



**UID-11092**

**Ref No:DA/SBI/YN ROAD/786/2023-24**

**Date:12.10.2023**

To,

The AGM  
State Bank of India,  
Industrial Finance Branch  
YN Road Indore (M.P.)

**Valuer's Opinion**

Owner	Shri Atul Sharma s/o Shri Ramswaroop Sharma
Property Located at	Plot No. B-05, "County Walk Colony", Village-Jhalariya, Tehsil & Dist. Indore (M.P.)
Present Market Value	<b>Rs.250.40Lakh (Rupees Two Hundred Fifty Lakh Forty Thousand Only)</b>
Realizable Value	<b>Rs.212.80Lakh (Rupees Two Hundred Twelve Lakh Eighty Thousand Only)</b>
Distress Value	<b>Rs.175.30Lakh (Rupees One Hundred Seventy Five Lakh Thirty Thousand Only).</b>
Guide line value	<b>Rs.83.74Lakh (Rupees Eighty Three Lakh Seventy Four Thousand Only)</b>

**YOGESH DUBEY**

Approved Chartered Valuer  
A-7299, F-3893, M-110791  
IMCL No. STR/91

I. GENERAL			
1.	Purpose for which the valuation is made	Business Loan	
2.	Date of inspection	11.10.2023	
	Date on which the valuation is made	12.10.2023	
3.	List of documents produced for perusal		
	I. Sale Deed	Reg. No. A1/6603 dated 26.03.2010 (Copy enclosed)	
	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Shri Atul Sharma s/o Shri Ramswaroop Sharma Mob:98933-05762 (Owner representative)	
	Brief description of the property (Including lease hold / free hold etc)	Property under valuation is a free hold open Plot No. B-05, "County Walk Colony", Village-Jhalariya, Tehsil & Dist. Indore (M.P.)	
	Location of property	Property is situated near County Walk Club, Jhalariya, Indore (MP)	
	a. Plot No./Survey No.	Plot No. B-05	
	b. Door No.	-	
	c. T.S. No. / Village	Jhalariya	
	d. Ward / Taluka	<b>PATWARI HALKA NO. 39</b>	
	e. Mandal / District	Indore (M.P.)	
	Postal address of the property	Plot No. B-05, "County Walk Colony", Village-Jhalariya, Tehsil & Dist. Indore (M.P.)	
	City / Town	Indore	
	Residential Area	Yes	
	Commercial Area	-	
	Industrial Area	-	
	Classification of the area		
	i. High / Middle / Poor	Middle	
	ii. Urban / Semi Urban / Rural	Semi Urban	
	Coming under Corporation limit / Village Panchayat / Municipality	Gram Panchayat	
I.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	N.A.	
	In case it is an agricultural land, any conversion to house site plots is contemplated	N.A.	
	Boundaries of the property	<b>A</b> As per Sale Deed	<b>B</b> Actual
	EAST	Plot No.B-36	House on Plot No.B-36
	WEST	9.00mt. Wide Road	Road
	NORTH	Plot No.B-06	Plot No.B-06
	SOUTH	Plot No.B-04	Plot No.B-04
1	Dimensions of the site	<b>A</b> As Per sale deed	<b>B</b> Actual
	EAST	20.77mt.	20.77mt.
	WEST	20.77mt.	20.77mt.
	NORTH	32.00mt.	32.00mt.
	SOUTH	32.00mt.	32.00mt.
14.2	Latitude, Longitude & Co-ordinate of the site	Latitude:22°45'38.4"N Longitude:75°56'52.1"E	
	Extent of the site	7154sq.ft. or 664.64sq.mt. (As per Sale deed)	

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I.	Extent of the site considered for valuation (least of 14 A & 14 B)	7154sq.ft. or 664.64sq.mt. (As per Sale deed )
V.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	N.A. being an open plot.
<b>II. CHARACTERISTICS OF THE SITE</b>		
1.	Classification of locality	Residential
2.	Development of surrounding area	Residential
3.	Possibility of frequent flooding / sub-merging	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	0.50Km. to 2.00Km.
5.	Level of land with topographical condition	Leveled
6.	Shape of land	Rectangular
7.	Type of use to which it can be put	Residential
8.	Any usage restriction	No
9.	Is plot in town planning approved layout	Yes, layout Plan has been sanctioned by T&CP with vide Memo No. 5666 Dated 13.10.2009 (As per Layout Plan)
10.	Corner plot or intermittent plot?	Intermittent plot
11.	Road facilities	Yes
12.	Type of road available at present	RCC Road
13.	Width of road – is it below 20ft. or more than 20 ft.	20ft. approx.
14.	Is it a land – locked land?	No
15.	Water potentiality	Yes
16.	Underground sewerage system	Yes
17.	Is power supply available at the site	Yes
18.	Advantage of the site	
	1.	Property is situated near well developed area.
19.	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)	Name plate/sign board should be installed for proper identification of plot.
	1.	
<b>Part – A (Valuation of Land)</b>		
1.	Size of plot	7154sq.ft. or 664.64sq.mt. (As per Sale deed )
	North & South	32.00mt.
	East & West	20.77mt.
2.	Total extent of the plot	7154sq.ft. or 664.64sq.mt.
3.	Prevailing market rate (Along with details / reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	<b>Justification:</b> General Information gathered from market and agents of property dealer of this area, rates of said plot varies from Rs.3300/- to Rs.5000/- per sq.ft. but the area of plot is big in size & saleability is low, therefore we have considered rates of said plot illiberal. Online sales instances of said property is taken from website of Magicbicks.com (separate sheet enclosed) Based on physical inspection and considering location, plot size, surrounding developments, potential sustained and prevailing market rate in the area, present day fair open market value, accordingly evaluated, hence realizable value has been considered more than the guideline value.

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4.	Guideline rate obtained from the registrar's office (an evidence thereof to be enclosed)	Rs.12600/- Per sq.mt.
5.	Plot: 7154sq.ft. or 664.64sq.mt. @ Rs.12600/- Per sq.mt..	<b>Rs.83.74Lakh (Guideline value)</b>
6.	Assessed / adopted rate of valuation	Rs.3500/-per sq.ft.
7.	Estimated value of land	Rs.250.39Lakh

**Total abstract of the entire property**

Part – A	Land	Rs.250.39Lakh
	Total	<b>Rs.250.39Lakh, Say Rs.250.40Lakh</b>

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs.212.80Lakh (Rupees Two Hundred Twelve Lakh Eighty Thousand Only)** and **Distress Value is Rs.175.30Lakh (Rupees One Hundred Seventy Five Lakh Thirty Thousand Only).**

Place: Indore  
Date: 12.10.2023



Signature

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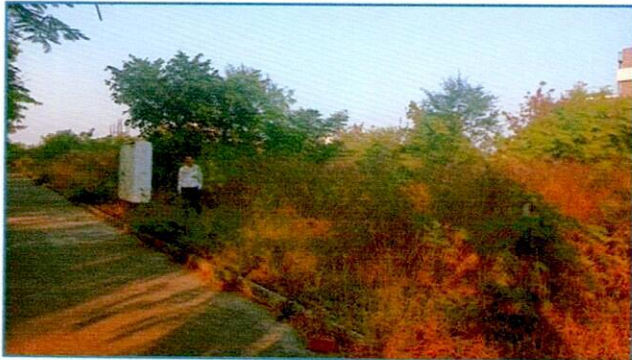
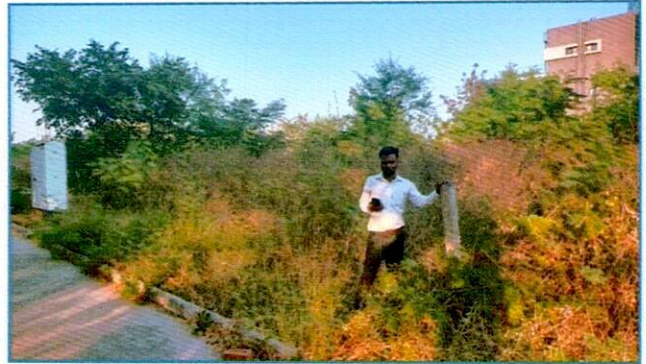
The undersigned has inspected the property detailed in the valuation report dated ...../...../..... I have gone through the report and to the best of my knowledge, we are satisfied with the value of the property evaluated at Rs..... by the approved valuer, which is realistic & reasonably fair and we broadly agree therewith.

Date: .....

Signature

(Name of the Branch Manager with office Seal)

**Address:** Plot No. B-05, "County Walk Colony", Village-Jhalariya, Tehsil & Dist. Indore (M.P.)

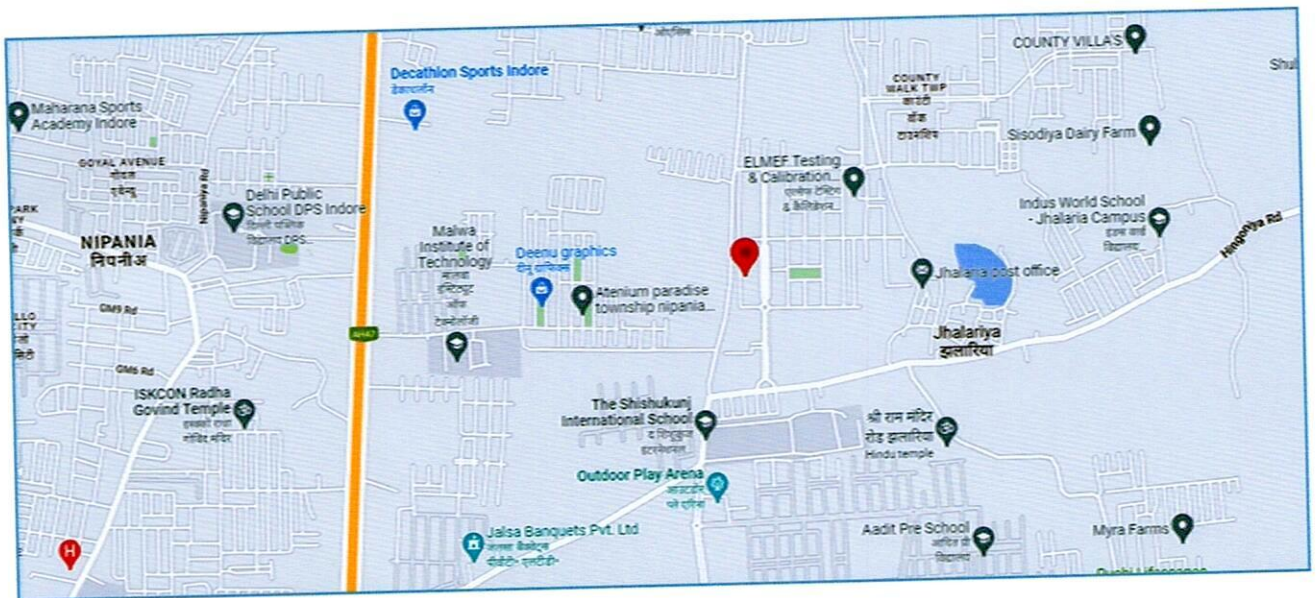


*Yogesh Dubey*

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Address: Plot No. B-05, "County Walk Colony", Village-Jhalariya, Tehsil & Dist. Indore (M.P.)



LATITUDE:22°45'38.4"N LONGITUDE:75°56'52.1"E

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**Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors  
DECLARATION- CUM- UNDERTAKING**

I, Yogesh Dubey son of **Late Shri Damodarji Dubey R/o – 148-B, Sai Bag Colony, Limbodi, Khandwa Road, Indore (M.P.) 452020** do hereby solemnly affirm and state that:

- a) I am a citizen of India.
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c) The information furnished in my valuation report dated 12.10.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) I / my representative have personally visited/inspected the property in presence of owner representative Shri Ramu Tripathi Mob.98933-05762 on 11.10.2023. The work is not subcontracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the Bank.
- f) I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed/dismissed from service/employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment.
- i) I have not been found guilty of misconduct in professional capacity.
- j) I have not been declared to be unsound mind.
- k) I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l) I am not an undischarged insolvent.
- m) I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My Service Tax number as applicable is **ACEPD7758ESD001**
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r) 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



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- s) 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
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank.  
(Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- v) My CIBIL Score and credit worthiness is as per Bank’s guidelines.
- w) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- x) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y) Further, I hereby provide the following information.

S.N.	Particulars	Valuer Comment
1.	Background information of the asset being valued;	Documents provided by the Bank.
2.	Purpose of valuation and appointing authority	Assessment of Market, Estimated Realizable & Distress Sale value of assets for availing Loan from Bank.
3.	Identify of the valuer and any other experts involved in the valuation;	Er. Aditya Kumrawat
4.	Disclosure of valuer interest or conflict, if any;	No
5.	Date of appointment, valuation date and date report;	11.10.2023 & 12.10.2023
6.	Inspection and/or investigations undertaken;	Physical inspection and Local enquiry.
7.	Nature and sources of the information used or relied upon;	Market Survey.
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Land & Building Method and Market approach
9.	Restrictions on used of the report, if any;	N.A.
10.	Major factors that were taken into account during the valuation;	Local enquiry
11.	Major factors that were not taken into account during the valuation;	N.A.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faces by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	-

Date: 12.10.2023

Place : Indore



Signature

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## 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.

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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.

**Place: Indore**

**Date: 12.10.2023**



**Signatur**

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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 kabelu	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)
3589	COUNTY WALK (JHALARIYA)	12600	24600	12600	24600	19000	17400	15800	38000	37600	37200	12000	24000	126000000	126000000	12600	24600
3590	COUNTY WALK BONJAYEE (JHALARIYA)	10500	21120	10500	22500	16900	15300	13700	34520	34120	33720	12000	24000	105000000	105000000	10500	21120
3591	EMERALD NIRVANA (JHALARIYA)	8800	15000	8800	20800	15200	13600	12000	28400	28000	27600	16000	32000	88000000	88000000	8800	15000
3592	EMERALD PALM (JHALARIYA)	7200	9600	7200	19200	13600	12000	10400	23000	22600	22200	9600	19200	72000000	72000000	7200	9600
3593	EXOTICA ISLAND (HINGONIYA)	9000	14000	9000	21000	15400	13800	12200	27400	27000	26600	17000	34000	90000000	90000000	9000	14000
3594	FORTUNE ESTATE (HINGONIYA)	9000	14000	9000	21000	15400	13800	12200	27400	27000	26600	16000	32000	90000000	90000000	9000	14000

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₹ 2.78 Cr

5900 Sq-ft Residential Plot/Land in c...

See Other Charges  
Free Property Valuation

for sale in Aarone Countywalk, By Pass Road, Indore | Indore Mumbai Corridor



Agent 2500+ Buyers Seen  
Gaganpreet Singh

PROPERTY DETAILS

PROJECT DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS



2 photos

Plot area 5900 sqft	Dimensions (L X B) 75 X 78.67		
Floors allowed for construction 3	Width of road facing the plot 50m	No of Open Sides 2	
Project Name Aarone Countywalk	Any construction done No	Gated Colony Yes	Bounce No
Car parking None	Type of Ownership Freehold	Overlooking Garden/Park, Main Road	Transect Resale Freehold

USP Property in a Gated Locality

Contact Agent

Save for Later



Save Property

Don't want to share your details with the agent right now?

Save Property for Later

Description

all is good because County walk it's a best location for residents garden club open area hospital mall etc. are there .

Price Breakup ₹ 2.78 Cr [See Other Charges](#)

Facilities Power Back Up, Park, Vaastu Compliant, Maintenance Staff, RO Water System

Address County walk jhalaria, By Pass Road, Indore, Madhya Pradesh

Landmarks under construction hospital

Facing North  
Talk to our best Vastu Consultants to get instant solution. [View Consultants](#)

Overlooking Garden/Park, Main Road

Additional Features In a gated colony.

Project Name Aarone Countywalk

Corner Plot No

Flooring Ceramic Tiles

Puja Room 1

Store Room 1

Study Room 1

Know a PI Valuer

Free

✓ Negotiate price

✓ Get Loan

Resale

*Signature*

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