

- Chartered Engineer
- Life Member of Institution of Valuers
- Member of Institution of Engineers

• DESIGNER • ENGINEERS • GOVT. APPROVED VALUERS • PROJECT CONSULTANT
108, Anmol Sagar Darshan, 9/1, New Palasia, INDORE (M.P.)
Ph.: 4979647, Mobile : 98272-57556 E mail : ashishnaramdeo@gmail.com

FAIR VALUE OPINION REPORT (IN RESPECT OF LAND/SITE AND BUILDING)

Ref. No.- 20201124

I GENERAL.

- Purpose for which the valuation is made. : Opinion about the fair value of the property
- a. Date of inspection . : 24.11.2020
b. Date on which the valuation is made : 25.11.2020
- List of documents produced for perusal. : Copy of Sale Agreement
- a. Name of the Seller : Shree Harsh Deep Arora S/o Shree Balbeer Singh Arora
b. Name of the Purchaser : Shree Bharat Yadav S/o Shree Ram Prasad Yadav
- Brief description of the property (Including Leasehold/freehold etc.) : Valued property is a free hold open plot. Situated in Platinum Paradise. Colony Situated close to Malwa Institute Technology
- Location of property :
 - Plot No./ Survey No. : Plot No. N/66
 - T.S. No. /Village : Nipaniya
 - Taluk/ Ward. : Ward No. 36
 - District/Mandal. : Indore
 - Door No. : Plot No. N/66
- Postal address of the property : Plot No. N/66, Platinum Paradise, Village Nipaniya, Tehsil & Dist. Indore – Pin Code -452010
- City/Town : N.A.
Residential area : Residential area
Commercial area :
Industrial area :
- Classification of the area :
 - High/Middle/poor : Higher Middle class
 - Urban/semi urban/Rural : Urban
- Coming under corporation limit/ Village Panchayat/ Municipality : Within IMC Limit.
- Whether covered under any state/ Central Govt. enactments (e.g. Urban Land ceiling Act) or notified under Agency area/scheduled area/ Cantonment area. : Not known



➤ In case it is an agricultural land, Any conversion to house site plots is contemplated. : N.A.

13. Boundaries of the property. :
As per sale deed Actual
East: Colony Road East: Colony Road
West: Plot No. N/57 West: Plot No. N/57
North: Plot No. N/65 North: Plot No. N/65
South: Plot No. N/67 South: Plot No. N/67

14.1 Dimension of the site.
As Per Document Actual
East: 25' East: 25'
West: 25' West: 25'
North: 60' North: 60'
South: 60' South: 60'

14.2 Latitude and Longitude of the Site : 22°45'48.6"N 75°56'33.7"E

15. Extent of the Site : 1500.00 Sq. ft. As per Sale Agreement

16. Extent of The Site Considered for Valuation (Least of 14 A & 14 B) : 1500.00 Sq. ft. As per Sale Agreement

17. Whether Occupied by the Owner/ Tenant? : Vacant (Open Plot)
If Occupied by Tanant, Since, how Long?
Rent Received Per Month

II. CHARACTERISTICS OF THE SITE

1. Classification of locality : Higher middle class residential

2. Development of Surrounding Areas : Developing

3. Possibility of Frequent flooring/
Sub – Merging : No

4. Feasibility to the Civic Amenities the
School hospital, bus Stop, Market etc. : Available

5. Level of Land With Topographical
Condition : Normal

6. Shape of Land : Regular

7. Type of Use to which it can be put : Residential

8. Any usage restriction : As per T & Cp byelaws.

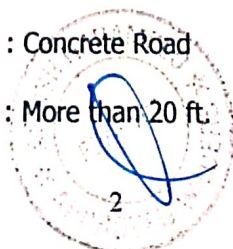
9. Is plot in town planning Approved
Layout : Yes

10. Corner Plot or Intermittent plot? : Intermittent

11. Road Facilities : Available

12. Type of road available at present : Concrete Road

13. Width of road- is it below 20 ft.
or more then 20 ft. : More than 20 ft.



14. Is it a land locked land : No
15. Water potentiality : Available
16. Underground sewerage system : Available
17. Is power supply available at the site? : No
18. Advantage of the site : No
19. Special remarks, if any, threat of Acquisition of land for public service Purpose, road widening or applicability of CRG provisions etc. (Distance from Sea-coast/ tidal level must be Incorporated) : NA

Part-A (Valuation of land)

1. Size of plot
North & South : 60'
East & West : 25'
2. Total extent of the plot : 1500.00 Sq. ft. As per Sale Agreement
3. Prevailing market rate (Along with Details/ reference of at least two Latest deals/ transactions with respect To adjacent properties in the areas) : @ Rs. 2500.00 per Sq. ft. to 2800.00 per Sq. ft. Land rate considered as per market survey & enquiry from property brokers & through Internet websites Like 99 acres.com, Magicbricks.com etc.
4. Guideline rate obtained from the Registrar's office evidence thereof to be enclosed) : @ Rs. 595.00 per sq. ft. (Ward No. 36)
5. Assessed / Adopted rate of valuation : @ Rs. 2500.00 per sq. ft.
6. Estimated value of land : 1500 x 2500 = Rs. 37,50,000.00

Part - B (Valuation of Building)

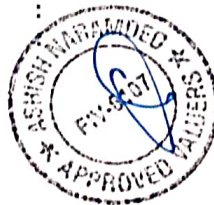
1 Technical details of the building

- a. Type of building (Residential / Commercial/ industrial) : N.A.
- b. Type of Construction (Load Bearing / RCC/ Steel Format) : N.A.
- c. Year of Construction : N.A.
- d. Number of floor and height of each Floor including basement, if any : N.A.
- e. Plinth area floor- wise : N.A.
- f. Condition of the building
1. Exterior- Excellent, good, normal, poor : N.A.
2. Inferior- Excellent, good, normal, poor : N.A.



Specifications of construction (floor-wise) In respect of- **N.A.**

Description	Ground Floor	Other Floor
1. Foundation	:	
2. Basement	:	
3. Superstructure	:	
4. Joinery/ doors & windows (Please furnish details) About size and frames, shutters, Glazing, fitting, etc. and specify the species of timber.	:	
5. RCC Work	:	
6. Plastering	:	
7. Flooring, skirting, dadoing	:	
8. Special Finish as marble, Granite Wooden Paneling grills, etc.	:	
9. Roofing including weather Proof course.	:	
10. Drainage	:	
11. Compound wall		
Height	:	
Plinth	:	
Type of construction	:	
12. Electrical installation	:	
Type of wiring	:	
Class of fittings (Superior/ Ordinary/ poor)	:	
Number of light points	:	
Fan points	:	
Spare plug points	:	
Any other item	:	
13. Plumbing installation		
a. No. of water closets and three types	:	
b. No. of wash basins	:	
c. No. of urinals	:	
d. No. of Bath Tubs	:	
e. Water meter, Taps, etc.	:	
f. Any other Fixtures	:	



Details of valuation- N.A.

Sr. no.	Particulars of items	Plinth area	Roof Height	Age of building	Estimate replacement Rate of construction Rs.	Replacement Cost Rs.	Depreciation Rs.	Net value after
1	Ground Floor							
	Total							

Part-C (Extra items)

1. Portico
2. Ornamental
3. Sit out/ Verandah
4. With steel grills
5. Extra steel/ collapsible gates

Total

: Nil

Part-D (Amenities)

1. Wardrobes
2. Glazed tiles
3. Extra sinks and bath tub
4. Marble/ ceramic tiles flooring
5. Interior Decorations
6. Architectural elevation Works
7. Aluminum hand Ralls
8. False ceiling

Total

: Nil

Part-E (Miscellaneous)

1. Separate toilet room
2. Separate lumber Room
3. Separate water tank/ Sump
4. Trees gardening

Total

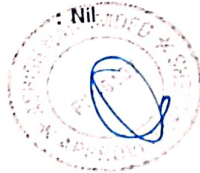
: Nil

Part-F (Services)

1. Water supply Arrangement
2. Drainage Arrangement
3. Compound wall
4. C.B. deposits, fittings
5. Pavement

Total

: Nil



Total Abstract of the entire Property

	GOVT. VALUE-Rs.	MARKET VALUE-Rs.	DISTRESS SALE VALUE-Rs.
	08,92,500.00	37,50,000.00	30,00,000.00
PART- A PART- B			
S.1			
S.2			
S.3			
S.4			
TOTAL	08,92,500.00	37,50,000.00	30,00,000.00

BASIS OF VALUATION: (HERE THE APPROVED VALUER SHOULD DISCUSS IN DETAIL HIS APPROACH TO VALUATION OF PROPERTY AND INDICATE HOW THE VALUE HAS BEEN ARRIVED AT, SUPPORTED BY NECESSARY CALCULATIONS. ALSO SUCH ASPECTS AS

I.) SALEABILITY: It may be made clear that the concept of market value is not a dependent on an actual transaction taking place on the date of valuation. Market value is an ideal it is an estimate of the price that should be on the date of valuation under a hypothetical circumstances of a willing buyer and a willing seller would agree after making proper market investigations of opportunities & alternatives.

The value opinion reported above is qualified by certain assumptions, limiting conditions, certifications, and definitions, which are set forth in the report. We particularly call your attention to the following special assumption. An assumption that either assumes facts that differ from the actual facts existing at the valuation date or that would not be made by a typical market participant in a transaction on the valuation date.

Based on the Client request, we have been instructed to develop an opinion of Market Value of the property, subject to the special assumption, "as approved" considering hypothetical condition that the detail planning is approved. The statements, information and opinion expressed or provided in this publication are intended only as a guide to some of the important considerations that relate to the property,. Although we believe that they are correct and not misleading, while every effort have been made to ensure that they are free from errors and should not be taken to represent, nor they are intended to represent investment advice or specific proposals. Valuation is done by market approach considering the prevailing land value.

II.) LIKELY RENTAL VALUES IN FUTURE: Open plot

III.) ANY LIKELY INCOME IT MAY GENERATE MAY BE DISCUSSED. -Open Plot

Remark – Pl. get all the certified copies of documents before disbursement. Property rate considered as per Market survey & enquiry from property brokers & through Internet websites Like 99 acres.com, Magicbricks.com etc.

AS A RESULT OF MY / OUR APPRAISAL AND ANALYSIS IT IS MY/OUR CONSIDERED OPINION THAT THE PRESENT MARKET VALUE OF THE ABOVE PROPERTY IN THE PREVAILING CONDITION WITH AFORESAID SPECIFICATIONS IS RS. 37.50 Lacs. (RUPEES Thirty Seven Lacs. Fifty thousand only) THE BOOK VALUE OF THE ABOVE PROPERTY AS OF ----- . AND THE DISTRESS VALUE IS Rs. 30.00 Lacs.

Estimated Market Value of the property "as is" on the date of valuation- Rs. 37.50 Lacs.

Realizable estimation of the property- Rs. 33.50 Lacs.

Place: Indore
Date: 25.11.2020

Signature

(Name and Official Seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated 25.11.2020 on 17.10.2020. We are satisfied that the fair and reasonable market value of the property is RS. _____

वास्ते यूनिवर्सल बैंक ऑफ इंडिया
For UNION BANK OF INDIA

शाख (Name of the Branch Manager with Official Seal)
Signature

DISCLAIMER:

The copy of the Report attached hereto is provided for information only and except as otherwise expressly agreed by Ashish Naramdeo & Associates you may not rely on it. It is for you to form your own view or take your own property and other professional advice independently of and without any reliance on it. It may be made clear that the concept of market value is not a dependent on an actual transaction taking place on the date of valuation. Market value is an ideal it is an estimate of the price that should be on the date of valuation under a hypothetical circumstances of a willing buyer and a willing seller would agree after making proper market investigations of opportunities & alternatives.

Declaration

1. We have no direct/indirect interest in the property valued.
2. Report is prepared based on the information furnished to us or documents submitted or shown to us by the client
3. The fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties.
4. The fair market value of such properties/localities may increase or decrease depending on the future market conditions and scenarios.
5. This report does not certify of confirm any ownership or title of the property that has been valued. The ownership papers/sale deeds may please be verified at your end to ascertain the right title & area.
6. The services provided by us to the Client will be limited to their use. The Report should not be used for any other purpose. No clause of any type of indemnity about this report is applicable by any institution
7. It should be noted that report would be based upon the facts and evidence available at the date of assessment. Periodical review of the same may be required. Changes in socio-economic, economic policy and political conditions could result in a substantially different situation than those presented at the stated effective date. We assumes no responsibility for changes in such external conditions.
8. We do not possess legal expertise and hence recommend you to take opinion of legal expert in order to ensure that there are no elements, restriction or charges contained which are likely to have detrimental effect upon the value or marketability of property
9. If this property is offered as collateral security, the concerned financial Institution is requested to Verify the extent of land & area of construction shown in this valuation report with respect to the latest legal opinion. Legal aspects were not considered in this valuation report & verify the authenticity of the location of the property as per the original sale deed
10. Value varies with the purpose. The report is not to be referred if the purpose is different other than Mentioned in part I – (1).
11. If institution accepts this report means they are accepting the value as mentioned is fair and true

Date: 25.11.2020
Place: Indore





मध्य प्रदेश MADHYA PRADESH

BF 819502

-- :: विक्रय इकरारनामा :: --



यह कि. विक्रय इकरारनामा आज दिनांक 11/10/2020 को श्री हर्षदीप अरोरा पिता श्री कलवीर सिंह अरोरा, निवासी - 986, खातीवाला टैंक, इन्दौर म0920 (जिन्होंने इस लेख में आगे "विक्रेतापक्ष" के नाम से संबोधित किया गया है। जिसमें विक्रेता स्वयं एवं इनके समस्त वारसान, हितग्राही, वैध प्रतिनिधि, असाईनीज, एवं निम्नादक आदि का समावेश है) एवं भरत यादव पिता श्री रामप्रसाद यादव, निवासी - 992/1, आदर्श नगर, शिव मंदिर के पास, मकलौनिया, खिला-सागर (म.प्र.) (जिन्होंने इस लेख में आगे इस लेख में "क्रेतापक्ष" के नाम से संबोधित किया गया है, जिसमें "क्रेतापक्ष" स्वयं एवं इनके समस्त वारसान, हितग्राही, वैध प्रतिनिधि, असाईनीज, एवं निम्नादक आदि का समावेश है) के मध्य यह लेख निम्नसार दायित्वों एवं शर्तों के अधीन लिखा जा रहा है, ऐसा कि-



2

1. यह कि, विक्रेतापक्ष के स्वामित्व एवं अधिपत्य का मूखण्ड ग्राम-मिमानिया, स्थित विकसित कॉलोनी "कैडिनाम पैराडाइस" का मूखण्ड क्रमांक एन/66 है, जिसका सार्जन 25 फीट बाय 60 फीट होकर कुल क्षेत्रफल 1500 वर्गफीट है। सदर सम्पत्ति विक्रेतापक्ष ने पंजीकृत विक्रय पत्र क्रमांक MP/179142020A1588002 दिनांक 21/09/2020 के माध्यम से श्रीमती पूनम जैन पति श्री नीलेश जैन निवासी-71, मन्दावीर नगर, कनकडिया रोड, इन्दौर से विधिवत् क्रय किया हुआ है। सदर मूखण्ड के विकास की स्वतंत्र व्यवस्था पूर्व दिशा में स्थित सड़क से होकर रहेगी। सदर सम्पत्ति निजी स्वामित्व की होकर आवासीय क्षेत्र में आवासीय उपयोग को स्थित है। सदर मूखण्ड की चतुर्सीमा निम्नानुसार है:-

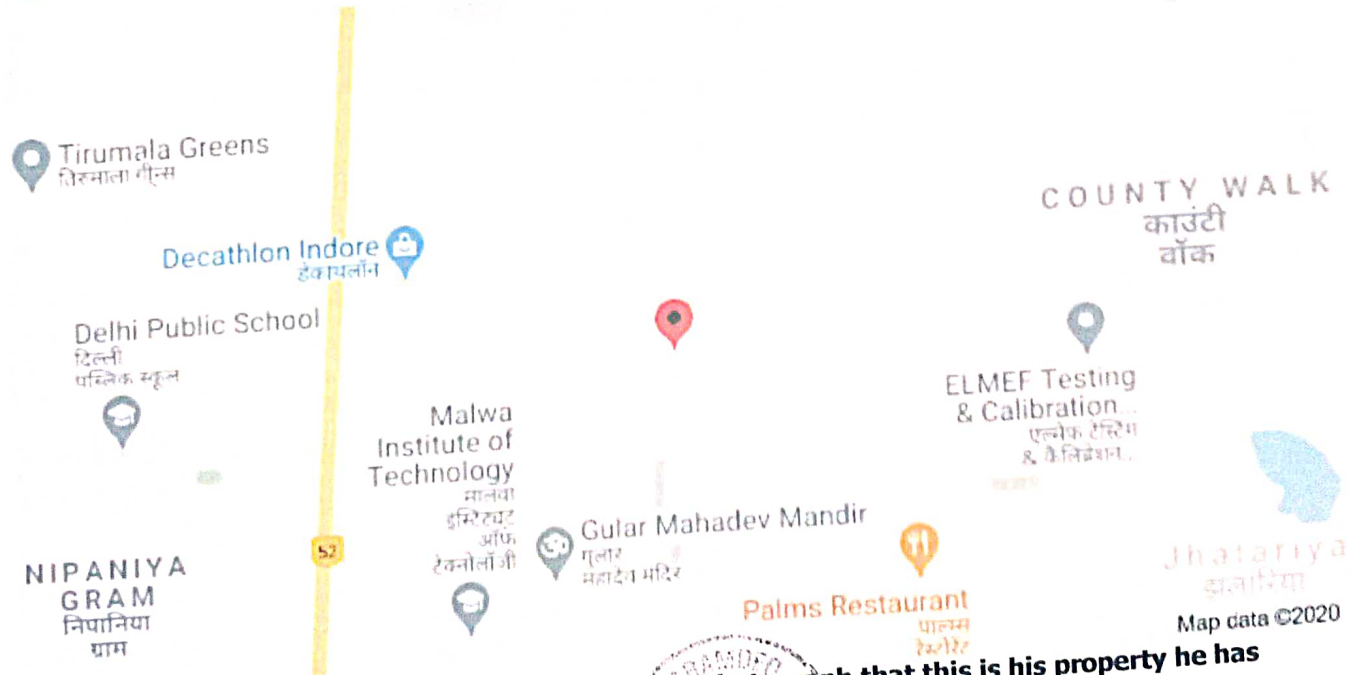
चतुर्सीमा

पूर्व में	::	कॉलोनी की सड़क
पश्चिम में	::	मूखण्ड क्रमांक एन/57
उत्तर में	::	मूखण्ड क्रमांक एन/65
दक्षिण में	::	मूखण्ड क्रमांक एन/67

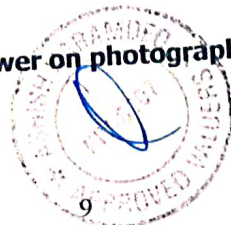
2. यह कि, उपरोक्त चरण - 1 में वर्णित चतुर्सीमा के मध्य का मूखण्ड विक्रेता ने क्रेता को मय मालकी हक सहित कुल कौमल रुपये 32,25,000/- (अक्षरी रु. बत्तीस लाख पच्चीस हजार मात्र) में विक्रय करना व क्रेता ने क्रय करना तय किया होकर आज दिनांक को बयाना पेट रुपये 1,00,000/- (अक्षरी रु. एक लाख मात्र) बैंक क्रमांक 256437, दिनांक 11/10/2020 को कॉर्पोरेशन बैंक शाखा धरमपुरी के माध्यम से विक्रेता ने क्रेता से प्राप्त कर लिये हैं एवं विक्रय प्रतिकूल की शेष रही सम्पूर्ण धनराशि विक्रेता, क्रेता से सौदा दिनांक से 45 दिवस की अवधि में प्राप्त कर क्रेता के हित में या क्रेता के द्वारा निर्देशित व्यक्ति के नाम पर विक्रय की योग्य लिखापट्टी/विक्रय पत्र पंजीयन का स्वयं की उपस्थिति में



Shree Ram Prasad Yadav S/o Shree Ram Prasad Yadav
 Plot No. A/166, Platinum Paradise, Village Nipaniya, Tehsil & Dist. Indore.



For property identification take sign of borrower on photograph that this is his property he has Shown this to valuer before Disbursement.



Shree Ram & Associates

ESTIMATORS . PROJECT CONSULTANT. VALUERS
Shan, 9/1, New Palasla, INDORE (M.P.)
Mobile 098272 - 57556

Estimate of construction of ground & two floor of residential house at Plot No. 08
in Paradise, Village Nipaniya, Tehsil & Dist. Indore - Pin Code -452010
Prepared by: Shree Ram Prasad Yadav

4. Mt.
Ground+2 floor. - 186.00 Sq. Mt. Built up & Boundry wall, Parapet wall, tower
OH & UG tanks, also included in the estimate.

Abstract - Sheet

Items	Quantity	Unit	Rate Rs./Unit	Amount in Rs.
Excavation of soft soil (B.C. soil soil soft murrum etc.) for foundation pit , trench etc. Including loading and disposal of extra soil at 50.0 mt lead.	50	Cu. Mt.	350	17500
Providing and laying of P.C.C. of concrete mix 1:3:6 (1 cement: 3 sand & aggregate) including machine mixing, laying, ramming & finishing	5	Cu. Mt.	1500	7500
Providing and filling hard murrum of good quality in foundation & plinth in layers with watering and ramming	100	Cu. Mt.	400	40000
Providing and laying of R.C.C. work of concrete mix 1: 1.5: 3 (1 cement:1.5sand: 3aggregate) for footing, column, beam slab, lintel, chhajja etc. including shuttering, machine mixing, laying, vibrating, etc.	70	Cu. Mt.	7000	490000
Providing and laying first class brick work in mortar mix 1:4 (1 cement 4 sand) for partition wall etc.	150	Cu. Mt.	4500	675000
Providing and laying cement plaster in mortar mix:4(1cement:4sand)20mm thick in double coat.	2000	Sq. Mt.	250	500000
Providing and fixing Vitrified tiles flooring in cement joint on lime mortar bed including cutting, jointing and grinding.	200	Sq. Mt.	1500	300000
Providing and fixing glassed ceramic tiles on toilet walls including cutting and fixing	100	Sq. Mt.	700	70000



Items	Quantity	Unit	Rate Rs./Unit	Amount in Rs.
Supply of flush wood door with ventilators including locking like tower bolt, holdrop,	75	Sq. Mt.	3000	225000
Supply and laying reinforcement steel for column, beam, slab including cutting and bending	5	M. Ton	55000	275000
Supply and fixing m.s. grill for downs	150	Sq. Mt.	800	120000
Supply and laying painting work on walls in double coats inside plastic emulsion paint and outside exterior paint.	2000	Sq. Mt.	100	200000
Add for electrification work with fixtures		LS.		150000
Add for Sanitary & water work with fixtures		LS.		50000
Add for water proofing		LS.		100000
Add for modular Kitchen platform		LS.		

Total Rs.
Estimate cost Rs.

3370000
33,70,000.00
33.70 Lacs.

SAY
ASHISH NARAYAN
ASHISH NARAYAN
VALUERS

S.No.	Items	Quantity	Unit	Rate Rs./Unit	Amount in Rs.
9	Providing and fixing of flush wood door and Al. windows ventilators including finishig and fitting like tower bolt,holdrop, lack etc.	75	Sq. Mt.	3000	225000
10	Providing and laying reinforcement steel for footing,column,beam,slab including cutting and bending	5	M. Ton	55000	275000
11	Providing and fixing m.s. grill for windows	150	Sq. Mt.	800	120000
12	Providing and laying painting work on walls in double coatsinside plastic emulsion paint and outside exterior paint.	2000	Sq. Mt.	100	200000
13	Add for electricification work. With fixtures		L.S.		150000
14	Add for Sanitary & water work. with fixtures		L.S.		150000
15	Add for water proofing		L.S.		50000
16	Add for modular Kitchen platform		L.S.		100000

Total Rs. 3370000

Total Estimate cost Rs. 33,70,000.00

SAY **33.70 Lacs.**

ASHISH NARAMDEO

