, Teh - 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. 878, P.H.No. 88, at Gram- Dondwada, Teh Khandwa, Distt- Khandwa (M.P.)
8	City / Town	Khandwa (M.P.)
	Residential / Commercial / Industrial Area	Agricultural 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
	Whether covered under any state/Central Govt. enactments (e.g. Urban Land Ceiling Act) Or notified under agency area / scheduled ara / Cantonment area	No
	In case it is an agricultural land, any conversion to house site plots is contemplated	No
Boundaries of the property		
	As Per Sale Deed	As Per Actual
North	Land of Khasra No. 877/1,877/2 & 877/3	Land of Khasra No. 877/1,877/2 & 877/3
South	Land of Khasra No. 879	Kaccha Road ( Kh No- 879 )
East	Govt. Land of Khasra No. 887	Govt. Land of Khasra No. 887
West	Land of Khasra No. 876	Land of Khasra No. 876





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Mob. 9827211903

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Dimensions of the site		
North		
South		
East		N.A
West		N.A
Extent of the site		N.A
		N.A
		Plot Area = 138854 Sqft.
		Land Area 1.29 Hect. Or ( 1,38,854 Sqft.) Or ( 12900 Sqmt.) Diverted Order No. 128/A-2/2011-2012 (dt.14-05-2012)
Extent of the site considered for valuation (Least of 14a & 14b)		N.A.
Whether occupied by the owner / tenant? if occupied by tenant since how long? Rent received per month		N.A.
<b>CHARACTERISTICS OF THE SITE</b>		
Classification of Locality		
Development of surrounding areas		Agricultural Area
Possibility of frequent flooding		Under Developing
Availability of the Civic amenities like : School, Hospital, Bus Stop, Market etc.		No
Level of land with topographical conditions		Within 6.00 K.M.
Shape of land		Leveled Plot
Type of use to which it can be put		Irregular Shape
Any usage restriction		Commercial Use
Is plot in Town Planning approved layout		No
Corner plot 'Or' Intermittent plot?		No
Road facilities		Intermittent Plot
Type of road available at present		Yes
Width of road - Is it below 20 ft. 'Or' more		Kaccha Road
Is it a Land - locked Land?		Above 20 Ft.
Water Potentiality		No
Underground sewerage system		Available
Power supply is available in the site		Un Available
Advantages of the site		Within 100 Ft.
General remarks, if any		N.A.
PART - A (Valuation of Land)		
Size of Plot		Plot Area = 138854 Sqft.
		Land Area = 1.29 Hect. Or (138854 Sqft.) Or ( 12900 Sqmt.) Diverted Order No. 33/A-2/2014-2015 Dt- 31/03/2015
Total extent of the Plot	1.29 Hect	12900 Sqmt, or 138854 Sqft
Prevailing Market rate		Rs. 150 /Sqft.
		Plot Area= 138854 Sqft.
		Guide Line Rate =



T - E (Miscellaneous)		
Separate Toilet Room		
Separate Lumber Room		N.A.
Separate Water Tank / Sump		N.A.
Plots, Gardening		N.A.
		N.A.
		N.A. E

T - F (Services)		
Water supply arrangements		
Drainage arrangements		N.A.
Compound wall		N.A.
Electricity B. deposits, fittings etc.		N.A.
Pavement		N.A.
		N.A.
		N.A. F

TOTAL ABSTRACT OF THE ENTIRE PROPERTY		
Part - A	Land	
Part - B	Building	Rs. 18051020
Part - C	Extra items	N.A.
Part - D	Amenities	N.A.
Part - E	Miscellaneous	N.A.
Part - F	Service	N.A.
		N.A.
		Total (Rs.) 18051020
		Say Rs. 18051000

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. 18051000

**Rupees One Crore Eighty Lakh Fifty One Thousand Only**

Place : Khandwa

Date : 29/09/2020



**APPROVED VALUER**

Undersigned have inspected the property detailed in the Valuation Report dated 29/9/2020 and have gone through the report and am satisfied, to the best of my knowledge that the value of the property at Rs. 1.53 Cr. by the approved valuer is realistic.



Branch Manager / Officer - in-charge Credit & Finance Department

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## 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.

ate : 29/09/2020

lace : Khandwa



[ER. ASHWINI BAHETY]



S.No	Mokala/Colony/ Society/Road/Village	BUILDING RESIDENTIAL (SQM)							BUILDING COMMERCIAL (SQM)			BUILDING MULTISTORY		LAND/RECT AREA		PLOT/GRAM	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Caccha tabala	Shop	Office	Godown	Residential	Commercial	Irigated	Un irrigated	Sub Caste use	Sub Caste use
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)

Tehsil KHANDWA

Sub-Area : NON-PLANNING AREA, Ward/Patwari Halka: PATWARI HALKA 38

1068	CONDVADA 1 MUKH ROAD SE LAJE KHASRA NUMBER 160, 161, 62, 166, 67, 168, 190, 91, 192, 193, 194, 197, 198, 199, 200, 201, 205, 211, 212, 213, 214.	2200	4300	2200	8200	6200	5300	4600	12700	11500	11500	0	0	4624000	2720000	2200	4500
1069	CONDVADA 2 SHESH ANYA KHASRA NUMBER	1600	3200	1600	7800	5600	4400	4000	11800	10400	10400	0	0	1904000	1200000	1600	3200

Tehsil KHANDWA

Sub-Area : NON-PLANNING AREA, Ward/Patwari Halka: PATWARI HALKA 39

1090	TAKLI MORI 1 MUKH ROAD SE LAJE KHASRA NUMBER	2200	4300	2200	8200	6200	5300	4600	12700	11500	11500	0	0	4660000	2741500	2200	4500
1091	TAKLI MORI 2 SHESH ANYA KHASRA NUMBER	1600	3200	1600	7800	5600	4400	4000	11800	10400	10400	0	0	1904000	1200000	1600	3200

Tehsil KHANDWA

Sub-Area : NON-PLANNING AREA, Ward/Patwari Halka: PATWARI HALKA 41

1092	CHIC-LIEU,URS	900	1300	900	6900	4900	3700	3300	10200	9000	9000	0	0	3254CC	192000	900	1600
1093	DAGADIYA	900	1300	900	6900	4900	3700	3300	10200	9000	9000	0	0	3254CC	192000	900	1600
1094	KAVESHWAR	900	1300	900	6900	4900	3700	3300	10200	9000	9000	0	0	4780CC	280000	900	1600

ER. ASHWINI BAHE



Guide Line

← 21.812843,76.263829



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Shiv Mandir  
शिव मंदिर

शारदापीठ

200 ft  
100 m

Google

21°48'46.2"N 76°15'49.8"E

Takali Mori, Madhya Pradesh



[ER. ASHWINI BAHETY]





[ER. ASHWINI BAHETY]