

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Borrower A/c.: **M/s. Nirmala Sales**

Name of Owner: **Smt. Nirmala Modi W/o Late Shri. Omprakash Modi**

Residential Premises on entire 2<sup>nd</sup> Floor in the building located on Plot No.125, Survey No. 111 Paiki Middle Part of West Direction, A.B. Road, Bhanwarkuwa Square, Gram – Pipliyarao, Tehsil & District Indore, PIN – 452 014, State – Madhya Pradesh, Country – India

Longitude Latitude: 22°41'30.7"N 75°51'56.2"E

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### Valuation Done for:

**Union Bank of India**

**Sindhi Colony Branch**

30, Patel Nagar, Sapna Sangeeta Road, Indore - 452 001

State – Madhya Pradesh, Country – India



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-  **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Premises on entire 2<sup>nd</sup> Floor in the building located on Plot No.125, Survey No. 111 Paiki Middle Part of West Direction, A.B. Road, Bhanwarkuwa Square, Gram – Pipliyarao, Tehsil & District Indore, PIN – 452 014, State – Madhya Pradesh, Country – India belongs to **Smt. Nirmala Modi W/o Late Shri. Omprakash Modi.**

Boundaries of the property:

<b>Boundaries</b>	:	<b>Building</b>
North	:	House of Kiran Kumar Modi
South	:	House of Omprakash Kumar Modi
East	:	House of Mahesh Kumar Modi
West	:	Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Premises	70,56,500/-	63,50,850/-	56,45,200/-	16,50,000/-

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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For Vastukala Consultants (I) Pvt. Ltd.

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org,  
c=IN  
Date: 2023.12.14 17:51:05 +05'30'

*Sharad*



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

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- mumbai@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**106, 1<sup>st</sup> Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001.

To,

**The Branch Manager****Union Bank of India****Sindhi Colony Branch**

30, Patel Nagar, Sapna Sangeeta Road, Indore - 452 001

State – Madhya Pradesh, Country – India

**VALUATION REPORT (IN RESPECT OF RESIDENTIAL PREMISES)**

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for bank Loan Purpose.
2.	a) Date of inspection	: 08.12.2023
	b) Date on which the valuation is made	: 14.12.2023
3.	Copy of List of documents produced for perusal: 1. Gift Deed, Registration No. A1/ 408 (16) dated 23.06.2009 between Shri. Omprakash S/o Shri. Heeralal Ji Modi (the Donor) AND Smt. Nirmla Modi W/o Late Shri. Omprakash Modi (the Donee). 2. Approved Building Plan vide Memo No. 1395 dated 30.03.1994, issued by Nagar Palika Nigam Indore. 3. Declaration Deed, Registration No. MP1791132021A1226374 dated 04.03.2021 by Smt. Nirmla Modi W/o Late Shri. Omprakash Modi. 4. Search Report of M/s. Nirmla Sales issued by Advocate Smt. Anju Khare.	
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)	: <b>Smt. Nirmla Modi W/o Late Shri. Omprakash Modi</b>  <b>Address:</b> Residential Premises on entire 2 <sup>nd</sup> Floor in the building located on Plot No.125, Survey No. 111 Paiki Middle Part of West Direction, A.B. Road, Bhanwarkuwa Square, Gram – Pipliyarao, Tehsil & District Indore, PIN – 452 014, State – Madhya Pradesh, Country – India.  <b>Contact Person:</b> Mr. Laxmiratan Modi (Owner's Son) Contact No.: +91 94253 13204 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The immovable property comprises of Residential Premises located on entire 2 <sup>nd</sup> Floor. The composition of Premises is 3 Bedrooms + 2 Toilets +Living Area + Kitchen. It is located at 4 KM. travelling distance from Indore Junction railway station. The property is located in a developed area having basic infrastructure, well connected by road and train. <b>Nearest Landmark:</b> Nearby Gurjar Hospital.
6.	Location of property	:

	a)	Plot No. / Survey No.	:	Plot No.125, Survey No. 111 Paiki Middle Part of West Direction
	b)	Door No.	:	On Entire 2 <sup>nd</sup> Floor
	c)	C.T.S. No. / Village	:	Gram – Pipliyarao
	d)	Ward / Tehsil	:	Tehsil Indore
	e)	Mandal / District	:	District Indore
	f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan vide Memo No. 1395 dated 30.03.1994, issued by Nagar Palika Nigam Indore
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.		Postal address of the property	:	Residential Premises on entire 2 <sup>nd</sup> Floor in the building located on Plot No.125, Survey No. 111 Paiki Middle Part of West Direction, A.B. Road, Bhanwarkuwa Square, Gram – Pipliyarao, Tehsil & District Indore, PIN – 452 014, State – Madhya Pradesh, Country – India
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	:	Nagar Palika Nigam, 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	:	Information not available
12.		Boundaries of the property	:	
		<b>Building</b>		<b>As per Site</b> <b>As per Document</b>
		North	:	House of Kiran Kumar Modi                      House of Kiran Kumar Modi of this Survey Land
		South	:	House of Omprakash Kumar Modi                      House of Omprakash Kumar Modi of this Survey Land
		East	:	House of Mahesh Kumar Modi                      House of Mahesh Kumar Modi of this Survey Land
		West	:	Road                                      Road
13.		Dimensions of the site	:	N.A., as the property under consideration is a residential Premises in an apartment / building.

		A As per the Gift Deed	B Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
13.1	Latitude, Longitude & Co-ordinates of Premises	22°41'30.7"N 75°51'56.2"E	
14.	Extent of the site	<p>Carpet area = 1,350.00 Sq. Ft. Balcony area = 220.00 Sq. Ft. (Area as per Site Inspection)</p> <p>Built-up Area = 1,100.00 Sq. Ft. (Area as per Gift Deed)</p> <p>Built Up Area = 86.38 Sq. M. i.e. 930.00 Sq. Ft. (Area as per Approved Plan)</p>	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	Built-up Area = 1,100.00 Sq. Ft. (Area as per Gift Deed)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner Occupied	
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	Residential	
2.	Location		
	C.T.S. No.	-	
	Block No.	Ward No. 78 (Choithram)	
	Ward No.	Tehsil - Indore	
	Village / Municipality / Corporation	Nagar Palika Nigam, Indore	
	Door No., Street or Road (Pin Code)	Residential Premises on entire 2 <sup>nd</sup> Floor in the building located on Plot No.125, Survey No. 111 Paiki Middle Part of West Direction, A.B. Road, Bhanwarkuwa Square, Gram - Pipliyarao, Tehsil & District Indore, PIN - 452 014, State - Madhya Pradesh, Country - India.	
3.	Description of the locality Residential / Industrial / Mixed	Residential	
4.	Year of Construction	1997 (Approx.)	
5.	Number of Floors	Ground + 2 Upper Floors	
6.	Type of Structure	R.C.C. Framed Structure	
7.	Number of Dwelling Premises in the building	1 Premises on entire 2 <sup>nd</sup> floor	
8.	Quality of Construction	Normal	
9.	Appearance of the Building	Normal	
10.	Maintenance of the Building	Normal	
11.	Facilities Available		

	Lift	:	No
	Protected Water Supply	:	Municipal water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Cement Concrete paving around the building
<b>III</b>	<b>PREMISES</b>		
1	The floor in which the Premises is situated	:	Entire 2 <sup>nd</sup> Floor
2	Door No. of the Premises	:	Residential Premises
3	Specifications of the Premises	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Mosaic tiles flooring
	Doors	:	Teak wood door frame with flush shutter to main entrance
	Windows	:	Powder coated aluminium sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Premises?	:	Good
7	Sale Deed executed in the name of	:	<b>Smt. Nirmala Modi W/o Shri. Omprakash Modi</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Premises?	:	<b>Built-up Area = 1,100.00 Sq. Ft.</b> <b>(Area as per Gift Deed)</b> <b>Built Up Area = 86.38 Sq. M. i.e. 930.00 Sq. Ft.</b> <b>(Area as per Approved Plan)</b>
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the Premises?	:	<b>Carpet area = 1,350.00 Sq. Ft.</b> <b>Balcony area = 220.00 Sq. Ft.</b> <b>(Area as per Site Inspection)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Posh
13	Is it being used for Residential or commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 14,000/- Expected Rental Income per month.
<b>IV</b>	<b>MARKETABILITY</b>		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No

V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Premises with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 6,500/- to ₹ 7,500/- per Sq. Ft. on Built-up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Premises under valuation after comparing with the specifications and other factors with the Premises under comparison (give details).	:	₹ 7,000/- per Sq. Ft. on Built-up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 1,500/- per Sq. Ft.
	II. Land + others	:	₹ 5,500/- per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed) for Premises on ground floor – 100%	:	₹ 21,000/- per Sq. M. i.e. ₹ 1,950/- per Sq. Ft.
	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed) for Premises on second floor - 90%	:	₹ 18,900/- per Sq. M. i.e. ₹ 1,756/- per Sq. Ft.
	Guideline rate after depreciation	:	₹ 15,672/- per Sq. M. i.e. ₹ 1,456/- per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Premises with Services (v(3)i)	:	₹ 1,500/- per Sq. Ft.
	Age of the building	:	26 Years
	Life of the building estimated	:	34 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	39.00%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	915/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	5,500/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>6,415/- per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Premises (incl. car parking, if provided)	1,100.00 Sq. Ft.	6,415/-	70,56,500/-
2	Showcases /			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
<b>Total Value of the property</b>				<b>70,56,500/-</b>
<b>The realizable value of the property</b>				<b>63,50,850/-</b>
<b>Distress value of the property</b>				<b>56,45,200/-</b>
<b>Insurable value</b>				<b>16,50,000/-</b>
<b>Guideline value of the property (1,100.00 X 1,456/-)</b>				<b>16,01,600/-</b>

**Justification for price /rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value as per property document is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

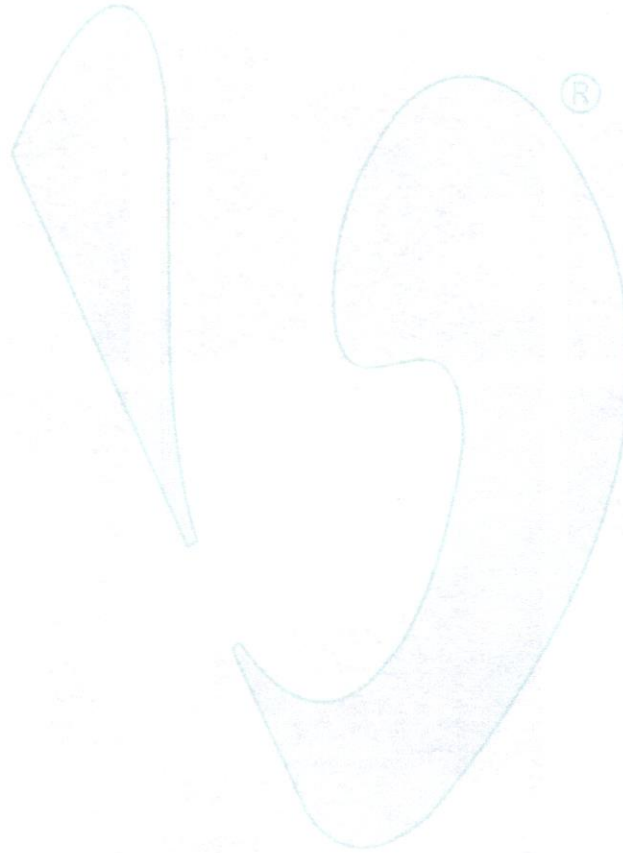
In most of the cases the actual deal amount or Transaction value is not reflected in the property documents because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Premises, where there are typically many comparables available to analyze. As the property is a Residential Premises, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 6,500/- to ₹ 7,500/- per Sq. Ft. on Built-up Area. Considering the rate with attached report, current market conditions, demand and supply position, Premises size, location, upswing in real estate prices, sustained demand for Residential Premises, all round development of Industrial application in the locality etc. We estimate ₹ 6,415/- per Sq. Ft. on Built-up Area for valuation after depreciation.



Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Government. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in	₹ 14,000/- Expected rental income per month.
iii) Any likely income it may generate	Rental Income



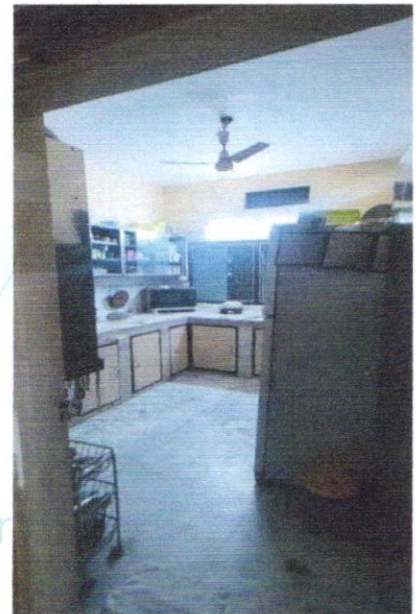
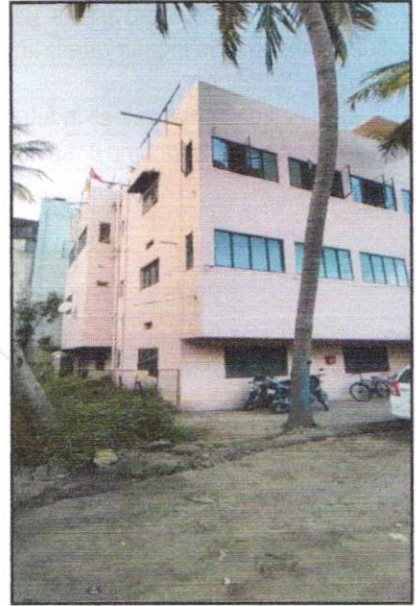
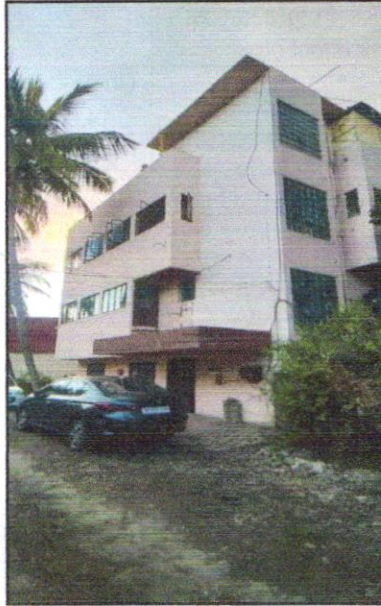
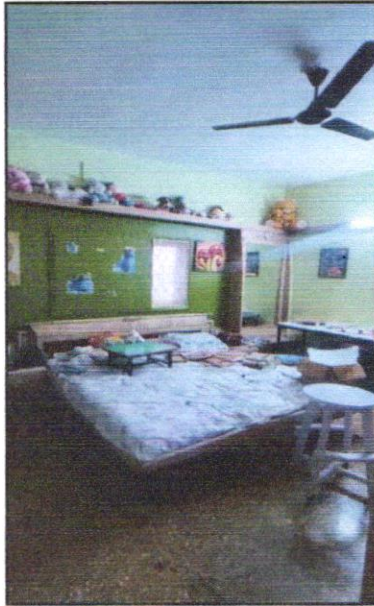
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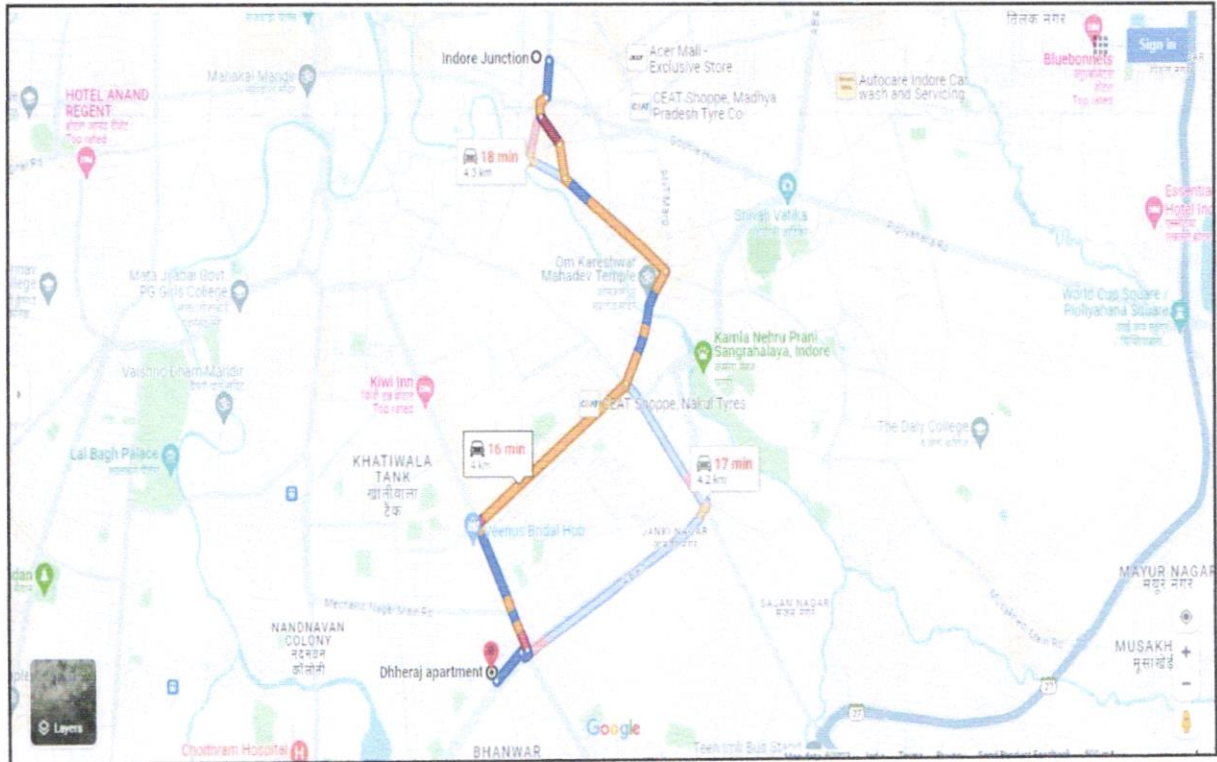
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### Actual Site Photographs



## Route Map of the property site u/r



**Longitude Latitude: 22°41'30.7"N 75°51'56.2"E**

**Note: The Blue line shows the route to site from nearest Railway station (Indore Junction – 4.00 KM.)**



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## Ready Reckoner Rate

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	Tn 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)
2990	DEVAPASHAN APARTMENT 03	20800	24000	20800	33800	28000	26400	24800	37600	37200	36800	20800	40000	208000000	208000000	20800	24000
2991	FILKANG KESHARNAGAR	12000	16000	12000	25000	19200	17600	16000	29600	29200	28800	15200	32000	120000000	120000000	12000	16000
2992	GAJANAND ORAN NERIAN SAMETHA TEJPUR (DABADI)	15200	20800	15200	28200	22400	20800	19200	34400	34000	33600	17600	34400	152000000	152000000	15200	20800
2993	GANGOURNAGAR PETHANAGAR	8000	10400	8000	21000	15200	13600	12000	24000	23600	23200	12800	25600	80000000	80000000	8000	10400
2994	GLOBE VIEW (SHIVAJI)	14400	20000	14400	27400	21600	20000	18400	33600	33200	32800	15200	32000	144000000	144000000	14400	20000
2995	GOLD VISTA (BHALPUR)	18000	25000	18000	31000	25200	23600	22000	38600	38200	37800	20000	40000	180000000	180000000	18000	25000

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## Price Indicators

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2 BHK Flat For Sale in Urvashi Apartment, Indrapuri Colony, Indore

🛏 2 Beds
🚿 2 Baths
🏡 2 Balconies
🏠 Semi-Furnished

Carpet Area	Project	Floor
1000 sqft ~ 7000sqft	<u>Urvashi Apartment</u>	2 (Out of 6 Floors)
Transaction Type	Status	Furnished Status
Resale	Ready to Move	Semi-Furnished
Age Of Construction	5 to 10 years	

Contact Owner

Vikky singh -91-98XXXXXXX

Get Phone No.

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Home > Property in Indore > House for Sale in Indore > House for Sale in Khatiwala Tank > 4 BHK > 750 Sq.ft

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₹ 65.0 Lac

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4 BHK Owner Residential House For Sale Khatiwala Tank, Indore

🛏 4 Beds
🚿 4 Baths
🏡 1 Balcony
🏠 Unfurnished

Carpet Area	Floor	Transaction Type
750 sqft ~ ₹ 8,667/sqft	1 (Out of 2 Floors)	Resale
Status	Facing	Furnished Status
Ready to Move	South - East	Unfurnished
Type Of Ownership	Age Of Construction	
Freehold	Above 20 years	

-16 Photos

Contact Owner

Get Phone No.

👤 Last contact made 1 day ago

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 70,56,500/- (Rupees Seventy Lakh Fifty-Six Thousand Five Hundred Only). The Realizable Value of the above property is ₹ 63,50,850/- (Rupees Sixty-Three Lakh Fifty Thousand Eight Hundred Fifty Only) and the distress value ₹ 56,45,200/- (Rupees Fifty-Six Lakh Forty-Five Thousand Two Hundred Only).

Place: Indore  
Date: 14.12.2023

For Vastukala Consultants (I) Pvt. Ltd.

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt.  
Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2023.12.14 17:51:21 +05'30'

**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature  
(Name of the Branch Manager with Bank Seal)

Enclosures		
Declaration From Valuers (Annexure- II)	Attached	
Model code of conduct for valuer - (Annexure III)	Attached	

## Annexure-II

### DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 14.12.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 08.12.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- k. I am the Chairman & Managing Director of the company, who is competent to sign this valuation report.
- l. Further, I hereby provide the following information.

SI No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property is acquired by Smt. Nirmala Modi W/o Late Shri. Omprakash Modi vide Gift Deed, Registration No. A1/ 408 (16) dated 23.06.2009.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Sidhi Colony Branch to assess fair market value of the property for Banking purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Dinesh Kanere – Regional Technical Manager Somesh Nahar – Valuation Engineer Akhilesh Yadav – Technical Manager Akshay Kumar Trivedi – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 08.12.2023 Valuation Date – 14.12.2023 Date of Report – 14.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 08.12.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>Market Survey at the time of site visit</li> <li>Ready Reckoner rates / Circle rates</li> <li>Online Price Indicators on real estate portals</li> <li>Enquiries with Real estate consultants</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Premises size, location, upswing in real estate prices, sustained demand for Residential Premises, all round development of commercial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **14<sup>th</sup> December 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Bank representative and site visit conducted, we understand that the subject property is Residential Premises, **Built-up Area is 1,100.00Sq. Ft.** belongs to **Smt. Nirmla Modi W/o Late Shri. Omprakash Modi**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is belongs to **Smt. Nirmala Modi W/o Late Shri. Omprakash Modi**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Area

Based on the information provided by the Client's representative, we understand that the Residential Premises, **Built-up Area is 1,100.00Sq. Ft.**

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Premises and properties that are typically traded on a Premises basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Premises, **Built-up Area is 1,100.00Sq. Ft.**

#### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## Annexure - III

### MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

#### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

#### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

#### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations,2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

For **Vastukala Consultants (I) Pvt. Ltd.**

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar  
B. Chalikwar  
DN: cn=Sharadkumar B.  
Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2023.12.14 17:51:30 +05'30'

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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