

DREAM HOUSE CONSULTANTS

Consulting Engineers, Registered valuers & Vastu Advisors

SERVICES FOR : BUILDING PLANNING - R.C.C. STRUCTURAL DESIGNING - COLONY PLANNING & LAYOUT - ESTIMATES - VALUATION OF IMMOVABLE PROPERTY & VEHICLES

Er. J.C. PUNJABI

B.E. (Civil) M.I.E., F.I.V.
Chartered Engineer, Surveyor, Tech. Expert
MPFC, Panel Valuer LIC HFL & BANKS



OFF. : 303, Satya Tower, Opp. Bank of Baroda,
Sapna-Sangita Road, Indore (M.P.)
RES. : Flat no.301, Third floor, Tulsi Avenue,
Plot no.130 Vidhya Nagar, Indore (M.P.)

Mobile : 94251-06354 & **Landline :** 0731-4213299

Email : jcpvaluer@gmail.com

PAN No.: AAQPP-5012-M

Govt. Approved Registered Valuer [Income Tax & Banks] Under Section 34AB of Wealth Tax Act 1957 (Regn. no. Cat I/145/38/00-01)

Ref.: JCP/UBI/102-B/19-20

FORMAT-A

ANNEXURE-I

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

VALUATION REPORT (IN RESPECT OF LAND & BUILDING)

I. GENERAL		
1.	Purpose for which the valuation is made	To assess the present fair market value and distress sale value of property for primary/collateral security in Union Bank of India.
Firm in which this property mortgaged		M/s Omprakash Harakchand Mittal
2.	a) Date of inspection	06.05.2019
	b) Date on which the valuation is made	08.05.2019
3.	List of documents produced for perusal	
	i) Xerox copy of title deed	:
	ii) Xerox copy of sanction map	:
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. Babulal S/o Sh. Prahlad Das Agrawal Mobile no. : 9425062335 (Sh. Ashish Agrawal)
5.	Brief description of the property	The subject property is G+2 storey semi commercial building in RCC frame structure on a plot area of 106.22 Sqm.
6.	Location of property	
	a) Plot No. / Survey No.	Municipal house no.11 (old no.8)
	b) Door No.	-
	c) T.S. No. / Village	-
	d) Ward / Taluka	Ward no.69
	e) Mandal / District	Indore (M.P.)
7.	Postal address of the property	West part of municipal house no.11 (old no.8), Narsingh Bazar, Indore (M.P.)
8.	City / Town	Indore
	Residential Area	Yes
	Commercial Area	Yes
	Industrial Area	No
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	Corporation limit
11.	Whether covered under any State / Central Govt. enactment's (e.g., Urban Land Ceiling Act) or	No



Ref. : JCP/UBI/102-B/19-20

Property Address : West part of municipal house no.11 (old no.8), Narsing Bazar, Indore (M.P.)

Dated : 08.05.2019

Belongs to: Sh. Babulal Agrawal

	notified under agency area / scheduled area / cantonment area.		
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	-
13.	Boundaries of the property :		
	North	:	House of Sh. Prahlad Das Agrawal
	South	:	Property of Hukumchand trust
	East	:	East part of house no.11 then GALI
	West	:	Road
14	Dimensions of the site	:	(a) As per the Deed (b)Actual
	North	:	-
	South	:	-
	East	:	-
	West	:	-
15.	Extent of the site		106.22 Sqm.
16.	Extent of the site considered for valuation (least of 14a & 14b)	:	106.22 Sqm.=1143 Sqft.
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	:	Middle class
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.	:	Level
6.	Shape of land	:	Regular
7.	Type of use to which it can be put	:	Residential, but using as semi-commercial
8.	Any usage restriction	:	Residential use only
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent plot
11.	Road facilities	:	Available
12.	Type of road available at present	:	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	:	Available sufficient
16.	Underground sewerage system	:	Available
17.	Power supply is available in the site	:	Available
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) :		



Part -A (Valuation of land)

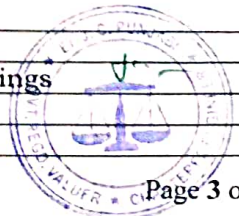
1.	Size of plot		
	North & South	:	-
	East & West	:	-
2.	Total extent of the plot	:	106.22 Sqm. = 1143 Sqft.
3.	Prevailing market rate (Along with details/reference of at least 2 latest deals/transactions with respect to adjacent properties in the areas)	:	PMR is Rs.8,000.00 to Rs.9,000.00 per Sqft. Details/reference of at least 2 latest deals/transactions with respect to adjacent properties in the areas are not available
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs.90,000.00 per Sqm. (page-296) =Rs.8,364.31 per Sqft.
5.	Assessed / adopted rate of valuation	:	Rs.8,500.00 per Sqft. (Average), situated on Narsing bazar main road towards cloth market
6.	Estimated value of land	:	Rs.97,15,500.00

Part -B (Valuation of Building)

1.	Technical details of the building		
a)	Type of Building (Residential / Commercial / Industrial)	:	Semi-Commercial
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	RCC/Load bearing
c)	Year of construction	:	Not known, but seems very old, assume 44 years old
	Age of building	:	44 years & renovated in 1995
	Remaining life of building	:	More than 20 years subject to proper maintenance
d)	Number of floors and height of each floor including basement, if any	:	G+2, Height-10 Ft.
e)	Plinth area floor-wise	:	Permissible 1715 Sqft., while actual area is more.
f)	Condition of the building :		
	i) Exterior - Excellent, Good, Normal, Poor	:	Normal
	ii) Interior - Excellent, Good, Normal, Poor	:	Normal
g)	Date of issue and validity of layout of approved map/plan	:	Validity is 3 year from the date of issue
h)	Approved map/plan issuing authority	:	IMC, Indore
i)	Whether genuineness or authenticity of approved map/plan is verified	:	Checked only Xerox copy
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No

Specifications of construction:

S.N.	Description :	
1.	Foundation	RCC column footings
2.	Basement	-
3.	Superstructure	Brick masonry



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Dated : 08.05.2019

4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	RS, Local & teakwood
5.	RCC Works	1:2:4
6.	Plastering	Cement plaster 1:6 & 1:8
7.	Flooring, Skirting, dadoing	Mosaic tiles, rough & polish stone
8.	Special finish as marble, granite, wooden paneling, grills etc.	No
9.	Roofing including weather proof course	Girder-stone
10.	Drainage	Sewer line

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

Details of valuation

Plinth Area (in Sqft.)	Roof height	Age of building	Est. replacement rate of const. Rs.	Replacement cost Rs.	Depreciation Rs. @90x44=39.6% 100	Net Value after depreciation Rs.
1715 Sqft.	10' each	44 years	750/- per Sqft.	12,86,250/-	5,09,355/-	7,76,895/-

Part C- (Extra Items)

(Amount in Rs.)

NIL

Part D-(Amenities)

(Amount in Rs.)

NIL

Part E- (Miscellaneous)

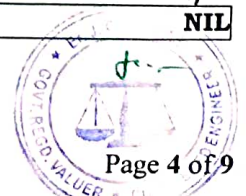
(Amount in Rs.)

NIL

Part F-(Services)

(Amount in Rs.)

NIL



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Dated : 08.05.2019

Property Address : West part of municipal house no.11 (old no.8), Narsing Bazar, Indore (M.P.)
Belongs to: Sh. Babulal Agrawal

Total abstract of the entire property

Part- A	Land	:	97,15,500.00
Part- B	Building	:	7,76,895.00
Part- C	Extra Items	:	0.00
Part- D	Amenities	:	0.00
Part- E	Miscellaneous	:	0.00
Part- F	Services	:	0.00
	Total	:	1,04,92,395.00
	Say	:	Rs. 1,04,92,000.00

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.1,04,92,000/- and the distress value Rs.83,94,000/-**

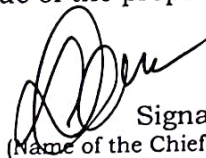


Date : 08.05.2019
Place : INDORE

Er. J. C. PUNJABI
Govt. Approved/Regd./Panel valuer

The undersigned has inspected the property detailed in the Valuation Report dated 08/05/19 on 08/05/19. We are satisfied that the fair and reasonable market value of the property is Rs. 1,04,92,000 (Rupees One crore four lac Ninety thousand only).
Two thousand,

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

Ref.: JCP/UBI/102-B/19-20
 Property Address : West part of municipal house no.11 (old no.8), Narsing Bazar, Indore (M.P.)
 Dated : 08.05.2019
 Belongs to: Sh. Babulal Agrawal

Total abstract of the entire property

Part- A	Land	:	97,15,500.00
Part- B	Building	:	7,76,895.00
Part- C	Extra Items	:	0.00
Part- D	Amenities	:	0.00
Part- E	Miscellaneous	:	1,04,92,395.00
Part- F	Services	:	Rs. 1,04,92,000.00
	Total	:	
	Say	:	

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.1,04,92,000/- and the distress value Rs.86,94,000/-**



Er. J. C. PUNJABI
 Govt. Approved / Regd. / Panel valuer

Date : 08.05.2019
 Place : INDORE

As assigned has inspected the property detailed in the Valuation Report dated 08/05/19 on 08/05/19 and reasonable market value of the property is Rs. 1,04,92,000/- and that the same is fair and reasonable market value of the property is Rs. 86,94,000/-

Dated : 08.05.2019

Municipal house no.11 (old no.8), Narsing Bazar, Indore (M.P.)
Assigned to: Sh. Babulal Agrawal

Total abstract of the entire property

:	97,15,500.00
:	7,76,895.00
:	0.00
:	0.00
:	0.00
:	0.00
:	1,04,92,395.00
:	Rs. 1,04,92,000.00

In my analysis it is my considered opinion that the **present market** value of the property is **Rs. 83,94,000/-** under the prevailing condition with aforesaid specifications is



[Handwritten signature]

Er. J. C. PUNJABI

Govt. Approved/Regd./Panel valuer

The property detailed in the Valuation Report dated 08/05/19 on a fair and reasonable market value of the property is two lakh only.

Two thousand,

[Handwritten signature]

Signature

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