



**UID-11091**

**Ref No:DA/SBI/YN ROAD/784/2023-24**

To,

Date: 12.10.2023

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

**VALUER'S OPINION**

Owner	Shri Vikash Jaiswal S/o Shri Santosh Jaiswal Shri Santosh Lal Jaiswal S/o Shri Ajayab Lal Singh Jaiswal
Property Located at	Flat No. 304, Third Floor of CHRISTA-I, "Apollo D.B. City", Village Nipania, Tehsil & Dist. Indore (M.P.)
Present Market Value	Rs.132.25Lakh (Rupees One Hundred Thirty Two Lakh Twenty Five Thousand Only).
Realizable Value	Rs.119.00Lakh (Rupees One Hundred Nineteen Lakh Only).
Distress Value	Rs.105.80Lakh (Rupees one Hundred Five Lakh Eighty Thousand Only).
Insurance Value	Rs.32.54Lakh (Rupees Thirty Two Lakh Fifty Four Thousand Only).
Guide line value	Rs.59.95Lakh (Rupees Fifty Nine Lakh Ninety Five Thousand Only).

**YOGESH DUBEY**

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

<b>I. GENERAL</b>		
1.	Purpose for which the valuation is made	Business Loan
2.	a. Date of inspection	11.10.2023
	b. Date on which the valuation is made	12.10.2023
3.	List of documents produced for perusal	
	I. Sale Deed	Reg. No. A1/9749 Dated 31.03.2013 (Copy Enclosed)
	II. Master Valuation Report	Valuer Shri Ravindra Hassanandani dated 17.11.2016 (Copy Enclosed)
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner)	Shri Vikash Jaiswal S/o Shri Santosh Jaiswal Shri Santosh Lal Jaiswal S/o Shri Ajayab Lal Singh Jaiswal (Mob:-98933-05762 /93993-66515)
5.	Brief description of the property	The property under valuation is a residential Flat No. 304, Third Floor of CHRISTA-I, "Apollo D.B. City", Village Nipania, Tehsil & Dist. Indore (M.P.) consisting of 03BHK & 03Balcony, 03Toilets.
6.	Location of property	Building is situated near Sky Luxuria, Nipaniya Main Road, Indore (M.P.)
	a. Plot No./Survey No.	-
	b. Door No.	Flat No.304
	c. T.S. No. / Village	Nipania
	d. Ward / Taluka	<b>WARD NO. 36 (NIPANIYA)</b>
	e. Mandal / District	Indore (M.P.)
	f. Date of issue and validity of layout of approved map / plan	SBI Approved Project (Master Valuation & Documents already available with bank.)
	g. Approved map / plan issuing authority	SBI Approved Project (Master Valuation & Documents already available with bank.)
	h. Whether genuineness or authenticity of approved map / plan is verified	SBI Approved Project (Master Valuation & Documents already available with bank.)
	i. Any other comments by our empanelled valuer on authentic of approved plan	-
7.	Postal address of the property	Flat No. 304, Third Floor of CHRISTA-I, "Apollo D.B. City", Village Nipania, Tehsil & Dist. Indore (M.P.)

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8.	City / Town	Indore	
	Residential Area	Yes	
	Commercial Area	-	
	Industrial Area	-	
9.	Classification of the area		
	I. High / Middle / Poor	Middle	
	II. Urban / Semi Urban / Rural	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	IMC	
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
12.	Boundaries of the property	<b>A</b> <b>As per Sale deed</b>	<b>B</b> <b>Actual</b>
	EAST	Common Passage of the Building	Common Passage & M.O.S. & Lift
	WEST	Building M.O.S.	Building M.O.S.
	NORTH	Building M.O.S.	Building M.O.S.
	SOUTH	Unite no. 303 of CHRISTA-I	Unite no. 303 of CHRISTA-I
13.	Dimensions of the site	<b>A</b> <b>As per Document</b>	<b>B</b> <b>Actual</b>
	EAST	-	-
	WEST	-	-
	NORTH	-	-
	SOUTH	-	-
14.	Extent of the site	1937.04sq.ft or 180.02sq.mt. Built up area (As per Sale Deed) 2711.85sq.ft. or 251.93sq.mt. SBA	
14.1	Latitude, Longitude & Co-ordinate of flat	Latitude: 22.76008 & Longitude: 75.92338	
15.	Extent of the site considered for valuation (least of 13 A & 13 B)	-	
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	Tenant Occupied Detail Not Provided	
<b>II.</b>	<b>Apartment Building</b>		
1.	Nature of the Apartment	Residential	
2.	Location	Building is situated near Sky Luxuria, Nipaniya Main Road, Indore (M.P.)	
	T.S. No.	-	
	Block No.	CHRISTA-I,	
	Ward No.	<b>WARD NO. 36 (NIPANIYA)</b>	
	Village / Municipality / Corporation	IMC	
	Doors No. Street or Road (Pin Code)	Flat No.304	
3.	Description of the locality Residential / Commercial / Mixed	Residential	
4.	Year of Construction	In Year 2017-18	
5.	Age of building	05Years	
6.	Residual Life of building	55 Years	
7.	Number of Floors	B+P+14 Floor	
8.	Type of Construction (Structure)	RCC construction	
9.	Number of Dwelling units in the building	Total 56Units (Approx)	

10.	Quality of construction	Good
11.	Appearance of the building	Good
12.	Maintenance of the building	Good
13.	Facilities Available	
	Lift	Yes
	Protect Water Supply	Yes
	Underground Sewerage	Yes
	Car Parking – Open / Covered	Covered
	Is compound wall existing?	Yes
	Is pavement laid around the building	Yes
<b>III.</b>	<b>FLAT</b>	
1.	The floor on which the flat is situated	Third Floor
2.	Door no. of the flat	Flat No.304
3.	Specification of the flat	
	Roof	RCC
	Flooring	Vitrified tiles flooring
	Doors	Wooden doors
	Windows	Aluminum section with glass fitting
	Fittings	Good
	Finishing	Good
4.	House Tax	To be obtained
	Assessment no.	To be obtained
	Tax paid in the name of	To be obtained
	Tax amount	To be obtained
5.	Electricity service connection no.	To be obtained
	Meter card is in the name of	To be obtained
6.	How is the maintenance of the flat?	Good
7.	Sale deed executed in the name of	Shri Vikash Jaiswal S/o Shri Santosh Jaiswal Shri Santosh Lal Jaiswal S/o Shri Ajayab Lal Singh Jaiswal
8.	What is the undivided area of land as per sale deed?	48578sq.mt. (As Per Sale Deed )
9.	What is the plinth are of the flat	1937.04sq.ft or 241.92sq.mt. Built up area (As per Sale Deed) 2711.85sq.ft. or 251.93sq.mt. SBA
10.	What is the floor space index (app.)	-
11.	What is the carpet area of the flat	1646.48sq.ft. (Approx)
12.	Is it Posh / I class / Medium / Ordinary?	Good
13.	Is it being used for residential or commercial	Residential
14.	Is it owner occupied or let out	Tenant Occupied
15.	If rented, what is the month rent?	Detail Not Provided
<b>IV</b>	<b>Marketability</b>	
1.	How is the marketability?	Good Marketability
2.	What are the factors favouring for an extra potential value?	The building is well maintained & situated in well developed area.
3.	Any negative factors are observed which affect the market value in general?	-
<b>V</b>	<b>Rate</b>	

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Approved Chartered Valuer  
A-7299, F-3893, M-110791  
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1.	After analyzing the comparable sale instances what is the composite rate for a similar flat with same specification in the adjoining locally? (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, property dealing agents / dealer of surrounding area, rates of plot varies from Rs.4500/- per sq.ft. to 5200/- per sq.ft. for BUA / S-BUA. area, Online sales instances of said property gathered from website of Magicbricks.com (separate sheet enclosed). Based on physical inspection and considering location of plot, super built up area of flat 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.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	Rs.4800/- per sq.ft.
3.	Break – up for the rate	
	i. Building + Services	Rs.1200/-
	ii. Land + others	Rs.3600/-
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.23800/-per sq.mt. (copy enclosed)
	Prakoshtha:- 2711.85sq.ft. or 251.93sq.mt (Super Built up) @ Rs.23800/-per sq.mt.	<b>Rs.59.95Lakh (Guideline Value)</b>
<b>VI.</b>	<b>Composite rate adopted after depreciation</b>	
a.	Depreciate building rate	
	Replacement cost flat with Services {v (3) i}	Rs.1200/- per sq.ft.
	Age of building	05 years
	Life of the building estimated	55 years
	Depreciation percentage assuming the salvage value as 10%	$\frac{05}{60} \times 90 = 7.5\%$
	Depreciated ratio of the building	Rs.90/-
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs.1110/-
	Rate for Land & other V (3) ii	Rs.3600/-
	Total composite rate	Rs.4710/- per sq.ft.

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**Details of Valuation:**

S.No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1.	Present value of the flat (Incl. car parking if provided)	2711.85sq.ft. or 251.93sq.mt	Rs.4710/- per sq.ft.	Rs.127.72Lakh
2.	Wardrobes & Fixed Furniture	-	-	Rs.01.00Lakh
3.	Modular Kitchen with Chimney	-	-	Rs.01.50Lakh
4.	Superfine finish	-	-	-
5.	Interior Decorations	-	-	Rs.01.00Lakh
6.	Electricity deposits / electrical fittings etc.	-	-	-
7.	Extra collapsible gates / grill works etc.	-	-	-
8.	False ceiling	-	-	Rs. 01.00Lakh
	<b>Total</b>			<b>Rs.132.22Lakh, Say Rs.132.25Lakh</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.119.00Lakh (Rupees One Hundred Nineteen Lakh Only)**, Insurance Value is **Rs.32.54Lakh (Rupees Thirty Two Lakh Fifty Four Thousand Only)** and distress value is **Rs.105.80Lakh (Rupees one Hundred Five Lakh Eighty Thousand Only)**

**Place: Indore**

**Date: 12.10.2022**



**YOGESH DUBEY**

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

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)

## Remarks –

- a) Valuation normally varies when purpose, time and policies changes, therefore, these aspects are to be kept in mind while referring above valuation report
- b) Legal Aspect of the property has not been considered and this valuation report is meant for the stated purpose only i.e. for collateral purpose. This report is for use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.
- c) I/my representative have personally visited/inspected the property in presence of owner representative Shri Ramu Ji Mob No. 9893305762 on 11.10.2023 before preparing valuation report.
- d) This valuation report contains 14 pages out of which 08 pages are of valuation report, 01 page of guideline, 01 page of available sales instance of site www.magicbricks.com and 04pages of Annexure-IV and Annexure-V.
- e) As the location, ownership, photos etc. have been obtained in the presence of owner and documents / information provided by the owner / re-presentative of the property; signature of owner is to be obtained on relevant documents including approved map, photographs and google map etc. for confirmation/ identification and authenticity of the property before sanction of loan.
- f) The valuer's opinion is purely an opinion and has no legal or contractual obligations on our part. It is an opinion in good faith & without prejudice, all due care taken while carrying out the assignment / preparation of report. Bankers if have any reservation, should clarify the same before taking final decision, thereafter we the valuer will not be responsible in what so ever manner and it is subject to Indore Jurisdiction only.
- g) Valuation of property will be protected to some extent, if suitable insurance has been taken by the property owner.
- h) I disown any /all kind of indemnity of what so ever in nature, other than the justification for the expressed Opinion in the Report.
- i) I do not certify ownership &/ or Genuineness of property relented tendered documents.
- j) All the value –FMV RV & DSV given is fair Opinion for the assets and applicable only- as on the date of evaluation and acceptance thereof is at sole discretion of the creditors.
- k) Valuer opinion Pertains to the specific purpose mentioned and the same may differ for other then the Propose and date of valuation, due to various relevant factors associated therewith, when the stated purpose and date of valuation changes
- l) Our work doesn't & didn't constitute validation of any information whatsoever provided/ made available to us for carrying out the assignment.
- m) The Property valued as per tendered document / disclosed information to us. If any of the document and details given found untrue /unlawful then the report shall be treated as null and void.
- n) I will not be responsible for the matters of legal in nature that affects the value and opinion expressed by us. And will not given any testimony or appear in court in this regard.
- o) This Valuer's Opinion is Subject to Indore Jurisdiction only & Issued without prejudice, subject to the legal verification of ownership of property including approval of construction permission from competent authority.



**YOGESH DUBEY**

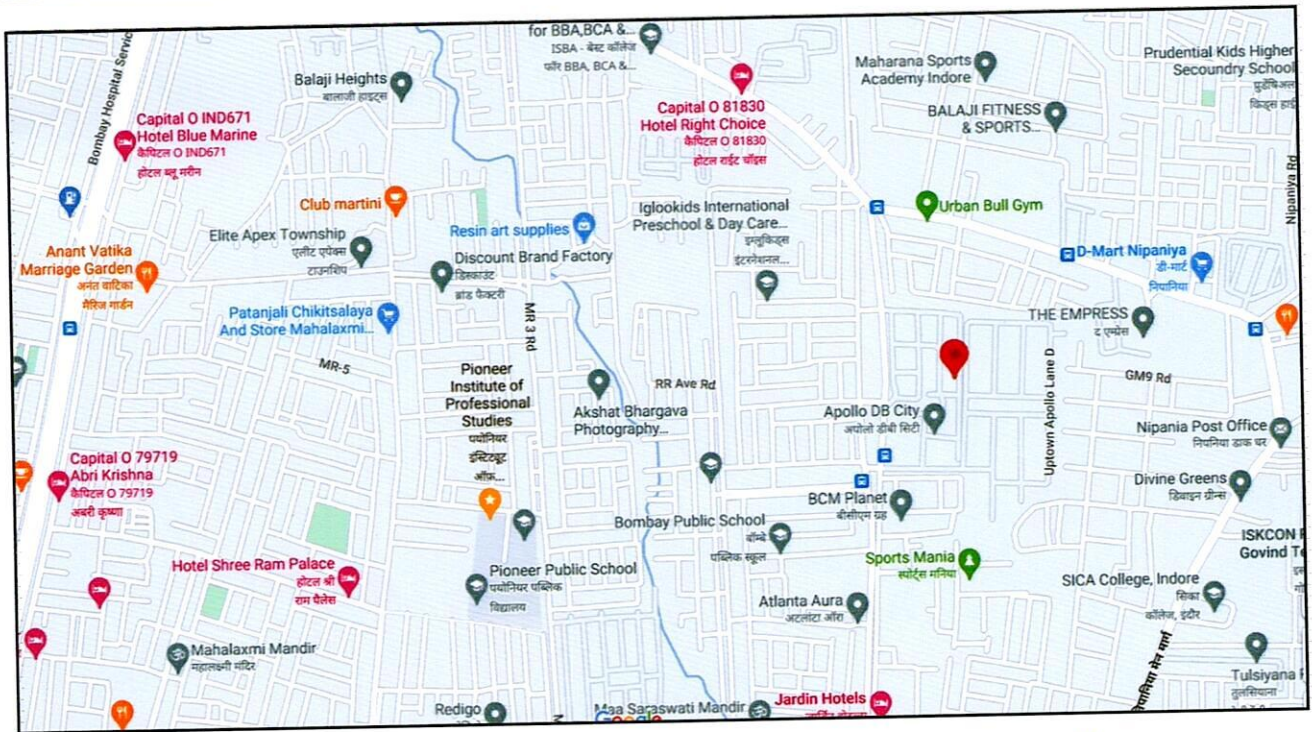
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**Address:** - Flat No. 304, Third Floor of CHRISTA-I, "Apollo D.B. City", Village Nipania, Tehsil & Dist. Indore (M.P.)





**Address:** - Flat No. 304, Third Floor of CHRISTA-I, "Apollo D.B. City", Village Nipania, Tehsil & Dist. Indore (M.P.)



Latitude: 22.76008 & Longitude: 75.92338

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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 Ji Mob No. 9893305762 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. Aditiya 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**  
**YOGESH DUBEY**  
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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.**

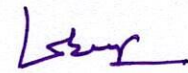
29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Place: Indore**  
**Date: 12.10.2023**



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

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 kabele	Shop	Office	Godown	Residential	Commercial	Irrigated	Un irrigated	Sub Clause wise	Sub Clause wise
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
1400	APJ ABDUL KALAM UNIVERSITY WALJ ROAD, R. 12 ROAD, AB ROAD SE BYPASS TAK (SADAK KE DONG OR)	18000	18000	18000	31000	25200	23600	22000	31600	31200	30800	18000	27000	180000000	180000000	18000	18000
1401	APOLO DB CITY/UP TOWN APOLO (NIPANIYA)	26400	26400	26400	39400	33600	32000	30400	40000	39600	39200	23800	39600	264000000	264000000	26400	26400
1402	APOLO D.B. CHOURAHE SE NIPANIYA ROAD TAK	36000	38000	36000	49000	43200	41600	40000	51600	51200	50800	35000	40000	360000000	360000000	36000	38000
1403	ARARDIYA	5300	5300	5300	18300	12500	10900	9300	18900	18500	18100	16800	32800	280000000	280000000	5300	5300
1404	ASHIRVAD VILLA (NIPANIYA)	8400	9600	8400	21400	15600	14000	12400	23200	22800	22400	16800	32800	840000000	840000000	8400	9600
1405	AVILA MEADOWS (ARANDIYA)	18100	24400	18100	31100	25300	23700	22100	38000	37600	37200	16800	32800	181000000	181000000	18100	24400



**YOGESH DUBEY**

Approved Chartered Valuer

A-7299, F-3893, M-110791

IMCL No. STR/91

₹ 1.10 Cr

3 BHK 1982 Sq-ft Flat

[Free Property Valuation](#)

For Sale [Apollo DB City, Indore](#)



Agent  
13500+ Buyers Served  
**Gajendra S**  
ID: A-IND-17-010

PROPERTY DETAILS

PROJECT DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS



Bedrooms  
3

Bathrooms  
3

Balconies  
3

Super area  
1982 sqft  
₹ 5,549/sqft

Developer  
**Dainik Bhaskar Groups & Apollo Creations**

Project  
**Apollo DB City**

Status  
Ready to Move

Transaction type  
Resale  
[Free Legal Title Check](#)

Floor  
7 (Out of 14 Floors)

Car p  
1 Co

USP Near Bombay Hospital, Indore.

Contact Agent

Save for Later

Save Property

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

Save Property for Later

Description

3 bhk unfurnished flat available for sale in apollo db city, ophira nipania, near bombay hospital, indore. Enjoy good connectivity with the rest of indore. All measure electricity and water supply connection already installed. The flat is unfurnished with multiple eminities & premises a

Price Breakup ₹ 1.10 Cr | ₹ 1,585 Monthly

Facilities Lift, Club House, Swimming Pool, Gymnasium, Park, Reserved Parking, Security, Water Storage, Visitor Parking, Waste Disposal, Cafeteria/Food Court

Address Nipania, Indore., Apollo DB City, Indore, Madhya Pradesh

Landmarks Near Bombay Hospital, Indore.

Overlooking Main Road

Flooring Vitrified

Water Availability 24 Hours Available

Status of Electricity No/Rare Powercut

Lift 2

Age of Construction Less than 5 years

Furnishing Unfurnished

*Yogesh Dubey*

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

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