

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Smt. Mamta W/o. Shri. Sandeep Kumar & Shri. Sandeep Kumar Shri. S/o. Nandu**

Residential House on Plot No. C - 312, "Shreenath Town",
Gram Bhatkhedi, Tehsil Mhow, District - Indore, PIN - 454 775,
State - Madhya Pradesh, Country - India

Latitude Longitude - 22°36'56.1"N 75°42'43.1"E

Valuation Done for:

**Bank of Maharashtra
Pithampur (Sagar Kuti) Branch**
Sagar Kuti Chouraha's House, Mhow Neemuch-
Highway Pithampur, Sector 3 Dhar - 454 774
State - Madhya Pradesh, Country - India

Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

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





Vastu/Indore/01/2024/006155/2304393

08/5-95-BSA

Date: 08.01.2024

VALUATION OPINION REPORT

The Residential property bearing Residential House on Plot No. C - 312, "Shreenath Town", Gram Bhatkhedi, Tehsil Mhow, District - Indore, PIN - 454 775, State - Madhya Pradesh, Country - India belongs to **Smt. Mamta W/o. Shri. Sandeep Kumar & Shri. Sandeep Kumar S/o. Shri. Nandu.**

Boundaries of the property:

Boundaries	:	As per Actual at Site
North	:	House No. C - 313
South	:	House No. C - 311
East	:	Colony Road
West	:	House No. C - 303

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 and valued for banking purpose at **₹ 14,80,000/- (Rupees Fourteen Lakhs Eighty Thousand Only).**

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

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.08 12:45:02 +05'30'

Auth. Sign.

Manoj



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX40/Empanelment: Valuer/VCPL/2021-22

Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1.	Date of Inspection	:	03.01.2024
2.	Purpose of valuation	:	As per request from Bank of Maharashtra, Pithampur (Sagar Kuti) Branch to assess Fair Market Value of the property under reference for Banking purpose.
3.	Name and address of the Valuer.	:	Manoj B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 106, 1 st Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001
4.	Copy Of Documents Handed Over to The Valuer by The Bank	:	1. Sale Deed, E-Registration No. MP179102020A1825154 dated 08.12.2020 between Mid India Contraction Pvt. Ltd. Authorized Person Shri. Visbhas Joshi (the Seller) AND Smt. Mamta W/o. Shri. Sandeep Kumar & Shri. Sandeep Kumar S/o. Shri. Nandu (the Purchaser) 2. Approved Plan issued & signed by Sarpanch & Sachiv, Gram Panchayat Bhatkhedi.
5.	Details of enquiries made/ visited to govt. Offices for arriving fair market value.	:	Market analysis and as per sub-registrar value.
6.	Factors for determining its market value.	:	Location, development of surrounding area, facilities provided and its prevailing market rate.
7.	Any Critical Aspects Associated with Property	:	No
8.	Present/Expected Income from the property	:	₹ 3,000/- Expected rental values per month
	Property Details:	:	
9.	Name(s) of the Owner and Postal address of the property under consideration.	:	Smt. Mamta W/o. Shri. Sandeep Kumar & Shri. Sandeep Kumar Shri. S/o. Nandu
		:	Residential House on Plot No. C - 312, "Shreenath Town", Gram Bhatkhedi, Tehsil Mhow, District - Indore, PIN – 454 775, State – Madhya Pradesh, Country – India. <u>Contact Person:</u> Mr. Sandeep (Co-Owner) Contact No.: +91 70899 96202
10.	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	Joint Ownership Details of Ownership Share is not available.
11.	<p>Brief description of the property: The immovable property comprising of freehold residential land and structure thereof. The property is located in a developed area having basic infrastructure, well connected by road and train. It is located at 23.6KM. travelling distance from Indore Junction Railway station.</p> <p>Land: As per Sale Deed, the land area is 37.17 Sq. M. i.e. 400.00 Sq. Ft., which is considered for valuation.</p> <p>Structure: The property consists of Residential House is of Ground + 1st Upper Floor. Ground Floor is complete and</p>		

occupied by the owner. 1st floor is under construction; Brick work is in progress. It is a R.C.C. Framed Structure with RCC beams, columns, slabs and RCC staircase provided for access to the upper floor.

The composition of the Residential House as per Site is as below -

Floor	Composition
Ground	Hall used as Sewing Room + Bedroom + Kitchen + Toilet

As per site measurement, the structure area is as below-

Particulars	Area in Sq. Ft.
Ground Floor	400.00

The composition of the Residential House as per Approved Plan is as below -

Floor	Composition
Ground	Bedroom + Hall + Kitchen + Toilet

As per approved plan, the Built-up Area of ground floor is 37.17 Sq. M. i.e. 400.00 Sq. Ft. which is considered for valuation.

On site, Construction work of 1st floor is in progress. Approved building plan for the same is not provided hence not considered for the purpose of valuation.

12.	Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.)	:	Plot No. C - 312, Patwari Halka No. 4
13.	Boundaries of the property	:	As per Actual at Site As Per Sale Deed
	North	:	House No. C - 313 Plot No. C - 313
	South	:	House No. C - 311 Plot No. C - 311
	East	:	Colony Road Colony Road
	West	:	House No. C - 303 Plot No. C - 303
14.	Route map	:	Enclosed
15.	Any specific identification marks	:	Nearby Kirana Store
16.	Whether covered under Corporation/ Panchayat/ Municipality.	:	Gram Panchayat Bhatkhedi
17.	Whether covered under any land ceiling of State/ Central Government.	:	No
18.	Is the land freehold/ leasehold?	:	Freehold
19.	Are there any restrictive covenants in regard to use of Land? If so attach a copy of the covenant.	:	As per Sale Deed
20.	Type of the property- Whether	:	
	Residential	:	Yes
	Industrial	:	No
	Commercial	:	No
	Institutional	:	No
	Government	:	No

	Non – Government	:	No
	Other (Specify)	:	N.A.
21.	In case of Agricultural land		
	Any conversion to House site is obtained	:	N.A.
	Whether the land is dry or wet.	:	N.A.
	Availability of irrigation facilities	:	N.A.
	Type of crops grown	:	N.A.
	Annual yield or income.	:	N.A.
22.	Year of acquisition/ purchase.	:	Sale Deed, E-Registration No. MP179102020A1825154 dated 08.12.2020
23.	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying, and the amount of rent being paid.	:	Owner Occupied
24.	Classification of the site.	:	
	a. Population group.	:	Rural
	b. High/ Middle/ Poor class	:	Middle class
	c. Residential/ nonresidential.	:	Residential
	d. Development of surrounding area.	:	Developed
	e. Possibility of any threat to the property. (Floods, calamities etc.).	:	No
25.	Proximity of civic amenities. (Like school, hospital, bus stop, market etc.).	:	All available nearby
26.	Level of the land (Plain, rock etc.)	:	Plain
27.	Terrain of the Land.	:	Leveled
28.	Shape of the land (Square/ rectangle etc.).	:	Rectangular
29.	Type of use to which it can be put (for construction of house, factory etc.).	:	Residential Purpose
30.	Any usage restrictions on the property.	:	Residential
31.	Whether the plot is under town planning approved layout?	:	Yes
32.	Whether the building is intermittent or corner?	:	Intermittent
33.	Whether any road facility is available?	:	Yes
34.	Type of road available (B.T. / Cement Road etc.).	:	B.T. Road
35.	Front Width of the Road?	:	More than 20 ft.
36.	Source of water & water potentiality.	:	Good
37.	Type of Sewerage System.	:	Connected to Municipal Sewerage System
38.	Availability of power supply.	:	Yes
39.	Advantages of the site.	:	Located in developed residential area

40.	Disadvantages of the site.	:	No
41.	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	:	As per Sub-Registrar of Assurance records
Valuation of the property:			
42.	1) Dimensions of the plot	:	30'00" X 13'40"
43.	2) Total area of the plot	:	400.00 Sq. Ft. (As per Sale Deed)
44.	3) Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	:	₹ 2,000/- to ₹ 2,500/- per Sq. Ft. for Residential Land Details of online listings are attached with the report.
45.	4) Government Rate obtained from the online government records of Land	:	₹ 7,500/- per Sq. M. i.e. ₹ 697/- per Sq. Ft.
46.	Building		₹ 1,500/- per Sq. Ft. on Built-up Area
B) Structure			
	Floor	BUA Area in Sq. Ft.	Year Of Const
	Total Life of Structure	Replacement Rate (₹)	Age Of Build.
	Final Depreciated Rate (₹)	Final Depreciated Value (₹)	Insurable Value / Full Value (₹)
	Ground	400.00	2021
			60
		1,500/-	3
		1,500/-	
	Total		
			6,00,000/-
			6,00,000/-
47.	i. Government Value		
	Particulars	Area in Sq. Ft.	Rate in ₹
		Value in ₹	
	Land	400.00	697/-
	Structure	As per valuation table	6,00,000/-
	Total		8,78,800/-
	5) Assessed/ adopted rate of valuation.		₹ 2,200.00 per Sq. Ft. for Residential Land
48.	ii. Fair Market Value		
	Particulars	Area in Sq. Ft.	Rate in ₹
		Value in ₹	
	A) Land	400.00	2,200/-
	B) Building	As per valuation table	6,00,000/-
	6) Total Value (A + B)		14,80,000/-
a. Technical details of the Plot:			
49.	Type of Plot (Residential/ Commercial/ Industrial).	:	Residential
50.	Year of construction.	:	2021 (Approx.) Age of the Building - 3 Years
51.	Future life of the property.	:	57 years, Subject to proper, preventive periodic Maintenance & structural repairs
52.	No. of floors and height of each floor including basement.	:	Ground Floor Structure
53.	Plinth area of each floor	:	As per approved plan, Built-up Area is 37.17 Sq. M. i.e.

		400.00 Sq. Ft.
54.	Type of construction. (Load bearing/ R.C.C. / Steel framed).	RCC framed structure
	Condition of the building.	:
55.	External (excellent/ good/ normal/ poor).	: Good
56.	Internal (excellent/ good/ normal/ poor).	: Good
	Remarks:	:
57.	b. Specifications of Construction:	
a.	Foundation.	: R.C.C
b.	Basement.	: N.A.
c.	Superstructure.	: R.C.C. frame work with 9" thick B. B. Masonry for external walls. 6" Thk. B.B. Masonry for internal walls
d.	Joinery/ Doors & Windows.	: Wooden framed openable type windows, Teak Wood door frames with solid flush shutters
e.	RCC work.	: Footings, Columns, Beams, Slab
f.	Plastering.	: Cement plastering with POP false ceiling
g.	Flooring, Skirting.	: Vitrified tiles flooring
h.	Kitchen Pantry Platform	: Granit kitchen platform
i.	Whether any weather proof course is provided.	: R.C.C. Slab
j.	Drainage.	: Connected to Municipal Sewerage System
k.	Compound wall (Height, length and type of construction).	: R.C.C
l.	Electric installation (Type of wire, Class of fittings)	: Concealed wiring As per requirements
m.	Plumbing installation (No. of water closets & wash basins etc.)	: Concealed plumbing As per requirements
n.	Bore well.	: No
o.	Wardrobes, if any.	: No
p.	Development of open area	: Yes

Summary of Valuation	
Total Value of the Property	₹ 14,80,000/-
Realizable Value	₹ 13,32,000/-
Forced/ Distress Sale value.	₹ 11,84,000/-
Insurable value of the property	₹ 5,10,000/-
e)	Remarks: <u>On site, Construction work of 1st floor is in progress. Approved building plan for the same is not provided hence not considered for the purpose of valuation.</u>



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Justification for price /rate

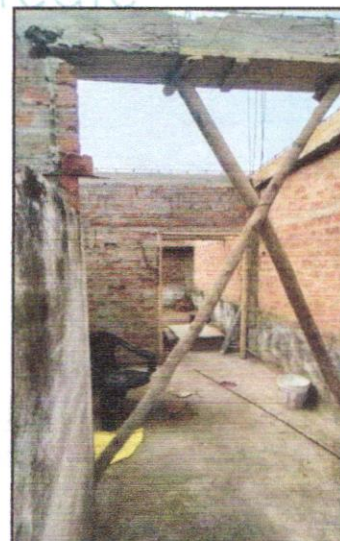
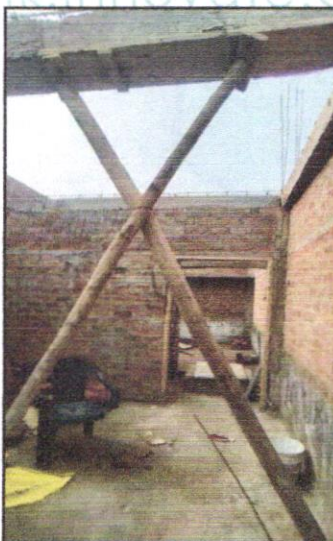
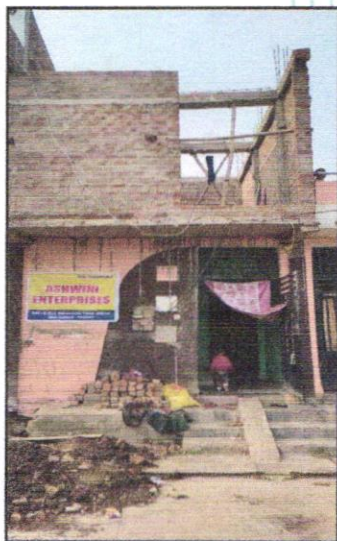
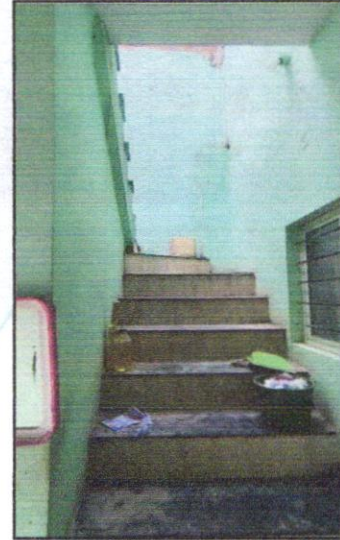
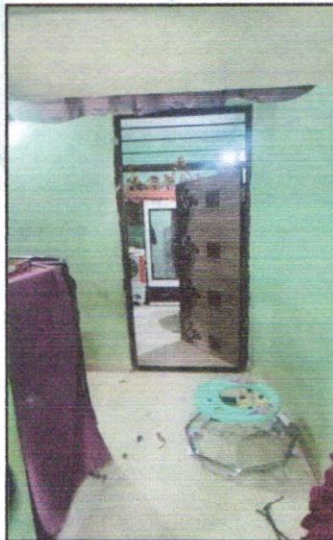
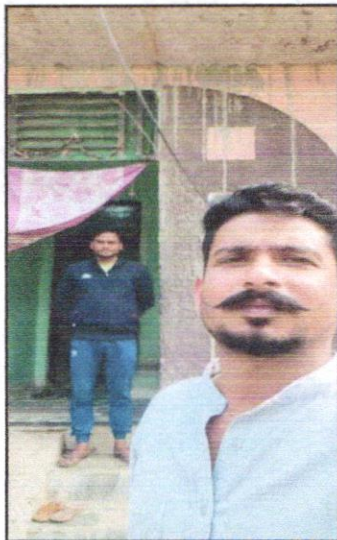
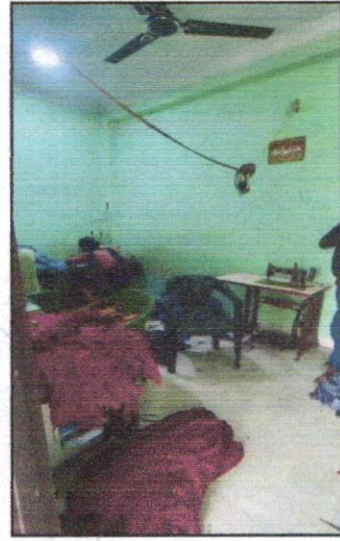
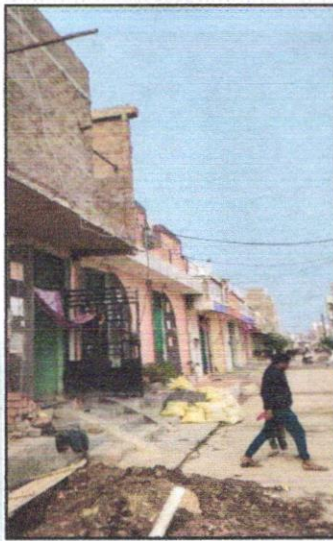
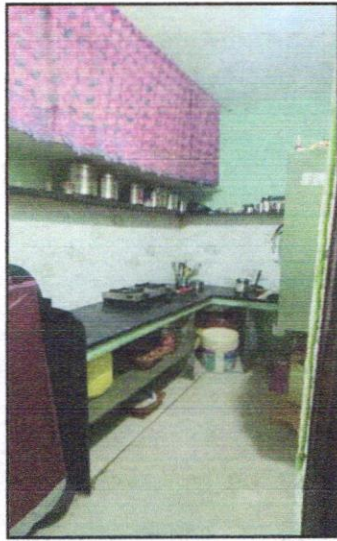
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II 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 Index II 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.



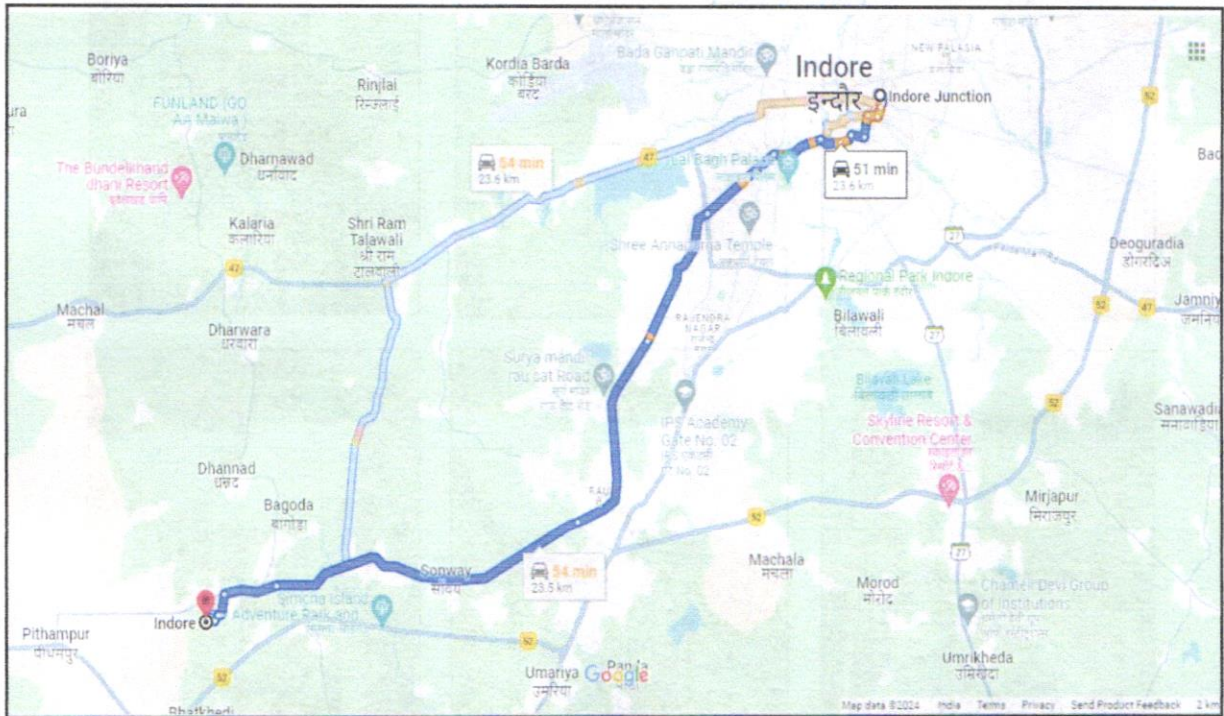
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Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 22°36'56.1"N 75°42'43.1"E

Note: The Blue line shows the route to site from nearest railway station (Indore Junction – 23.6KM.)

Government Guideline Rate

S.No	Mohalla/Colony/ Sector/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)			BUILDING MULTY(SQM)		AGRICULTURAL LAND(HECTARE)		AGRICULTURAL PLOT(SQM)	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kanche kabele	Shop	Office	Godown	Residential	Commercial	Irigated	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)
4033	CHINAT VALLEY - I PHASE (BANKHED)	7400	8900	7400	19400	13800	12200	10600	22300	21500	21500	0	0	74000000	74000000	7400	8900
4034	JIN SAROJKA (BANKHED)	8400	9800	8400	20400	14800	13200	11600	23200	22400	22400	0	0	84000000	84000000	8400	9800
4035	LAKSHMI COMPLEX (BANKHED)	7500	9500	7500	19500	13900	12300	10700	22900	22100	22100	0	0	75000000	75000000	7500	9500
4036	LUNARAT GALAXY COMPLEX (BANKHED)	7500	9500	7500	19500	13900	12300	10700	22900	22100	22100	0	0	75000000	75000000	7500	9500
4037	LUNARAT COMPLEX EXTENSION (BANKHED)	7500	9500	7500	19500	13900	12300	10700	22900	22100	22100	0	0	75000000	75000000	7500	9500
4038	LUNARAT COMPLEX PHASE - I (BANKHED)	7500	9500	7500	19500	13900	12300	10700	22900	22100	22100	0	0	75000000	75000000	7500	9500

Financial Year: 2023-2024 Name of District: INDORE Guideline ID :2023202417102 Page 816 of 1024

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Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a plot for sale in Mhow Gaon, Indore, with a plot area of 1000 sqft and a price of ₹32.2 Lac. The listing includes a video thumbnail, property details, and contact information for the owner, Askhay.

Property Details:

- Price: ₹32.2 Lac (Original Price: ₹35.0 Lac)
- Plot Area: 1000 sqft
- Boundary Wall: Yes
- No. Of Open Sides: 3
- Any Construction Done: Yes
- Transaction Type: Resale
- Property in a Cated Locality: Yes

Contact Information:

- Contact Owner: Askhay
- Get Phone No. button available

More Details:

- Price: ₹35 Lac
- Booking Amount: ₹51,000
- Address: Bala ji dham colony, Mhow Gaon, Indore, Madhya Pradesh

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for purpose as on **08th January 2024**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress"

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX40/Empanelment: Valuer/VCPL/2021-22

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.08 12:45:16 +05'30'

Manoj

Auth. Sign.