



• Registered Valuer
• Chartered Engineer
• Arbitrator

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

Ref No.: BA/UBI/SINDHI COLONY/059/2020

To,
The Chief Manager
Union Bank of India
Sindhi Colony Branch
Indore

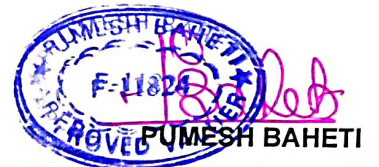
VALUER'S OPINION REPORT

I. GENERAL

1. Purpose for which the valuation is made : To estimate present day Market Value of freehold interest in the real property, as per the instructions of Union Bank of India- Sindhi Colony Branch, Indore, to support secured lending decisions.
2. a) Date of inspection : 01.08.2020
b) Date on which the valuation is made : 01.08.2020
3. List of documents produced for perusal :
 - > Xerox copy of sale deed (No. A-1/327, Dtd.: 08.04.2013)
 - > Xerox copy of T&CP layout (No.7667, Dtd.: 05.11.2011)
4. Name of the owner (s) and his / their address / address (es) with Phone No. (Details of share of each owner in case of joint ownership) :
 - 1) Smt. Vibha w/o Shri Rajendra Kumar Agrawal
 - 2) Smt. Payal w/o Shri Dharmendra Kumar Agrawal

(A/c Name: Rajendra Agrawal & Dharmendra Agrawal)
5. Brief description of the property (Including leasehold / freehold etc.) : As per the Xerox copy of sale deed submitted, the tenure of land is freehold.

Property is situated in a developed industrial colony, (Surrounded by rural locality) near Gitanjali Cold Storage at distance of around 03 Kms from Devguradia bypass junction towards Nemawar.
6. Location of the property :
 - a) Plot No. / Survey No. / Door No. : Plot No.16
 - b) T.S. No. / Village : B.R.G. Industrial Park, Gram – Malikhedi
 - c) Ward / Taluka : ---
 - d) Mandal / District : Indore
7. Postal address of the property : Plot No.16,
B.R.G. Industrial Park (Nemawar Road),
Gram – Malikhedi, Distt. - Indore



• IBBI Regd. Valuer (Under Companies Act) • Govt. Regd. Valuer (Under Wealth Tax Act)

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✉ valuer.indore@rediffmail.com 🌐 www.pumeshbaheti.in



City / Town	: Indore	
Residential/Commercial /Industrial Area	: Industrial area (Surrounded by rural locality)	
9. Classification of the area	:	
i) High/Middle/Poor	: N.A.	
ii) Urban/Semi-Urban/Rural	: Rural	
10. Coming under Corporation limit / Village Panchayat / Municipality	: Within Gram Panchayat limits	
11. In case it is an agricultural land, any conversion to house site plots is contemplated	: N.A.	
12. Boundaries of the property	: As per sale deed	Actual at site / layout
East	: Plot No.19	Plot No.19 (M/s Brown Walleye Food)
West	: Road	Road
North	: Plot No.17	Open Plot No.17
South	: Plot No.15	Open Plot No.15
14.1 Dimensions of the site		
	: A	B
	: As per documents	Actual at site
EAST	: ---	68'0"
WEST	: ---	68'0"
NORTH	: ---	92'7"
SOUTH	: ---	92'7"
14.2 Latitude & Longitude of the site	: 22.682797 N, 75.968986 E	
15. Extent of the site / agricultural land (As per documents)	: 585.22sq.mts 'Or' 6297sq.fts	
16. Extent of the site considered for valuation (Least of 14 A & 14 B)	: 585.22sq.mts 'Or' 6297sq.fts	
17. Whether occupied by the owner / tenant? if occupied by tenant since how long? Rent received per month.	: Open plot	





CHARACTERISTICS OF THE SITE
Classification of Locality

- | | | | |
|-----|---|---|--|
| 2. | Development of surrounding areas | : | Industrial area (Surrounded by rural locality) |
| 3. | Possibility of frequent flooding / Sub-merging | : | Industrial area (Surrounded by rural locality) |
| 4. | Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc. | : | No |
| 5. | Level of land with topographical conditions | : | About 05 Kms |
| 6. | Shape of land | : | Leveled |
| 7. | Type of use to which it can be put | : | Rectangular |
| 8. | Any usage restriction | : | Industrial purposes |
| 9. | Is plot in Town Planning approved layout | : | Industrial purposes (As per T&CP layout) |
| 10. | Corner plot 'Or' Intermittent plot? | : | Yes |
| 11. | Road facilities | : | Intermittent |
| 12. | Type of road available at present | : | Available |
| 13. | Width of road – Is it below 20 ft. 'Or' more than 20ft. | : | CC Road |
| 14. | Is it a Land – locked Land? | : | More than 20 ft. wide Road |
| 15. | Water Potentiality | : | No |
| 16. | Underground sewerage system | : | Not Available |
| 17. | Is power supply available at the site? | : | Available |
| 18. | Advantages of the site | : | Not Available |
| 19. | Disadvantages of the site | : | |
| 20. | Special remarks if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.
(Distance from Sea coast / tidal level must be incorporated) | : | Details Not Available |



1. General remarks, if any
- Property is situated in Gram Panchayat area.
 - The property under consideration is an open plot, it is requested to get the property fenced properly & signage regarding ownership should be displayed.
 - The plot no. & area mentioned herein is as per Xerox copy of documents submitted.
 - The physical verification / identification of the property is done on the basis of T&CP layout / in presence of Shri Rajendra Agrawal & the same are certified by them. (Copy Attached)

PART – A (Valuation of Plot)

- | | | |
|---|---|---|
| 1. Size of Plot (As per colony layout) | : | |
| East & West | : | 68'0" & 68'0" |
| North & South | : | 92'7" & 92'7" |
| 2. Total extent of the Plot | : | 585.22sq.mts 'Or' 6297sq.fts |
| 3. Prevailing Market rate
(Along with details / reference of at least two deals / transactions with respect to adjacent properties in the areas) | : | ➤ Documented transactions are enclosed herewith. (Refer Annexure – I)
➤ Prevailing Market rate, for reasonably similar plots in the nearby surroundings, considering the aspects such as shape, size, development of surrounding area, amenities available, restrictive covenants, prevalent market forces as on the date of valuation, marketability potential of the property, approved use, availability of properties & the verbal information made available, by local real estate dealers in the locality, derives to be ₹550.00/sq.ft to ₹650.00/sq.ft, in my opinion the unit rate of ₹600.00/sq.ft is to be considered fair & reasonable. |
| 4. Guideline rate obtained from the Registrar's Office (An evidence thereof to be enclosed) | : | ₹4000.00/sq.mt 'Or' ₹372.00/sq.ft (Industrial purposes) |
| 5. Assessed / adopted rate of valuation | : | ₹600.00/sq.ft |
| 6. Estimated value of Plot | : | ₹37,78,200.00
Say ₹37,78,000.00 |



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत




As a result of my appraisal and analysis, it is my considered professional opinion that the estimated present day market value of the freehold interest in the above real property, in the prevailing conditions with aforesaid specifications shall be taken as:

MARKET VALUE = ₹37,78,000.00 (Rs. Thirty Seven Lac Seventy Eight Thousand only)
REALIZABLE VALUE = ₹32,00,000.00 (Rs. Thirty Two Lac only)
DISTRESS SALE VALUE = ₹30,00,000.00 (Rs. Thirty Lac only)


1. The estimated present day market value of the freehold interest in the real property, situated at Plot No.16, B.R.G. Industrial Park, Gram – Malikhedi, Indore, in my opinion is ₹37,78,000.00 (Rs. Thirty Seven Lac Seventy Eight Thousand only).
2. Report is issued without prejudice, is based on information available at site, documents submitted for perusal, is subject to the legal verification of ownership of property & the legal aspects are not considered in this valuation.
3. I have personally inspected the property on 01.08.2020.
4. The physical verification of the property is done in presence of Shri Rajendra Patel (Mob. No.: 94250-60281).
5. Valuation is a function of date, place & purpose, value varies with the purpose. This report should be referred for the purpose mentioned only.

Date: 21.08.2020
Place: Indore

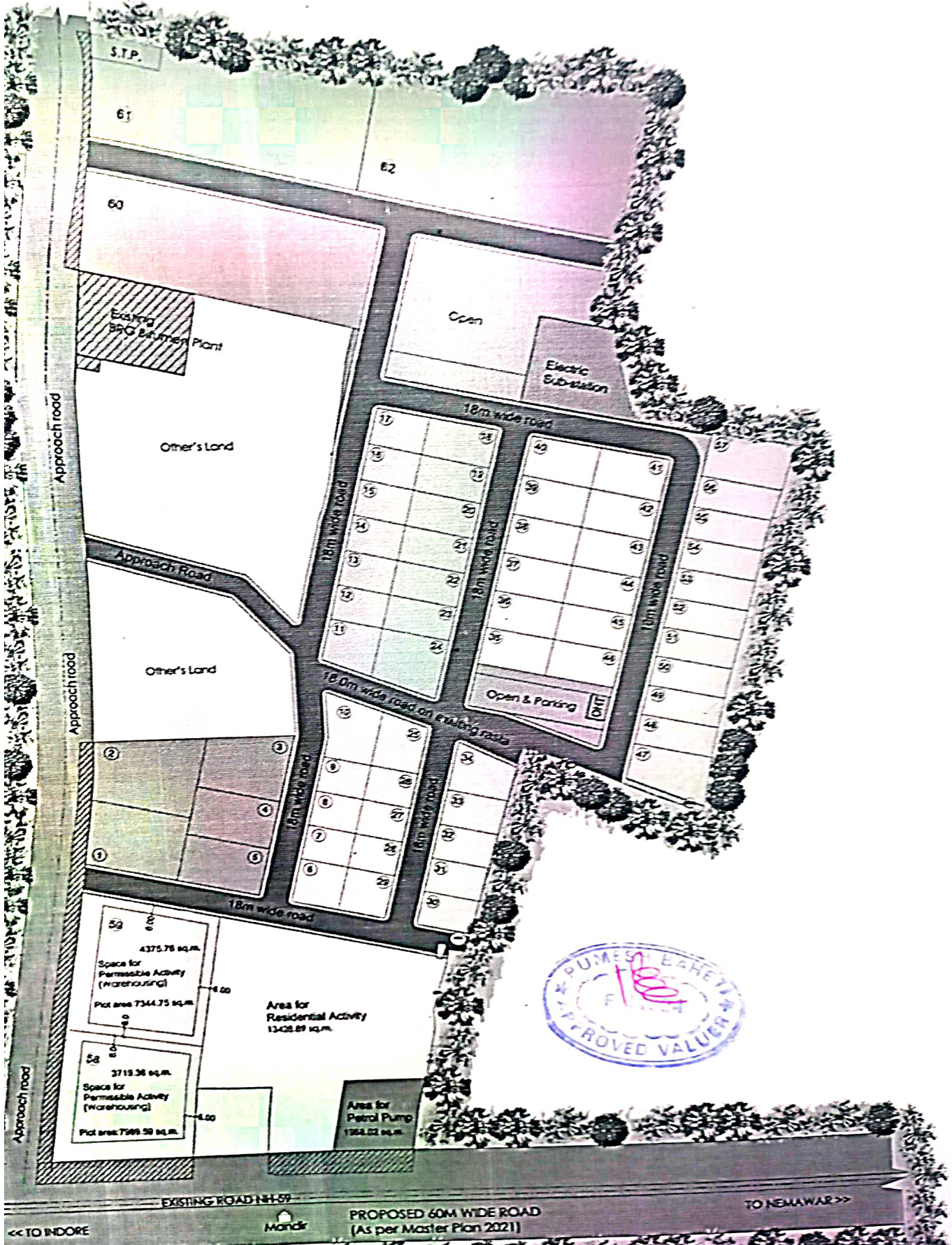

(Pumesh Baheti)
Chartered Engineer
AM/087493/3
F.I.V.-11824



The undersigned have inspected the property detailed in the Valuation Report dated -----on -----I have gone through the report and am satisfied, to the best of my knowledge that the value of the property stated Rs. 37,78,000/- by the approved valuer is realistic.

Branch Manager / Officer –in-charge of Advance Department
Date: 

Proposed Layout Plan



EXISTING ROAD NH-59 PROPOSED 60M WIDE ROAD (As per Master Plan 2021) TO NEMAWAR >>>

<<< TO INDORE



S.No	Mohalla/Colony/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)					BUILDING COMMERCIAL (SQM)			BUILDING MULTI (SQM)			MEREKASAS LAIN PERSPEKTIF	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabelu	Shop	Office	Godown	Residential	Commercial	Irigated	Un Irigated	(15)	(17)
(1)	(2)																
Tehsil: INDORE																	
Sub-Area : PLANNING AREA, Ward/Patwar Halika: PATWARI HALKA NO. 52																	
3395	B.R.G. AGRO (BADIYA KIMA)	4800	6400	4800	15800	11200	9600	8000	19800	19400	19000	8000	16000	48000000	48000000	4800	6400
3396	B.R.G. INDUSTRY PARK (MALIKHEDI)	4000	4000	4000	15000	10400	8800	7200	17400	17000	16600	7200	14400	40000000	40000000	4000	4000
3397	BADIYA KIMA	4800	8000	4800	15800	11200	9600	8000	21400	21000	20600	7200	11200	16000000	16000000	4800	8000
3398	MALI KHEDI	3200	4800	3200	14200	9600	8000	6400	18200	17800	17400	5600	11200	10000000	10000000	3200	4800
3399	N.R.I. CITI (BADHIYAKIMA)	7200	8800	7200	18200	13600	12000	10400	22200	21800	21400	9600	19200	72000000	72000000	7200	8800
3400	OM SAI VIHAR (BADHIYAKIMA)	4800	7200	4800	15800	11200	9600	8000	20600	20200	19800	8000	16000	48000000	48000000	4800	7200
3401	PRAGATI PARK BADIYAKIMA	4800	6400	4800	15800	11200	9600	8000	19800	19400	19000	8000	16000	48000000	48000000	4800	6400
3402	PUSHPARATAN AVENUE, BADIYAKIMA	5000	6400	5000	16000	11400	9800	8200	19800	19400	19000	8000	16000	50400000	50400000	5000	6400
3403	SAMPAT VALLEY (BADIYAKIMA)	5200	6800	5200	16200	11600	10000	8400	20200	19800	19400	8000	16000	52000000	52000000	5200	6800
3404	SATGURU HEERA KISHAN AVENUE (BADIYAKIMA)	7200	8800	7200	18200	13600	12000	10400	22200	21800	21400	9600	19200	72000000	72000000	7200	8800



S.No	Mohalla/Colony/ Society/Road/Village	PLOT (SQM)		
		Residential	Commercial	Industrial
(1)	(2)	(3)	(4)	(5)

		Sub-Area		
3395	B.R.G. AGRO (BADIYA KIMA)	4800	6400	4800
3396	B.R.G. INDUSTRY PARK (MALIKHEDI)	4000	4000	4000
3397	BADIYA KIMA	4800	8000	4800
3398	MALI KHEDI	3200	4800	3200 1
3399	N.R.I. CITI (BADHIYAKIMA)	7200	8800	7200 1E
3400	OM SAI VIHAR (BADHIYAKIMA)	4800	7200	4800 15E

