

Dr. J. C. PUNJABI

D.E. (Civil), M.No. (RE Valuation), FIV, MIE

- **III REGISTERED VALUER**
(Under Companies Act)
- **GOVT. REGISTERED VALUER**
(Under Section 34 A of Wealth Tax Act 1957)
- **CHARTERED ENGINEER**
- **TECHNICAL EXPERT-MPFC**
- **SURVEYOR & LOSS ASSESSOR**



OFF : DREAM HOUSE CONSULTANTS

303, Satya Tower, Opp. Bank of Baroda
Sapna-Sangita road, Indore

B.O. : 1st Floor, Parada Complex, Kamal Chowk
Near Central Bank of India, Neemuch

☎ : 94251-06354 & 📠 : 0731-4213299

Email : jcpvaluer@gmail.com

Ref.: JCP/UBI/555/20-21

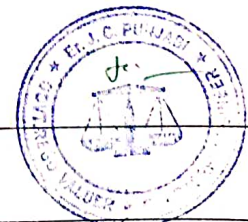
ANNEXURE-I

FORMAT-A

To,
UNION BANK OF INDIA
Branch : Malharganj, Indore (M.P.)

VALUATION REPORT (IN RESPECT OF OPEN LAND/PLOT)

I. GENERAL	
1.	Purpose for which the valuation is made : To assess the present fair market value, realizable value and distress sale value of property for primary/ collateral security in Union Bank of India.
2.	a) Date of inspection : 28.03.2021
	b) Date on which the valuation is made : 30.03.2021
3.	List of documents produced for perusal
	i) Xerox copy of lease deed : Registration no. ---- dated 31.08.1995, sub-registrar office, Indore
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) : Sh. Ashok Kumar S/o Sh. Prahlad Das
5.	Brief description of the property : It is an open plot.
6.	Location of property
	a) Plot No./Survey No. : Plot no.A-2/X-5
	b) Door No. :
	c) T.S. No./Village : It is an open plot
	d) Ward /Taluka : Ward-83/Indore
	e) Mandal/District : Indore
7.	Postal address of the property : Plot no.A-2/X-5, Scheme no.71, Sector-C, Indore (M.P.)
8.	City / Town:
	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 : Corporation limit
11.	Whether covered under any State / Central Govt. enactment's (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area /cantonment area. : No
12.	In case it is an agricultural land, any conversion to house site plots is contemplated : N.A.



Property Address : JCP/UBI/400/20-21

Dated : 30.03.2021

Property Address : Plot no.A-2/X-5, Scheme no.71, Sector-C, Irindore Belongs to : Sh. Ashok Kumar

13.	Boundaries of the property	:	
	North	:	Plot no.4-A2X
	South	:	Plot no.6-A2X
	East	:	Road
	West	:	Plot no.5-A-X
14.1	Dimensions of the site	:	A B
		:	As per the Deed Actual
	North	:	34 m. Same
	South	:	34 m. Same
	East	:	25 m. Same
	West	:	25 m. Same
15.	Extent of the site	:	850 Sqm. Same
16.	Extent of the site considered for valuation (least of 14a & 14b)	:	850 Sqm.
17.	Latitude, longitude and coordinates of the site	:	Mentioned on the photograph of Google map attached
18.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Details to be furnished by owner.
II. CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Residential
2.	Development of surrounding areas	:	Fully developed
3.	Possibility of frequent flooding / submerging	:	No
4.	Feasibility to the Civic amenities like school, Hospital, Bus Stop, Market etc.	:	Nearby
5.	Level of land with topographical conditions.	:	Leveled
6.	Shape of land	:	Rectangular
7.	Type of use to which it can be put	:	Residential
8.	Any usage restriction	:	-do-
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	
11.	Road facilities	:	Available
12.	Type of road available at present	:	CC road/Bitumen road
13.	Width of road -is it below 20 ft. or more than 20 ft.	:	More than 20'
14.	Is it a Land - Locked land?	:	No
15.	Water potentiality	:	Sufficient
16.	Underground sewerage system	:	Available
17.	Power supply is available in the site	:	-do-
18.	Advantages of the site:		
19.	General remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (distance from the sea coast/tidal level must be incorporated):		
	1.		
	2.		

Part -A (Valuation of land) : The subject property is an open plot with temporary shed in some portion only.

1.	Size of plot		
	North & South	:	34 m.
	East & West	:	25 m.
2.	Total extent of the plot	:	850 Sqm.



13.	Boundaries of the property	:	
	North	:	Plot no.4-A2X
	South	:	Plot no.6-A2X
	East	:	Road
	West	:	Plot no.5-A-X
14.1	Dimensions of the site	:	A
			B
			As per the Deed
			Actual
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5.	Level of land with topographical conditions.	:	Leveled
6.	Shape of land	:	Rectangular
7.	Type of use to which it can be put	:	Residential
8.	Any usage restriction	:	-do-
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	
11.	Road facilities	:	Available
12.	Type of road available at present	:	CC road/Bitumen road
13.	Width of road -is it below 20 ft. or more than 20 ft.	:	More than 20'
14.	Is it a Land - Locked land?	:	No
15.	Water potentiality	:	Sufficient
16.	Underground sewerage system	:	Available
17.	Power supply is available in the site	:	-do-
18.	Advantages of the site:		
19.	General remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (distance from the sea coast/tidal level must be incorporated):		
	1.		
	2.		

Part -A (Valuation of land) : The subject property is an open plot with temporary shed in some portion only.

1.	Size of plot		
	North & South	:	34 m.
	East & West	:	25 m.
2.	Total extent of the plot	:	850 Sqm.



f. : JCP/UBI/400/20-21

Dated : 30.03.2021

Property Address : Plot no.A-2/X-5, Scheme no.71, Sector-C, Indore Belongs to : Sh. Ashok Kumar

	Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs.36,000.00 to Rs.37,000.00 per Sqm.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs.25,600.00 per Sqm. (page-353)
5.	Assessed / adopted rate of valuation	:	Rs.36,500.00 per Sqm. (Average)
6.	Estimated value of land	:	Rs.3,10,25,000.00 Say Rs.3,10,00,000.00

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 is **Rs.3,10,00,000/- and net realizable value is Rs.2,63,00,000/- and distress sale value is Rs.2,32,00,000/-**

Date : 30.03.2021

Place : INDORE



Er. J. C. PUNJABI

Govt. Approved/Regd./Panel valuer

The undersigned has inspected the property detailed in the Valuation Report dated 30/03/21 30/03/21. We are satisfied that the fair and reasonable market value of the property is Rs. 3,00,00,000/- (Rupees Three crore only).
Date: .

Signature

(Name of the Chief/Sr./Br. Manager)

Encl:

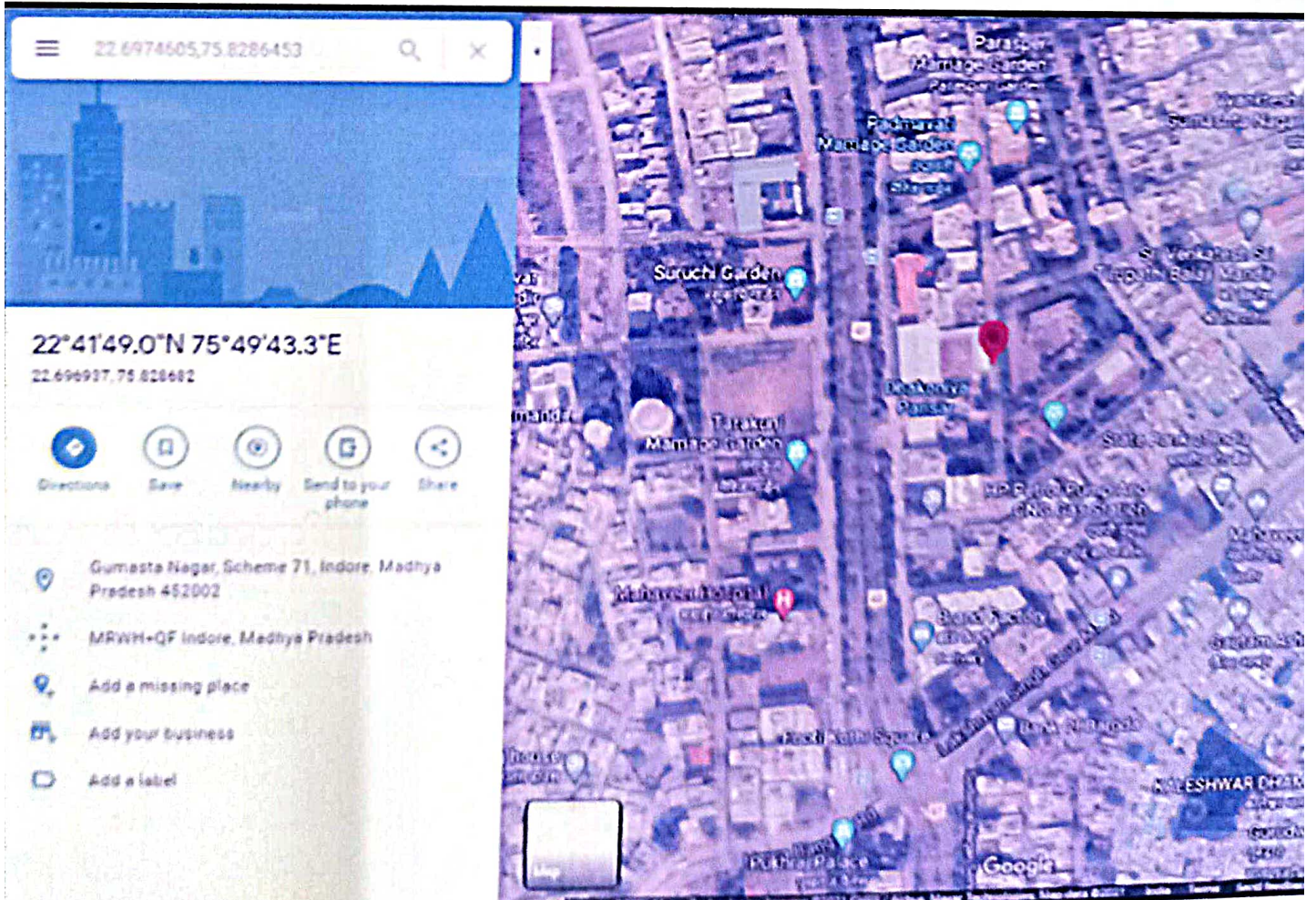
1. Declaration from the valuer in Format E (Annexure II of the Policy on Valuation of properties and Empanelment of Valuers).
2. Model code of conduct for valuer (Annexure III of The Policy on Valuation of Properties and Empanelment of Valuers).
3. Photograph of owner/representative with property in background.
4. Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/ Internet sites

As per my opinion and observation market value of Rs. Rs. 3,10,00,000/- is on low side and Net realizable value would be Rs. 3,00,00,000/- (Rupees three crore).



S.No	Mohalla/Colony/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)			BUILDING MULTI(SQM)		AGRICULTURAL LAND/(HECTARE)		AGRICULTURAL PLOT(SQM)		
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabele	Shop	Office	Godown	Residential	Commercial	Irrigated	Un irrigated	Sub Clause wise	Sub Clause wise	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	
3043	SCHEME NO.71, SECTOR-A, B & D RING ROAD SE LAGE PLOT	40000	40000	40000	52000	47200	45600	44000	53600	53200	52800	24800	48800	4000000000	4000000000	40000	40000	
3044	SCHEME NO.71, SECTOR-B	25600	25600	25600	37600	32800	31200	29600	39200	38800	38400	16800	32800	2560000000	2560000000	25600	25600	
3045	SCHEME NO.71, SECTOR-C, RING ROAD SE 150 FEET ANDER	25600	25600	25600	37600	32800	31200	29600	39200	38800	38400	21600	42400	2560000000	2560000000	25600	25600	
3046	SCHEME NO.71, SECTOR-C, RING ROAD SE LAGE PLOT	40000	40000	40000	52000	47200	45600	44000	53600	53200	52800	24800	48800	4000000000	4000000000	40000	40000	
3047	SCHEME NO.71, SECTOR-D	16800	16800	16800	28800	24000	22400	20800	30400	30000	29600	17600	34400	1680000000	1680000000	16800	16800	
3048	SUDAMA NAGAR SECTOR- B, C AVAN D	23200	23200	23200	35200	30400	28800	27200	36800	36400	36000	18400	35200	2320000000	2320000000	23200	23200	
Tehsil: INDORE																		
Sub-Area : NAGAR NIGAM INDORE, Ward/Patwari Halika: WARD NO. 84 (DWARAKAPURI)																		
3049	DWARAKAPURI ROAD PER	33600	33600	33600	45600	40800	39200	37600	47200	46800	46400	13600	26400	3360000000	3360000000	33600	33600	
3050	DWARAKAPURI ROAD SE ANDER	16000	16000	16000	28000	23200	21600	20000	29600	29200	28800	13600	26400	1600000000	1600000000	16000	16000	





22°41'49.0"N 75°49'43.3"E

22.696937, 75.628882

- Directions
- Save
- Nearby
- Send to your phone
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Gumasta Nagar, Scheme 71, Indore, Madhya Pradesh 452002

MRWH-QF Indore, Madhya Pradesh

Add a missing place

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