

कृपया स्टेपलर की पिन् नहीं खोले व कोई भी पेज नहीं फाड़ें

इंदौर खजरानी

Cover 1 & 15

PLOT

Pg. 1

SPOT VISIT	Dt. →	07-04-21	By - Panel Valuer
PHOTOGRAPHS PASTED	→	15	By - Chartered Engineer
VALUATION 2021-22	Dt. →	09-04-21	By - Chartered Valuer
VALUATION REPORT (15+1)	Pg. →	16	161 POINTS
ANNEXURES & BILL	Pg. →	10	
ENCLOSURES	Pg. →	0	
TOTAL	Pg. →	26	

To, THE B.M. / Sr. B.M. / C.M.
Bank of India SME City Center INDORE

VALUATION REPORT

No. 5039

E/50-Valu-2021/Plot/Indore/BOI/5039-Behind-Shreemaya/07*09-04-2021

ALL THE ENCLOSURES & ANNEXURES ARE VERY IMPORTANT PART OF THE VALUATION REPORT.

OPENION OF VALUER

(MV)	(RV)	(GLV)	(DV)	(FSV)				Pg. No. 12
598.65	495.00	539.96	475.00	455.00				!. No. 7 316.67 Lac

Cordinate of property 22.739026, 75.893481

Smt Sonal Sanghvi
W/o Sh. Yogesh Sanghvi

Land S. No. 368/1/2, (Part of 368/1), Plot No. 13,
A. B. Road, Behind Shreemaya Hotel, Opp. ICICI Bank,
A. B. Road, Gram Khajarani,
INDORE
073899-41689

Cont ... 2



VALUER

Er. Vijay Jain B.E. CIVIL

CHARTERED : ENGINEER & VALUER , GOVT. VALUER
Valuer for all Nationalised Banks
Valuations, Estimates, Maps, Technical Reports,
Certificates

vijayvaluer1963@gmail.com

INDIAN BANK ASSOCIATION (IBA) : THE INDIAN INSTITUTION OF VALUERS (INDIA) & NATIONAL HOUSING BANK (NHBL)
CONTINUING PROFESSIONAL DEVELOPMENT PRESCRIBED BY IBA, IFBO, FICCI (CAT - I/P - 4086)
MEMBER OF IBBI UNDER SECTION 247 OF COMPANIES ACT 2013

94259 85259
98272 51059



Er. VIJAY JAIN B. E. 1988
 IIV - MEMBERSHIP No. CAT - I / F - 4086
 MEMBER IFEQ, FICCI, ASSOCIATE MEMBER
 GOVT. VALUER UNDER SECTION 34 AB W.T.
 IBBI MEMBERSHIP No. IIV-RVO/OM/103/2020
 UNDER SECTION 247 OF COMPANIES ACT 2013

**CHARTERED VALUER
 CHARTERED ENGINEER
 GOVERNMENT VALUER**

**THE INDIAN INSTITUTION OF VALUER (INDIA)
 CONTINUING PROFESSIONAL DEVELOPMENT [CPD]
 AS PRESCRIBED BY INDIAN BANKS ASSOCIATION, NHB**

VALUATION :- BUILDINGS, PLOTS, LANDS, FLAT & INDUSTRIES, COMMERCIAL BUILDINGS, HOUSES, BUNGLOWS etc. CERTIFICATE, TECHNICAL REPORTS, ESTIMATES, TECHNICAL - VISIT, LAND SURVEY, LAYOUT, NORTH DIRECTION, BUILDING MEASUREMENTS.



OPENION OF VALUER

1	Ward = 30	Valuation Report No. 5039	2021-22	CONFIDENTIAL	Page 2
	Visit Date 07-04-21	Report Date 09-04-21		UJJAIN	C15Pg11

2 CONSIDERING ALL THE RELATED FIGURES AS PER MARKET PURCHASE ABILITY WITHIN 50 KM. DISTANCE

the valuation is prepared by me on "which is as it is" basis
VALUATION REPORT
 based only on the photocopies of the documents provided by the client.

FOR I-M-M-O-V-A-B-L-E PROPERTY **PLOT**
 (OTHER THAN AGRICULTURAL - LANDS, PLANTATIONS, FOREST, MINES AND QUARRIES)
 QUESTIONARY PAGES / SHEETS

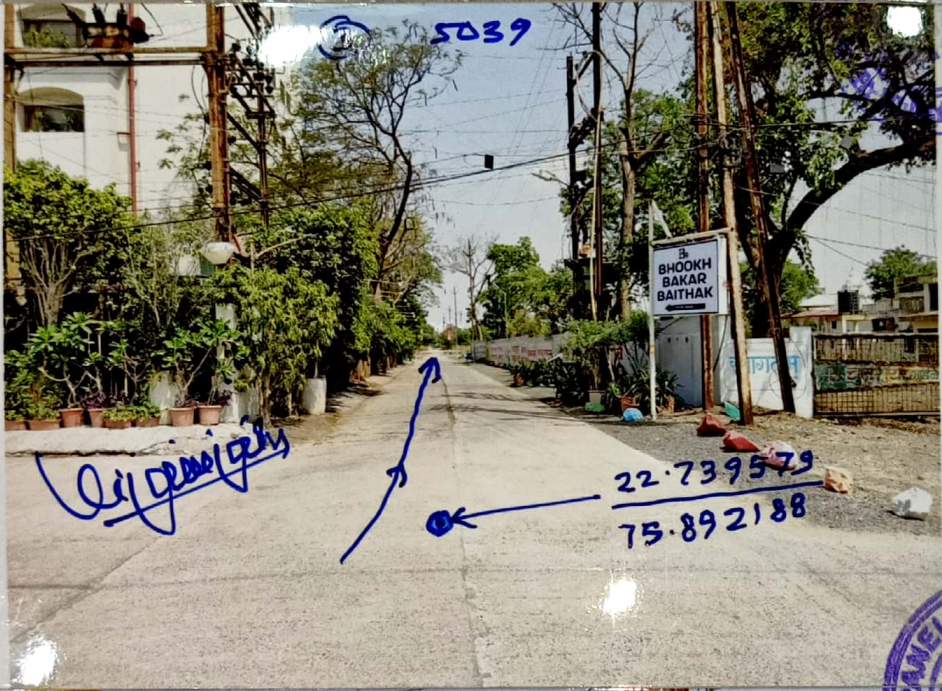
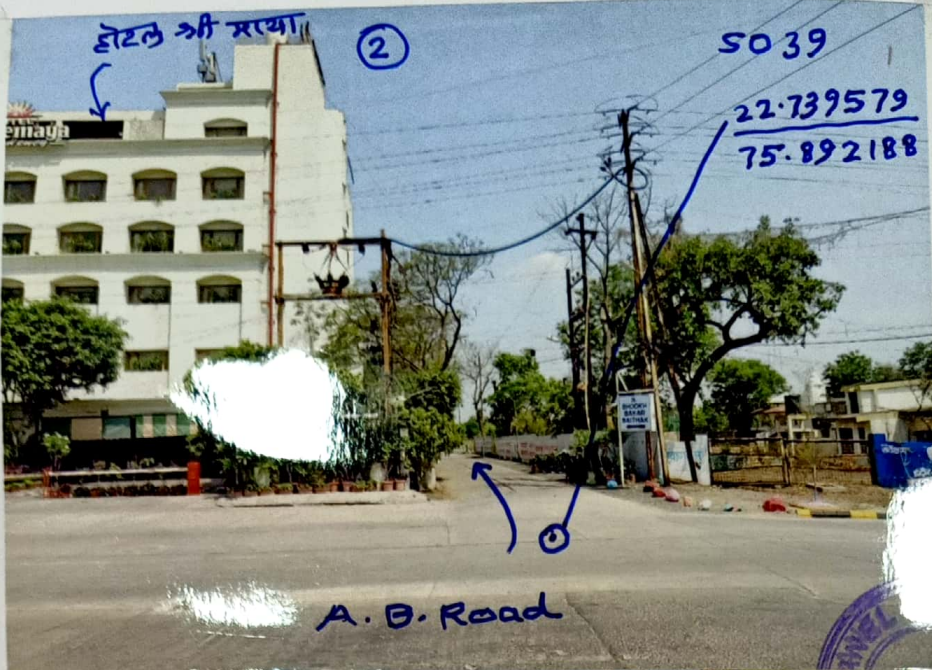
3 HERE THE REGISTERED VALUER SHOULD DISCUSS IN DETAIL HIS APPROACH TO VALUATION OF THE PROPERTY & INDICATE HOW THE VALUED HAS BEEN ARRIVED AT SUPPORTED BY NECESSARY ALL ANSWERS & CALCULATIONS INCLUDING SITE VISIT.

SUMMERY OF THE REPORT ANNEXURE NO. "A"

4	DIRECTOR	Smt Sonal Sanghvi W/o Sh. Yogesh Sanghvi
5		
6	PROPERTY	Location Plan Drawn Herewith Photograph Pasted 15 Land S. No. 368/1/2, (Part of 368/1), Plot No. 13, A. B. Road, Behind Shreemaya Hotel, Opp. ICICI Bank, A. B. Road, Gram Khajarani, INDORE 22.739026, 75.893481 (& 22.739579, 75.892188)
7	GOOGLE CORDINATES	
	TYPE OF HOLD	→ FREE HOLD
8	PLOT AREA	1.0 Sq.Mt. = 10.76391042 Sq.Ft. → 9655.72 Sq Ft = 897.05 Sq Mt = 0.089705 Hect. टाइटल डीड के आधार पर क्षेत्रफल है
9	PLOT VALUE	→ 598.65 LAKHS { @ Rs. 6200.0 P. Sq. Ft. }
10	CONSTRUCTED AREA	→ 0.0 Sq Ft
11	CONSTRUCTION VALUE	→ 0.0 LAKHS
12	VALUE OF WHOLE PROPERTY	→ 598.65 LAKHS
13	ENTRY OF THE PROPERTY	→ INDEPENDENT Entry from EAST Side
14	A PRESENT MARKET VALUE (MV)	→ 598.65 LAKHS
15	B REALIZABLE VALUE (RV)	→ 495.00 LAKHS
16	C Govt. GUIDE LINE VALUE (CGLV, Pg-10, 6-C)	→ 539.96 LAKHS गाईड लाइन वेल्थू
	2021-22 from INTERNET UJJAIN	148 30 1141
17	D DISTRESS VALUE (DV)	→ 475.00 LAKHS
18	E FORCED SALE VALUE (FSV) (NPA)	→ 455.00 LAKHS Reduce due to any Force
19	F	
20	G	
21	H	



Vijay Jain
 9/14/21



22	1	METER	मीटर	=	3.28084	FEET	फीट	या	3	फीट	व	3.37008	इंच	3	
	1	Sq. Mt.	वर्ग मीटर	=	10.76391	Sq. Ft.	वर्ग फीट		1	बीगा	उ	=	27500.0	वर्ग फीट	
	1	Sq. Ft.	वर्ग फीट	=	0.0929	Sq. Mt.	वर्ग मीटर		1	मील	=	1.60934	कि. मी.		
	1	Sq. ACRE	वर्ग एकड़		0.404686	Sq. HECT	4046.856	Sq. Mt.	43560	Ft ²		40.4686	AREY ²	1.58400	BIGA
	1	Sq. AREY	वर्ग आरे		100	Sq. Mt.	1076.391	Sq. Ft.	0.0100	HECT ²		0.02471	ACRE ²	0.03914	BIGA
	1	Sq. HECT.	वर्ग हेक्टेयर		10000	Sq. Mt.	107639.1	Sq. Ft.	2.471054	ACRE ²		100	AREY ²	3.91415	BIGA
	1	TOLA =	11.6638	GRAM		1	KM =	0.6214	MILE		1	CARAT =	200	MILLIGRAMS	
	1	Cu. Ft.	28.31685	LITRE		1	Kg. =	2.205	POUNDS		1	GALLON	4.546	LITRE	

I GENERAL

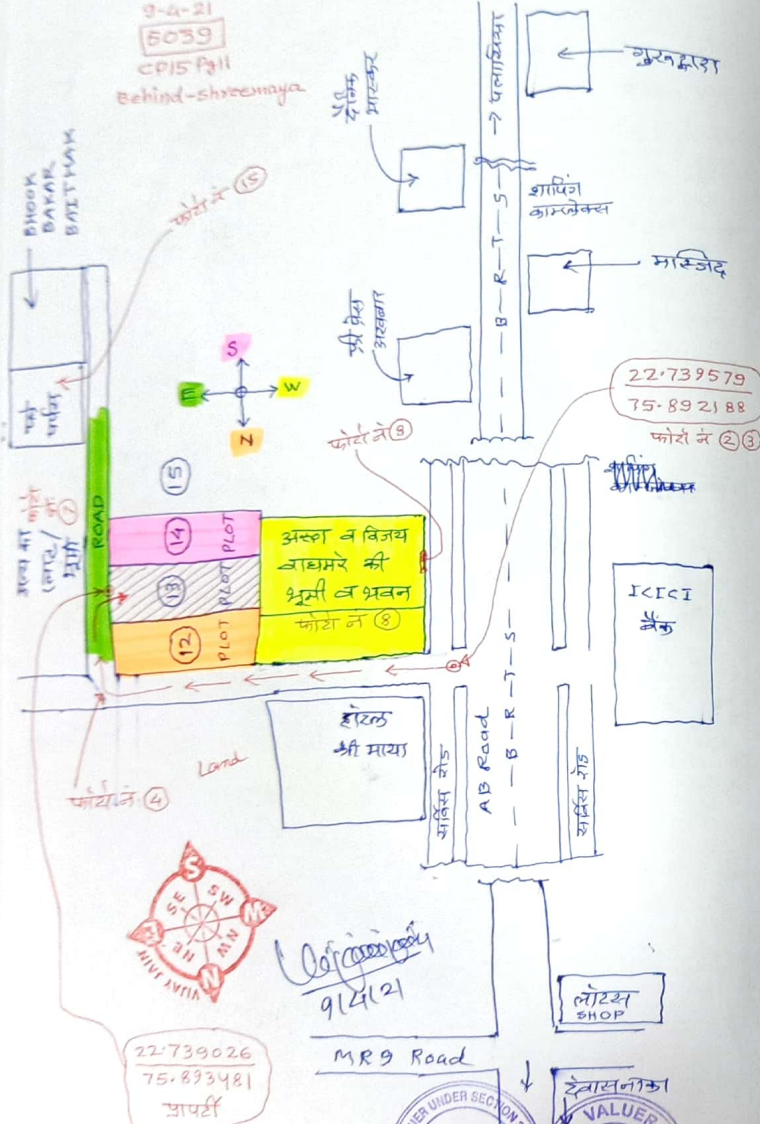
1	PURPOSE of which valuation is made. <i>Bank's REFERENCE & Date</i>	BANK LOAN Bank's Letter - Ref. No.	BOI SMECC NIL	DT. NIL
2	a DATE of INSPECTION (by the Panel Valuer) b DATE on which the "VALUATION" is made. c Last Date of "Papers Submitted" to the valuer	VISIT Date 07-04-21 REPORT Date 07-04-21 PAPERS Date 09-04-21	DURATION 2 DAYS	
3	List of Documents produced for perusal a Title Deed b c Previous Registry d e f g h i k	0 Number of pages are enclosed. Enclosed 0 Pgs Enclosed 0 Pgs		
4	OWNER OF THE PROPERTY DIRECTOR If the property is under Joint Ownership, Co-ownership.	Smt Sonal Sanghvi W/o Sh. Yogesh Sanghvi Land S. No. 368/1/2, (Part of 368/1), Plot No. 13, A. B. Road, Behind Shreemaya Hotel, Opp. ICICI Bank, A. B. Road, Gram Khajarani, INDORE M.P. Single - Ownership (Single Person)		
5	Brief Description of the property, including lease hold / free hold.	This is a Plot FREE HOLD		
6	LOCATION of the PROPERTY Detail Address of the PROPERTY a Plot No. / Survey No. b T.S. No. / Village c Ward / Taluka d Mandal District	A. B. Road, Behind Shreemaya Hotel, Opp. ICICI Bank, Land S. No. 368/1/2, (Part of 368/1), Plot No. 13, A. B. Road, Behind Shreemaya Hotel, Opp. ICICI Bank, Khajarani 30 INDORE		
7	Postal address of the property.	Page No 3	Item No 6	
8	City / Town a Residential Area b Commercial Area c Industrial Area d Mixed Area	Yes No No No	जिला तहसिल ग्राम	INDORE INDORE Khajarani
9	Classification of Area / Locality / Zone i Higher Middle Poor ii Urban Semi - Urban Rural	Higher Urban	94259-85259 98272-81059 M. P. & C. G.	
10	Coming Under :- Corporation Limit Village / Gram Panchayat Municipality	Yes No Indore	9/4/21	
11	Whether covered under any State / Central Govt. enactments (i.e. Urban & Ceiling act) or notified under Agency Area / Scheduled Area / Cantonment Area	No		
12	In case It is an Agriculture Land, any conversion to House site plots is contemplated	Developed land in gram Khajarana		
13	Boundaries of the Property (as per Registry) Boundaries of the Property (as on Site / Spot)	Separate Sheet Separate Sheet	Page No. 4 Page No. 4	ANNEXURE NO. "B" ANNEXURE NO. "B"

LOCATION PLAN
NORTH AND BOUNDARIES ARE
CHECKED & DRAWN BY PANEL VALUER
NOT TO THE SCALE

BOJ
SMEET Indore

9-4-21
5039
CPIS Plot

Behind-Shreemaya



13 In the given Title - Deed Enclosed

A BOUNDARIES (चतुर्सीमा) AS PER "AUTHORIZED DOCUMENT" :-

NORTH	दावे	Part No. 12
SOUTH	बाये	Part No. 14
EAST	आगे	Road
WEST	पीछे	Other Land

13 BOUNDARIES (चतुर्सीमा) AS PER "ACTUAL AS ON SPOT" :-

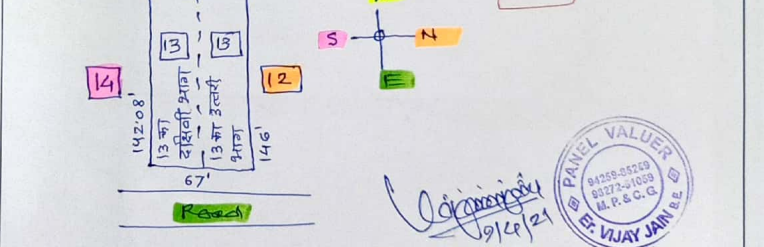
B all the photographs & directions are taken by the Panel Valuer "VIJAY JAIN" 094259-85259, 098272-51059

ORAL information's from Surrounding, Detailed Location plan - already shown in this Report No. 5039

NORTH	दावे	Plot No. 12 (Part of Survey No. 368)	Photo Nos. 10, 11, 12, 15
SOUTH	बाये	Plot No. 14 (Part of Survey No. 368)	5, 6, 7, 15
EAST	आगे	ENTRY RCC Type Colony Road, Internal Road.	5, 6, 7
WEST	पीछे	Property - Sh Arun & Sh Vijay Waghmare, S.No. 382/437	8
UP	उपर	हवाई हक के अधिकारों सहित	
DOWN	नीचे	Earth (No Basement)	
OPP.	सामने	अन्य के खेत व जमीनें	7, 15

PANEL VALUER "vijay jain" IN PHOTOGRAPH NUMBER 1, 9
PROPERTY VERIFICATION TIME PERIOD 30 Min. Travel Time 40 Min.

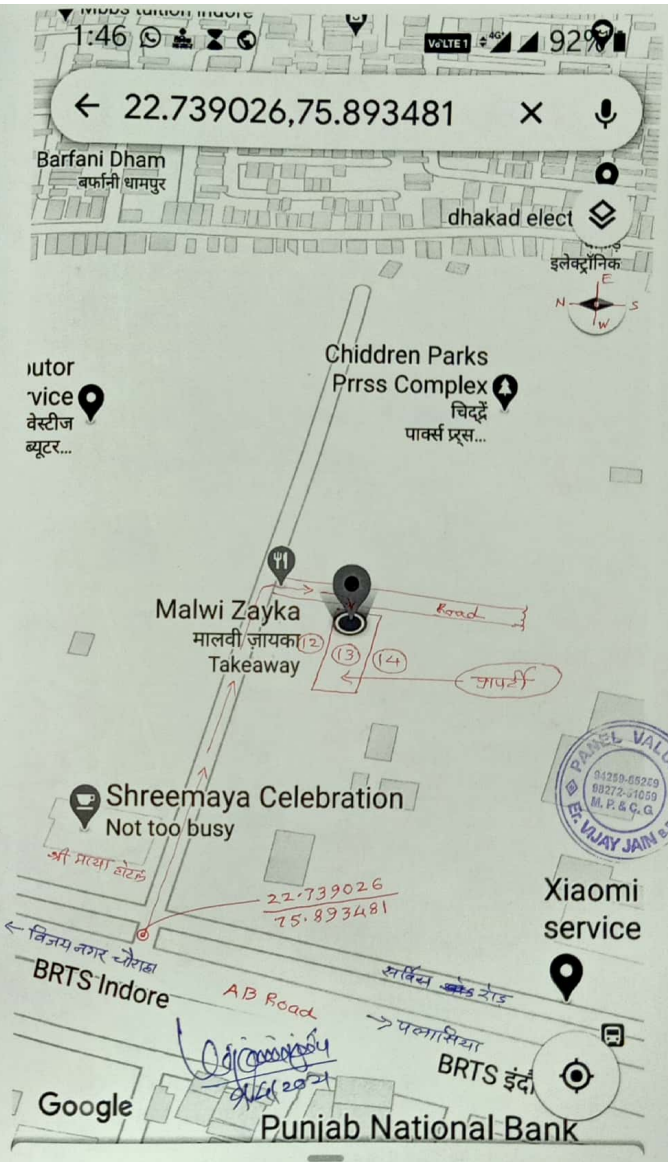
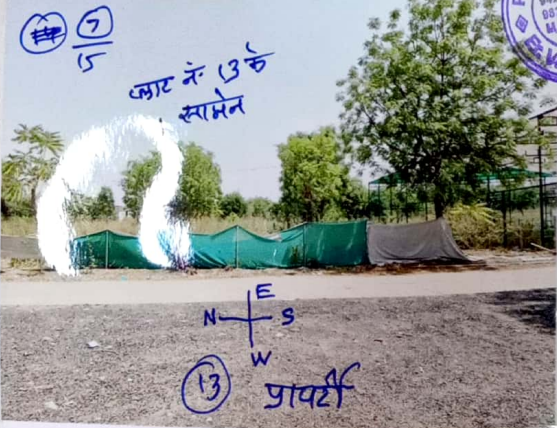
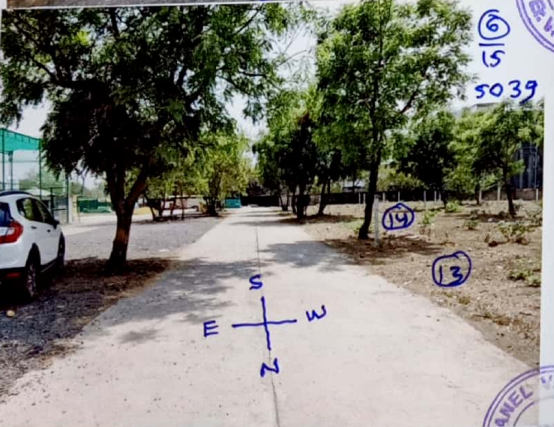
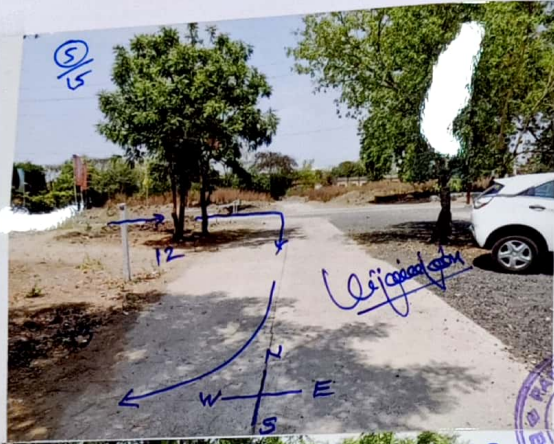
13 C Coordinate of property 22.739026, 75.893481 ANNEXURE NO. "C"



13 D REQUIRED CORRECTION DEED IF BOUNDARIES ARE DIFFERENT OR NOT MATCHED WITH SPOT. No

13 E BANK'S COMMENT ABOUT BOUNDARIES

PANEL VALUER
Dr. VIJAY JAIN B. E. CIVIL, (1988 TO 2021 : 33 YRS EXPERIENCE)
CHARTERED - VALUER, CHARTERED - ENGINEER
24, SWATI VIHAR, NANAKHEDA 4 LANE ROAD, OPP. JAIN LASSI SHOP, UJJAIN. M.P.
M - 094259-85259 whatsapp
APPROVED PANEL VALUER AND ENGINEER FROM :- BANK OF BARODA
E/50-Valu-2021/Plot/Indore/BOI/5039-Behind-Shreemaya/07.09.04.2021



Dropped pin
Near Press Complex, Indore, Madhya Prad...

Directions Start

Helpdesk NO.(10AM-6PM) : 1800 233 6763, 07554000340
E-MAIL : support_gis@bngl.org.in



आयुक्त भू-अभिलेख मध्यप्रदेश

- HOME
- PUBLIC USER
- FREE SERVICES
- REPORTS
- DASHBOARD
- GRIEVANCE
- FAQ
- HELP
- OFFICE USE

खसरा विवरण

जिला* तहसील* गाँव*

भू-स्वामी खसरा संख्या खाता संख्या

भू-स्वामी और खसरा का वास्तविक विवरण खजुराना

विवरण करें	खसरा संख्या	खसरा क्षेत्रफल(वर्ग)	वर्ष	भूमि प्रकार	खसरा	नक्शा
<input type="checkbox"/>	368/1/2	0.0900	2009-2022	निजी	७३	७३

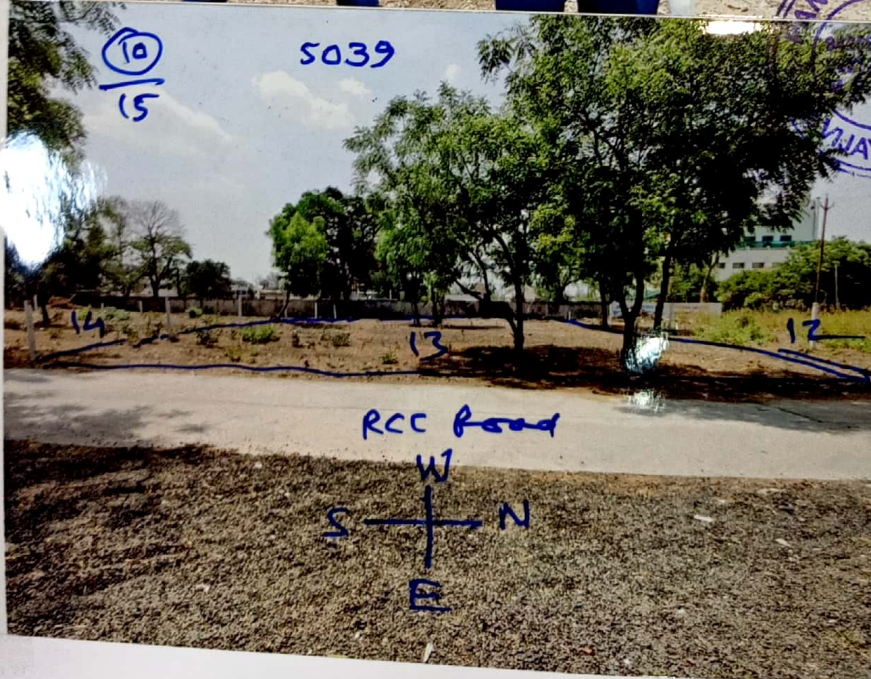
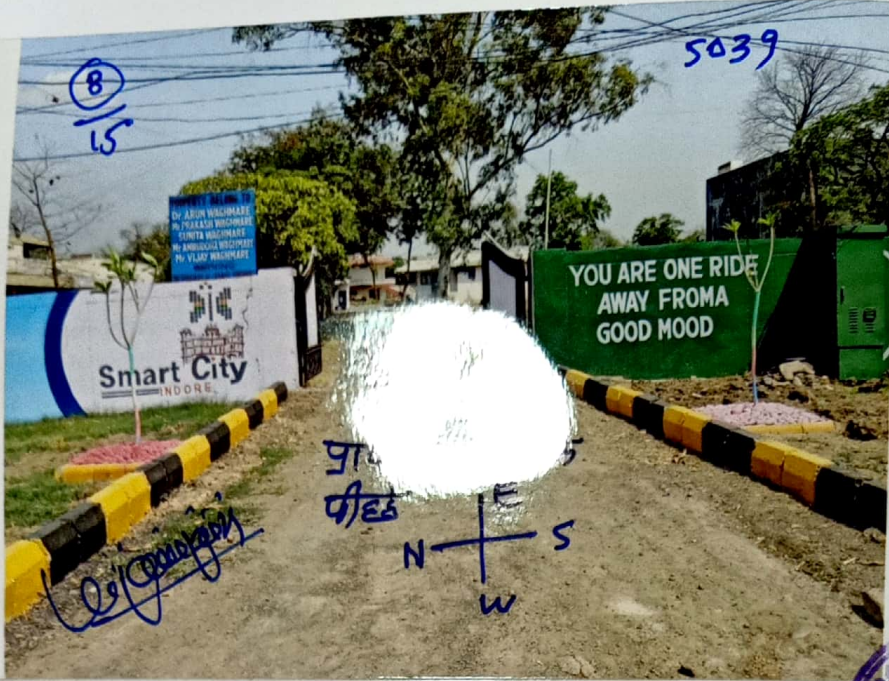
सोनाल पति वंगेश सठो

भू-स्वामी

DIMENSION OF THE SITE						
14 A	SIZE of the PLOT (as per title deed) AGREEMENT	20.43	Mt	X	43.90	Mt
		67.04	Ft	X	144.04	Ft
	AREA of the PLOT	897.05	Sq Mt =	9655.72	Sq Ft	
	ANNEXURE No. "B" NORTH	20.4323	Mts =	67.04	Fts	
	SOUTH	20.4323	Mts =	67.04	Fts	ANNEXURE No. "B"
	EAST	43.9034	Mts =	144.04	Fts	
	WEST	43.9034	Mts =	144.04	Fts	
14 B	SIZE of the PLOT (as on Spot)	20.43	Mt	X	43.90	Mt
		67.04	Ft	X	144.04	Ft
	AREA of the PLOT (as on field)	897.05	Sq Mt =	9655.72	Sq Ft	
	ANNEXURE No. "B" EAST	20.43	Mts =	67.04	Fts	
	WEST	20.43	Mts =	67.04	Fts	ANNEXURE No. "B"
	NORTH	43.90	Mts =	144.04	Fts	
	SOUTH	43.90	Mts =	144.04	Fts	
14 C	Any difference between Areas 14-A and 14-B	No	0	Sq Mt =	0.00	Sq Ft
14 D	Latitude & Longitude Coordinates of the SITE	ENCLOSED HERewith 22.739026, 75.893481 ANNEXURE No. "C"				
15	Extent of the Site Consider in the Valuation Report	897.05	Sq Mt =	9655.72	Sq Ft	
16	Extent of the Site Considered in Valuation (Least of 14-A & 14-B)	Item No. 14-B	897.05	Sq Mt =	9655.7	Sq Ft
17	Whether occupied by the Owner / Tenant ? If occupied by Tenant/s since how long ? Rent received per Month.	Owner Page No. 13 ANNEXURE No. "M"				

II CHARACTERISTICS OF THE SITE

1	Classification of LOCALITY.	Higher & Business Class (in to the main City)
2	Development of Surrounding areas.	
3	Possibility of "frequent flooding" / "sub-merging".	
4	Feasibility to the civic amenities like School, Hospital, Banks, Bus Stop, Railway station, Mall, Market etc.	
4 a	Proximity to SURFACE COMMUNICATION by which the locality is served. (Like Auto, Tempo, Bus, Train)	TAXI 0.25 AUTO 0.25 BUS 0.25 TRAIN 6 PLANE 17 IN K.m.
5	Level of land with Topographical condition.	Leveled
6	Shape of land.	ANNEXURE No. "B" Rectangled
7	Type of use to which it can be put.	For Health centre purpose.
8	Any usage Restriction	Yes for industrial
a	Use of the property as per documents.	Residential
b	Use of the property as on the spot.	Not in use
9	Is plot in Town Planning approved layout ? approved as a individual case approved in group like colony	No Yes
10	Corner Plot or Intermittent plot	intermittent
11	Road Facilities	Yes
12	Type of road available at present	RCC, internal colony road
13	Width of Road is it below 20'0" or is it more than 20'0"	No Yes
	Nature of Road.	internal colony road
14	Is it a land - Locked Land ?	No
15	Water Potentiality	Good
16	Under Ground Sewerage System / Sewer Line.	No
	Under Ground Septik Tank.	No
17	Is Power Supply available at the site ?	Yes
18	Advantages of the site -	Good Land / Plot
	Disadvantages of the site -	No, re-sell condition is good & fast.
19	Special remarks, If any - Like - Threat of acquisition of land for public service purpose, road widening or applicability of CRZ provisions etc. (distance from sea-coast / tidal level must be incorporated)	ANNEXURE No. "M"



PART "A" (VALUATION OF LAND / PLOT)

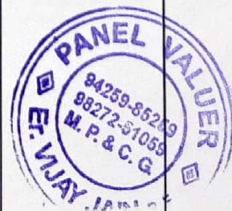
1	SIZE OF PLOT A NORTH AND SOUTH B EAST AND WEST	Details on Page No. 4 20.43 Mt 43.90 Mt	ANNEXURE No. "B"
2	Total Extent of the Plot / Land SIZE of the PLOT (as on Spot / Site) दार्दल डीड के अधार पर क्षेत्रफल है AREA of the PLOT (as on field)	20.43 Mt X 43.90 Mt 67.04 Ft X 144.04 Ft 897.0 Sq Mt = 9655.7 Sq Ft	
3	Prevailing Market Rate for Plot / Land	6200 P Sq Ft or 66736.2 P Sq Mt	
4	Govt. Guide Line Rate obtained from the Registrars Office (an evidence thereof to be enclosed) i.e. collector guide line value. (CGLV) i.e. Pg.12 / I.No. 6-C		ANNEXURE No. "K"
5	Assessed / Adopted Rate for Valuation.	6200 P SqFt or 66736.2 P SqMt	
6	Estimated Value of ONLY Land / Plot	598.7 LAKHS	

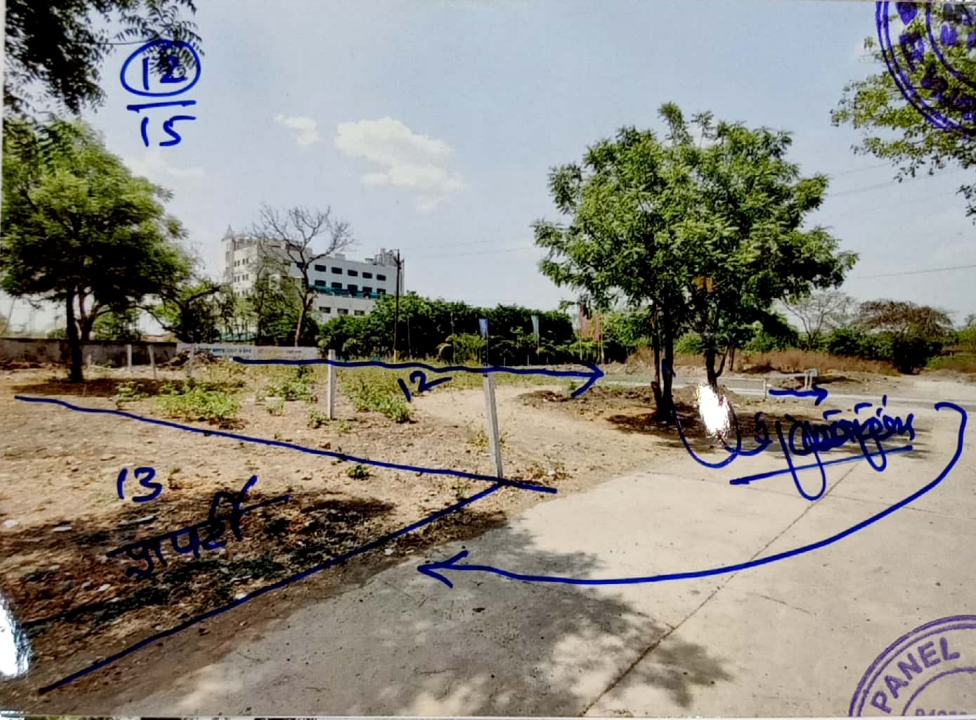
PART "B" (VALUATION OF BUILDING)

1	TECHNICAL DETAILS OF THE BUILDING (Cons.)	ANNEXURE No. " L " AND " M "
a	Type of Building Residential Commercial Industrial	Look 15 Photographs Proposed residential house.
b	Type of Construction Load Bearing R.C.C. Steel Framed	
c	Year of Construction Stage 1 Year of Construction Stage 2	
d	Number of Floor & Height of each Floor including basement if any	
e	PLINTH AREA (BUA) FLOOR WISE BASEMENT for all Floors GROUND Including Galleries at all. FIRST { considering Legal and SECOND Sanctioned Portions as per Map } THIRD FOURTH +5	0.00 Sq Mt = 0.0 Sq Ft Approved 0.00 Sq Mt = 0.0 Sq Ft Approved 0.00 Sq Mt = 0.0 Sq Ft Approved 0.00 Sq Mt = 0.0 Sq Ft Approved 0.00 Sq Mt = 0.0 Sq Ft Approved
	Total Built Up Area for all floors. G+7 Unit	0.00 Sq Mt = 0.0 Sq Ft (mensioned in Map)
f	Condition of Building 1 EXTERIOR Excellent Good Normal Poor 2 INTERIOR Excellent Good Normal Poor	The External Condition of the aforesaid plot is good. Enclosed 15 Colord Photographs, which are self explanatory about the present condition of the plot.
g	Date of issue and validity of layout of approved map / plan.	
h	Approved map / plan issuing authority.	
i	Whether genuineness or authenticity of approved map / plan is verified.	
j	Any other comments by our empanelled valuers on authenticity of approved map / plan.	<i>[Handwritten Signature]</i> 19/4/21

SPECIFICATION OF CONSTRUCTION (FLOOR WISE) IN RESPECT OF :-

1	oral discussion and inquiry	15 Photographs are pasted in this report.				
S No	DESCRIPTION / PARTICULARS	Ground Floor	First Floor	Second Floor	Third Floor	Other Floors
1	Foundation					
2	Basemaent					
3	Superstructure					
4	Doors, Windows, Ventilators Rolling Shutter/s Chanel (Collapsible) Gate/s Alluminium & Glass Doors					
5	R.C.C. Works					
6	Plastering					
7	Flooring, Skirting, Dadoing					
8	Special finish as Granite, Marble, wooden paneling, grills etc.					





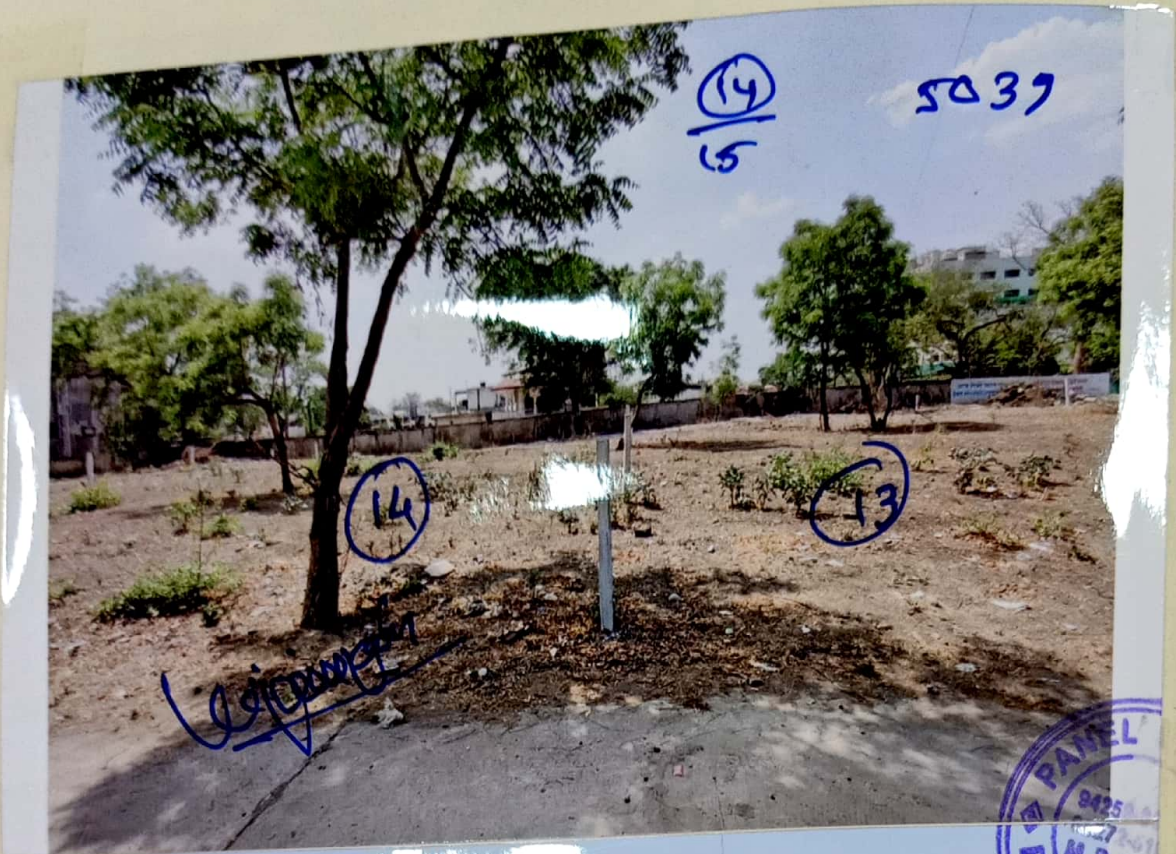
DETAILS OF VALUATION PART "A" & "B"

ANNEXURE NO. "H"

1	TOTAL AREA OF PLOT		PLOT AREA IN	897.0 Sq Mt
	* Values Considered in its Vicinity		PLOT AREA IN	9655.7 Sq Ft
	* Considered Present Market Rates			
	PLOT AREA	{ Page 3 , Item No. 14 }		
2	A	PLOT { FRONT LAND PORTION } 33.33 %	AREA →	299.0 Sq Mt = 3219 Sq Ft
			RATE →	@ Rs. 6700 P Sq Ft
			VALUE →	Rs. IN LAKHS → 215.64 /-
	B	PLOT { MIDDLE LAND PORTION } 33.33 %	AREA →	299.0 Sq Mt = 3219 Sq Ft
			RATE →	@ Rs. 6200 P Sq Ft
			VALUE →	Rs. IN LAKHS → 199.55 /-
	C	PLOT { BACK LAND PORTION } 33.33 %	AREA →	299.0 Sq Mt = 3219 Sq Ft
			RATE →	@ Rs. 5700 P Sq Ft
			VALUE →	Rs. IN LAKHS → 183.46 /-
3	D			
	E			
	F			
	G			
	H			
	J			
4	K	PLINTH AREA		
	L	ROOF HEIGHT		
	M	AGE OF THE BUILDING		
	N	RESIDUAL LIFE OF THE BUILDING		
5	TOTAL VALUE OF PLOT { (2) (A + B + C) }		LAKHS	ONLY PLOT
6	TOTAL = (1) (A+B+C) & (3) (D+E+F+G+H+J)		LAKHS	(M. V.) WHOLE PROPERTY
7	Total Sanctioned B. U. Area for all floors		0.00 Sq Mt	= 0.00 Sq Ft
8				
9				
10				
11				
12				
13				
14				
15				

Handwritten signature
9/4/21






ABOUT BUILDING & SURROUNDING

ANNEXURE NO. "J"

as per bank formate but some extra necessary & important items :-

07-04-21

<p>A</p> <ul style="list-style-type: none"> * 1 ENTRANCE OF THE PROPERTY (direction of entry) * 2 WIDTH , TYPE OF ROAD , CONDITION OF ROAD * 3 NATURE & NAME OF ROAD * 4 STEEL MOBIL TOWER OVER / NEAR TO PROPERTY * 5 HIGH TENSION ELECTRIC LINE OVER & NEAR * 6 LOW TENSION ELECTRIC LINE OVER & NEAR * 7 PERMANANT PUBLIC TOILET NEAR TO PROPERTY * 8 PERMANANT URINAL NEAR TO PROPERTY * 9 PERMANANT DUSTBIN NEAR TO PROPERTY * 10 PERMANANT NALA & GUTTER NEAR TO PROPERTY * 11 PARKING FACILITY FOR THIS PEOPERTY * 12 FAMOUS MULTI / BAZAR / MARKET / MALL / ROAD * 13 PROPERTY UNDER FLOOD & AERODROME ZONE * 14 GARDEN FACING , CORNER PLOT , GUARD HUT * 15 PLINTH LEVEL IS ABOVE ROAD LEVEL * 16 PLINTH LEVEL IS NEARLY EQUAL TO ROAD LEVEL * 17 PLINTH LEVEL IS BELOW ROAD LEVEL * 18 ACTUAL SITE IS MATCHED WITH T&C APPROVED MAP * 19 GRAM PANCHAYAT MAP IS MATCHED WITH SPOT * 20 GRAM PANCHAYAT MAP IS MATCHED WITH T & C MAP * 21 GRAM PANCHAYAT & T&C MAP IS MATCHED WITH SPOT * 22 CORPORATION MAP IS MATCHED WITH SPOT 	<p style="text-align: right; background-color: #90EE90;">INDEPENDENT Entry from EAST Side</p> <p>20 Mt , 16' R.C.C. Road Internal Colony Road Away from Property No During 10 - Feet Distance No During 10 - Feet Distance No Away from Property No Away from Property No Away from Property No Away from Property Good Yes within 0.25 Km Range No No No No No No N.A. N.A. N.A. N.A. N.A.</p>
<p>B</p> <ul style="list-style-type: none"> * 1 TOTAL NUMPER OF SANCTIONED FLOORS * 2 FLOOR NOT APPROVED IN SANCTION MAP * 3 TOTAL HEIGHT OF PROPERTY Existing-Condition * 4 ACTUAL CONSTRUCTED AREA (for all Floors) * 5 DIFFERENCE : ACTUAL B.U. AREA - APPROVED B.U. AREA * 6 VALUE OF "UNAUTHORISED CONSTRUCTION" * 7 CHANCES OF DEMOLITION FROM THE GOVT. / न.पा.नि. 	
<p>C</p> <ul style="list-style-type: none"> 1 CONSTRUCTION YEAR First Phase 2 CONSTRUCTION YEAR Second Phase 3 RESIDUAL LIFE OF THE CONSTRUCTION * 4 FOUNDATION (TYPE) * 5 SUPER STRUCTURE & SUB STRUCTURE * 6 WALLS , PARTITION WALLS , ANY CRACKS IN WALLS * 7 ANY COMMON - COLUMNS / BEAMS / WALLS / WELL / BORE 8 TYPE OF ROOF FRONT A 9 TYPE OF ROOF BACK B * 10 REGISTRY IS MATCHED WITH SPOT WHEN VISIT 11 WOODEN WORKS & ALLUMINIUM WORKS 12 STEEL WORKS 13 ELECTRIC WORKS 14 PLUMBING WORKS 15 FLOORING WORKS IN SIDE 16 FLOORING WORKS OUT SIDE 17 PLASTER WORKS IN SIDE & OUT SIDE 18 INTERIOR DECORATION WORK / FIXED FURNITURE 19 PORCH :- R.C.C. OR GUIRDER FARSHI * 20 SOLAR SYSTEM ON TERRACE * 21 (1) FIRE PROTECTION (2) INTERNAL GAS PIPE LINE * 22 WATER SOURCE WATER TANK/s SEPTIK TANK/s * 23 LIFT FACILITY / LIFT PROVISION 24 STAIR FACILITY (WITHOUT STAIR TOWER) 25 STAIR OUT SIDE THE HOUSE / IN SIDE THE HOUSE * 26 TAKEN MEASUREMENT OF PROPERTY ON SPOT * 27 IMMEDIATE REPEARING TO USE THE PROPERTY * 28 FLOORING / PAVING IN M.O.S. PORTION * 29 LEAKAGE & SEEPAGE ANY WHERE * 30 TERMITE IN WALLS & FIXED - FURNITURES * 31 POSITION of the HOUSE at time of VISIT * 32 ANY SPECIAL FEATURE OF THE CONSTRUCTION 	<div style="text-align: center;">  </div> <p style="text-align: center;">Yes</p> <p style="text-align: center;">Best Commercial Area on Best Road</p>

S No	DESCRIPTION / PARTICULARS	Ground Floor	First Floor	Second Floor	Third Floor	Other Floors
9	Roofing including weather proof					
10	Drainage					
11	Outside Flooring (in MOS)					
12	Plinth Area					
13	Roof Height					
14	Age of Building					
15	Residual life of building.					
2	COMPOUND WALL					
	Height					
	Length					
	Type of construction					
3	ELECTRICAL INSTALLATION : -					
a	Type of wiring					
b	Class of Fitting					
c	Switch and Plates					
d	No of light points					
e	Fan points					
f	Spare plug points					
g	Any other item					
h	Earthing					
4	PLUMBING INSTALLATION : -					
a	No of water closets and their type.					
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

ANNEXURE No. "H"

ANNEXURE No. "J"

Handwritten signature and date 9/4/21



PART 'C' (EXTRA ITEMS)

(Amount is Rs.)

1	Portico / Porch	No		0.00 L	
2	Ornamental Front Door	No		0.00 L	
3	Varandah (Sitout) with Steel Grills	No		0.00 L	
4	Overhead Water Tank	No		0.00 L	
5	Extra Steel / Collapsible Gates	No		0.00 L	
6	Septik Tank / Sump	No		0.00 L	
7	Water Harwesting System , Solar Light System	No	No	0.00 L	
				Total	
				Rs.	0 Lkh

PART 'D' (AMENITIES)

(Amount is Rs.)

1	Wardrobes	No		0.00 L	
2	Glazed Tiles	No		0.00 L	
3	Extra Sink and Bath Tub	No		0.00 L	
4	Marble / Ceramic Tiles Flooring	No		0.00 L	
5	Interior Decoration	No		0.00 L	
6	Architectural Elevation Works	No		0.00 L	
7	Panelling Works	No		0.00 L	
8	Alluminum Works	No		0.00 L	
9	Aluminium / Steel / Wooden Hand Rails	No		0.00 L	
10	POP / False Ceiling	No		0.00 L	
11	Kitchen Chimney	No		0.00 L	
12	...	No		0.00 L	
				Total	
				Rs.	0 Lkh

PART 'E' (MISCELLANEOUS) (Amount is Rs.)

Guide Line Pg
Page No. 11

1	Separate Toilet Room	No	0.00 L	
2	Separate Store (Lumber) Room	No	0.00 L	
3	Separate Water Tank (Under Ground)	No	0.00 L	
4	Tree, Gardening	No	0.00 L	
5	Car Garage	No	0.00 L	
6	Stair Case Tower	No	0.00 L	
7	Otta / Angan	No	0.00 L	Total Rs. 0 Lkh
8	Lofts	No	0.00 L	

PART 'F' (SERVICES) (Amount is Rs.)

1	Water Supply Arrangements	No	0.00 L	
2	Drainage Arrangements	No	0.00 L	
3	Compound / Boundary Walls	No	0.00 L	
4	C. B. Deposits, Fittings Etc.	No	0.00 L	
5	Pavements	No	0.00 L	Total Rs. 0 Lkh
6	Borewell with Pump / Well with moter	No	0.00 L	

TOTAL ABSTRACT OF THE INTIRE PROPERTY
PRESENT MARKET VALUES

PART "A"	LAND / PLOT	Rs	598.7 LAKHS
PART "B"	BUILDING	Rs	0.00 LAKHS
PART "C"	EXTRA ITEMS	Rs	0.00 LAKHS
PART "D"	AMENITIES	Rs	0.00 LAKHS
PART "E"	MISCELLANEOUS	Rs	0.00 LAKHS
PART "F"	SERVICE	Rs	0.00 LAKHS
		Rs	598.7 LAKHS OR 5.9865 CRORE

VALUATION

Page No. 12 Item No. 6 - A, B, C, D, E

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 (1) Saleability (2) Likely rental values in future and (3) any likely income it may generate, may be discussed. Photograph of owner / representative with panel valuer & property in Background to be enclosed. Screen Shot of Longitude / Latitude and co-ordinates of property using GPS/Various apps/ Internet sites. As a result of my appraisal & analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specification is these values are fit for INDORE 's Market purchase ability.

Rupees Five Crore Ninty Eight Lakh Sixty Five Thounand Only.

Rs. 598.65 LAKHS	or	5.9865 CRORE	Only	Present Market Value
Rs. 495.00 LAKHS	or	4.9500 CRORE	Only	Present Net Realizable Value
Rs. 539.96 LAKHS	or	5.3996 CRORE	Only	Present Guideline Value
Rs. 475.00 LAKHS	or	4.7500 CRORE	Only	Present Distress Value
Rs. 455.00 LAKHS	or	4.5500 CRORE	Only	Present Forced Sail Value

Other Values on Page No. 12

kindly consider all the values only at the safer side against any loan.

Place :- INDORE
Date :- 09-04-21

APPROVED / PANEL VALUER



FOR BANK'S USE

The undersigned has inspected the property detailed in the Valuation Report
Dated on We are Satisfied that the fair and resonable
present market value of the property is as Rs.
in words Rs.
(and I read and understand full Declaration Page.)

SIGNATURE

Branch Manager (With Official Seal)

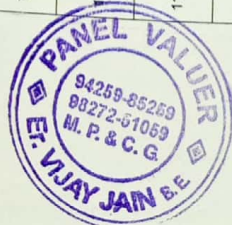
संत शिवदास बाई

वाई नं. (30)

CP15Pg(11)

5039

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 khablu	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)		
1139	KRISHNABAGH	3400	5600	3400	15400	10600	9000	7400	19200	18800	18400	16800	32800	336000000	336000000	3400	5600		
1140	KUMAVAT MOHALLA	3400	5600	3400	15400	10600	9000	7400	19200	18800	18400	16800	32800	336000000	336000000	3400	5600		
1141	LIG CHOURAHE SE RING ROAD TAK(LINK ROAD)	56000	72000	56000	68000	63200	61600	60000	85600	85200	84800	24000	48000	5600000000	5600000000	56000	72000		
1142	MAHESH BAGH	2800	5600	2800	14800	10000	8400	6800	19200	18800	18400	16800	32800	320000000	320000000	2800	5600		
1143	MALVIYA NAGAR	3400	5600	3400	15400	10600	9000	7400	19200	18800	18400	16800	32800	336000000	336000000	3400	5600		
1144	MALVIYA NAGAR NEW	3400	5600	3400	15400	10600	9000	7400	19200	18800	18400	16800	32800	336000000	336000000	3400	5600		
1145	NARMADA COLONY	3400	5600	3400	15400	10600	9000	7400	19200	18800	18400	16800	32800	336000000	336000000	3400	5600		
1146	PESS COMPLEX KE PICHE KA SHETRA A.B. ROAD SE ANDAR	20000	20000	20000	32000	27200	25600	24000	33600	33200	32800	20800	40800	2000000000	2000000000	20000	20000		
1147	PRESS COMPLEX (AB ROAD SE ANDAR)	80000	80000	80000	92000	87200	85600	84000	93600	93200	92800	32800	56800	8000000000	8000000000	80000	80000		
1148	PRESS COMPLEX(AB ROAD PAR)	80000	80000	80000	92000	87200	85600	84000	93600	93200	92800	32800	56800	8000000000	8000000000	80000	80000		
1149	SANJAY NAGAR DEWAS NAKA	5600	5600	5600	17600	12800	11200	9600	19200	18800	18400	13600	26400	560000000	560000000	5600	5600		



GUIDE LINE VALUE

ANNEXURE NO. "K"

क्र.सं.	विवरण	इंदौर	इंदौर	ग्राम	खजरानी
1	मध्य प्रदेश शासन गाईड लाईन वेल्यू (लगभग)	जिला	तहसिल	इंदौर	INDORE
A	गाईड लाईन डीटेल का सोर्स	from INTERNET { Enclosed = Page No. 7, 5039 }			
B	गाईड लाईन का पेज नम्बर	148 of 537 Enclosed Herewith			
C	वार्ड का नम्बर व नाम	Ward = 30 संत रविदास वार्ड			
D	गाईड लाईन का आयटम नम्बर या क्रमांक	1141			
2	भूमी डायवर्टेड का भाव = हेल्थ सेंटर प्लाट का क्षेत्रफल = वेल्डू =	56000 वर्ग मी. अथवा 5202.57 वर्ग फि. 897.0 वर्ग मी. अथवा 9655.72 वर्ग फि. 502.35 लाख रु			
3					
4					
5	कंस्ट्रक्शन (निर्माण) का कच्चा भाव = रजिस्ट्री के लिये मौके पर मौजूद वास्तविक क्षेत्रफल = GF वेल्डू =	5600.00 वर्ग मी. अथवा 520.3 वर्ग फि. 104.52 वर्ग मी. अथवा 1125.0 वर्ग फि. 5.85 लाख रु	कच्चा पतरा व बल्ली छत		
E	भूमी (स्थान या स्पेस) तथा कंस्ट्रक्शन दोनों की कुल कीमत	508.20 लाख रु	रजिस्ट्रि चार्ज के बगैर (लगभग)		
F	प्रापटी की कीमत रजिस्ट्री सहीत	6.25 %	539.96 लाख रु	रजिस्ट्रि चार्ज के सहित (लगभग) 6 C	
G	नोट : मार्च 2021 के बाद ये वेल्डू 2.00 % बढ़ सकती है.		550.76 लाख रु	रजिस्ट्रि चार्ज के सहित लगभग होगी	

D-I-F-F-E-R-E-N-T V-A-L-U-E-S

क्र.सं.	विवरण	विवरण	विवरण	विवरण	विवरण	विवरण
6	A PRESENT MARKET VALUE	A Rs. 598.7 LAKHS	6200 P Sq Ft			
	B REALIZABLE VALUE	B Rs. 495.0 LAKHS	5126 P Sq Ft			
	C Govt. GUIDE LINE VALUE 2021-22 (CGLV) i.e. 1-F	C Rs. 540.0 LAKHS	5203 P Sq Ft			
	D DISTRESS VALUE	D Rs. 475.0 LAKHS	4919 P Sq Ft			
	E FORCED SALE VALUE Reduce due to any Force	E Rs. 455.0 LAKHS	4712 P Sq Ft (NPA)			
	F					
	G					
	H					
7	Considerable Safe Loan on DV (2-D)	66.67 % of Distress Value i.e. Rs 316.67 LAKHS	{ My Opinion }			
8	Considerable Safe Loan on GLV (2-C)	58.65 % of Guideline Value i.e. Rs 316.67 LAKHS	{ My Opinion }	3280		
9	Distress Value (D) is 0.8797 times LESS than the Guide Line Value (C)		{ Fact }	P/Sft		
10	Guide Line Value (C) is 1.1368 times HIGHER than the Distress Value (D)		{ Fact }			
11	In case of any confusion in VALUATION REPORT No. 5039	kindly contact the valuer on mobil.				
12	Bank may consider any "safe value" from 6 A to 6 E.	Kindly consider safest value. Refer Item No. 7				

(IIV) MEMBERSHIP No. CAT-1 / F-4086

PANEL VALUER VIJAY JAIN

DATE
09-04-21
INDORE

E. VIJAY JAIN B. E. CIVIL, (1988 TO 2021) 33 YRS EXPERIENCE)
CHARTERED - VALUER, CHARTERED - ENGINEER

www.ilvindia.org

24, SWATI VIHAR, NANAKHEDA 4 LANE ROAD, OPP. JAIN LASSI SHOP, UJJAIN. M P
M - 0 9 4 2 5 9 - 8 5 2 5 9 whatsapp

REGISTERED GOVERNMENT - VALUER UNDER SECTION 34-AB WEALTH TAX -
ACT 1957 OF INDIA No. (C C I T / M P / C A T - I / 1 5 1 / 3 9 / 2 0 0 1 - 2 0 0 2) B H O P A L

INDIAN BANK ASSOCIATION (I B A) : THE INDIAN INSTITUTION OF VALUERS (INDIA) & NATIONAL HOUSING BANK
(N H B) . CONTINUING PROFESSIONAL DEVELOPMENT PRESCRIBED BY IBA , IFEO , FICCI (I I V : C A T - I / F - 4 0 8 6)

REGI. VALUER FROM INSTITUTION OF VALUER NEW DELHI, WHOLE M P ZONE No. CAT - 1 / A 6029

The Institution of Engineers (India) ASSOCIATE & CORPORATE MEMBER, CHARTERED ENGINEER AM-0698159 Kolkata

INLISTED A B D - INDIA - 1993 AND DIRECTORY OF GOVT. REGISTERED VALUERS OF INDIA 2011 (M U M B A I)

REGISTERED IN D. I. C. No. 104211869-SSSB- Dt. 20-10-1995, Jain Engineers Society Global - I. D. 101018

APPROVED PANEL VALUER AND ENGINEER FROM :-

BANK OF BARODA, BANK OF INDIA, MADHYA PRADESH GRAMEEN BANK,
BANK OF MAHARASHTRA, PUNJAB NATIONAL BANK, UNION BANK OF INDIA, UCO BANK.
STATE BANK OF INDIA.

(Issued By : - Without Pressure / With - Prejudice)

E:\50-Valu-2021\Plot\Indore\ROI\5039_Behind_Shreemaa\0709_04_2021

17	1 Building / Land is OCCUPIED by Owner/Tenant/Both ? 2 Number of Tenant/s. 3 NAME of Tenant/s 4 PORTION in Owner's occupation. 5 PORTION in Tenant's occupation. 6 Any registered Agreement/s between Owner & Tenant. 7 Monthly RENT & Rental Income Per Year 8 Occupied by tenant/s since how long.	Possession - Owner (with-Boundaries)
17	b Has any standard rent been fixed for the premises under any law relating to the CONTROL of RENT ?	No written proof to be attach by the owner. (as per oral discussion with party / CA)
17	c Are any of the occupants related to or close business ASSOCIATES of the owner ?	No
17	d Is any DISPUTE between landlord & tenant regarding any resion in a COURT of law ?	No (as per oral discussion with owner)
e	Value of the property due to Tenants	ANNEXURE No. "M" Pg. No. 12
18	Is the - PLOT FREE Hold or LEASE Hold ? If lease hold the name of lessor / lessee. A Initial PREMIUM Amount & Lease Period. B Group RENT / Lease payable Per Annum C TRANSFER fee in case re-selling of the Property D CURRENT POSITION of Lease for this Property (Receipts) E POSSESSION LETTER कब्जा लेटर , सहमती पत्र , ट्रांसफर लेटर	FREE HOLD
19	Area comes under "SET-BACK"	No
20	Any CONTRIBUTION been made towards developments or is any Demand for such contribution still outstanding.	No
21	Has the whole of part of the land been notified for ACQUISITION by Government or any statutory body ? Give Date of the notification. If any Court Case. ?	No No Any Court Case
22	Entry of the Property Independent Dependent	INDEPENDENT Entry from EAST Side ANNEXURE No. "B" Page No. 4
k	If LIFT is installed (Separate or Common)	No
l	Property comes under NEWLY DEVELOPED area. Property comes under DENSE area. Property comes under POSH area. Property comes under OLD area. Property comes under area AWAY from main city. Property comes under MUSLIM area. Property is near to MUTTON / FISH market area. Property is below to the RIVER level Property is below to the ROAD level Property is below to the BRIDGE or FLYOVER. Property is near or opposite to the SULABH COMPLEX.	Yes Yes Yes No No No No No No No No No
m	General rutinal Facilities are available Like :- Road, Drainage, Elect. Pole, Foot - Path, Garden. Colony Fancing & Gate, PHE, Narmada Line, Sewer Line. Club House, Swimming Pool, Play Garden, Shop, Gym.	Yes No No
n	Is the building INSURED ? If so give the Policy No. INSURABLE - VALUE (only cons. Part - without Plinth)	If not Insured, Required Insurance - Without Plinth Insurable Value Rs. 0.00 LAKHS immovables
o	What is the status of (property) PROPERTY TAX , & Municipal Nomination (नामान्तरण) ?	Enclosed To be attach by the owner.
p	Does the land fall in area included in any TOWN PLANNING Scheme / any Development plan by Govt. / any statutory Body ? If so, give particulars. Is the Land is DIVERTED ? & If any Encroachment ?	No INDORE Nagar Palik Nigam Limits. Diversion = Yes Encroachment = No
q	What is the Floor Space Index (FSI) permissible.	F.S.I. = 1.50 0.00 % Sanctioned at G. F.
r	Any extra important factor/s about the property. (this is observation and information only : -)	
s	Attach Approved Building Plan with Sanction Letter	Not required
t	Enclose Approved Colony Plan	Not available
u	Existing construction is matched with approved plan.	No
v	CHANCES OF DEMOLITION FROM THE GOVT. / न.पा.नि.	

22 Total 0 Pages are enclosed with the Valuation Report, Which are very important part of this Report.
 23 Total 15 Colord Photographs are pasted in the report, which are self explanatory about the present condition of the Said Property & very important part of the Valuation Report.
 24 If there is no fencing or boundary around the owner's LAND then it is the sole responsibility of the bank to ask from the owner to make fencing before sanctioning any loan.
 25

26 If the loan case comes under NPA or Sarfaesi Act and the court, DRT cell, Bank, CBI or any other legal body / organization wants to ask any question to the valuer then the valuer is liable to give any answer only if the "Hard Copy" of his valuation and all its enclosures is provided to valuer 30 days prior (at valuer's office address) and valuer can not be forced to answer until above mentioned condition is fulfilled.
 27 Sometime the property comes under sarfaesi act and it is seized by the bank and bulletin is published in news paper. Due to this reason (& so many different reasons) the purchasing behaviour of the present market changes and people show interest in purchasing such properties at much lesser price in auction. Generally, the value of property decreases up to approximately "HALF" of the "Distress Value". Bank should consider this before Sanctioning loan & the valuer should not be blamed for the difference of values on different situations.
 28

BLANK

29

30 If bank finds my opinion not feasible in this report , than bank is free to not consider this VALUATION REPORT.
 31 Kindly focus on these Item Nos. 13, 15, 20, 21 & 30 specially regarding decision to select loan amount.
 32

BLANK

33

34 To define the value of the property is only a openion of an valuer not a "Responsibility and Guarantee" of repayment of any loan (Item No. 15 of this sheet).

35

BLANK

36 Do not open Stapler Pins from the File. Valuer will not be responsible for any half or full torn-page / missing page from the file.

Signature
 9/4/2021



APPROVED VALUER

SEAL

27	half of the distress value is Rs. = 237.50 LAKHS also named as "Auction-Value"
E/50-Valu-2021/Plot/Indore/BOI/5039-Behind-Shreemaya/07*09-04-2021	09-04-21 5039 237.50

संख्या 22/06 61

क्र. सं.	दस्तावेज की तफसीलवारी व कीमत या दस्तखत का तारीख या किस्म जो मुहरबन्द लिफाफा लिया गया हो जिसके बाबत फीस देना बाकी हो उसके ऊपर लिखी हुई इवाजत	तादात फीस (अगर हो तो) दाखल हुआ	रजिस्ट्री के प्रीहंदार के छोटे दस्तखत
1	2	3	4
	3121/8 2355	2060	

दिनांक 07 AUG 1994

उप-नजीयक



which expression shall unless excluded by or repugnant
to the context be deemed to included
cont .. 2

34 2406 238500Y 5-11

5000RS



!! SHRI RAM !!

Stamp duty Rs. 17888-00	Consideration value
Rel. 9540-00	2,00,000/-
Panchayat duty 2385-00	
Extra 2-00	

29815-00	



!! SALE DEED !!

This DEED of sale made this day of 27/11/14 between

(1) Shri Bhailalbhai Patel S/o Kashibhai Patel (2) Shri Ashok Bhai Patel S/o Shri Bhailal Bhai Patel No. 2 Ashok Bhai Patel as self as well as Attorney on behalf of No. 1 R/o 14, Tukoganj Main Road INDORE, (hereinafter called the "SELLER" (which expression shall unless excluded by or repugnant of context be deemed to include his heirs, executors, administrators, representative and assignees) of the one part and Smt Sonal W/o Shri Yogesh Sanghvi R/o 42, Vallabh Nager Indore (M.P.) (hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to included cont ... 2

58

5000Rs.



11 2 11

his heirs, executor, administrators, representative,
 and assignees of the other part on the terms &
 conditions mentioned hereinafter.

(1) That the seller is a lawful owner in possession of and/or otherwise well and fully entitled to the several Cement-sheds on the land bearing survey No. 361, 366, 368, & 369 of village Khajrani Tehsil & District Indore (M.P.) The Land is already diverted and the owner has got necessary sanction from Indore Municipal Corporation.

(2) That the seller has sold a 1/2 share in the part No.13 of the shed on of aforesaid land (Particularly mentioned, described in the schedule hereto and herein after referred to as the said property) to the purchaser amounting to Rs 2,00,000/- (in words Two Lakh only) " and consideration will be paid by the purchaser to the seller on before dated The seller will give a receipt at the time of full payment to the purchaser.

[Handwritten signature]

cont .. 3

54

2000Rs.



3 3

(3) That the seller has sold the said property to the purchaser with all his rights interest and title of the seller unto the purchaser his, heirs, assignees and successor_in_interest " TO HOLD AND TO ENJOY" the same as per sanctioned map for ever and the possession of the said property has already been handed over to the purchaser on the spot.

(4) That the said property is free from all encumbrances and charges of any kind whatsoever and all the taxes in respect thereof are paid and if found due will be paid by the seller upto the date of the execution of this sale deed.

(5) That in case the purchaser is deprived of the said property or any part thereof and suffer any loss or damage by virtue of the seller or his heirs, assignees, or successor_in interest, the seller will be bound to compensate for such loss or damages.

cont ... 4

65

2000Rs.



4 4

(6) That the seller is agreed to compensate to the purchaser if there is found any defect in title of the seller to the said property or any part thereof .

(7) That the purchaser is entitled to mutate his name of the said property in the records of concerned Government/Semi Govt.offices . The Seller will give all help in getting mutation of the purchaser's name of the said property.

(8) That the seller hereby declared that he has not violated in any manner any provisions of any law enforce for the time being.

Cont-5

2000Rs



IN WITNESS WHEREOF of the seller has hereunto set and subscribed his receptive hand and execute this deed of sale on day and year aforesaid in presence of witnesses.

INDORE

DATED 27.8.94

SELLER

Prakash A. Patel

WITNESSES :

(1) *af*
Name *Manoj Kumar*
Add *Teer B. D. D. D.*

(2) *d*
Name *Sankar Prasad*
Add *B. C. R. D. D.*

Drafted by me and typed at my office

ADVOCATE

2000Rs



!! SCHEDULE !!

The 1/2 share in part No. 13 of the shed on survey No. 361, 366, 368, & 369 of village Khajrani Tehsil & District INDORE (M.P.) with a cement pole shed area admeasuring 125 sq.ft. The part of land having Total Area 899.01 Sq.Mtrs. (9666.21 sqft) Boundaries of the part are as under :

BOUNDARIES	DIMENSION
ROAD	07.00 ft.
WEST	67.07 ft.
NORTH	146.00 ft.
SOUTH	142.09 ft.
Other Land	
Part No. 12	
Part No. 14	

= 897.04587M²
= 9655.72 FK²
Correct

INDORE,

DATED 27.8.94

SELLER

Prakash A. Patel

Checked By Prakash
Valuer

Prakash A. Patel
9/4/21



नामान्तरण

न्यायालय अधीक्षक - अभिलेख, परिवर्तित भूमि
इन्दौर

राजस्व प्रकरण क्र. - 88-1/अ 6/95
ग्राम खजरानी प. ड. न. 16 96
तहसील व जिला इन्दौर

श्री-सौनन्द संघवी विक्रमपति योगेश संघवी
42 बल्लभनगर इन्दौर

विस्तार

1. श्री भाईलाल भाई पटेल
 2. श्री अशोक भाई पटेल
- 14 तुकोगंज इन्दौर

आवेदक

अनावेदक गण

आदेश

दिनांक 30.9.93



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उक्त प्रकरण आवेदक के आवेदन पत्र दिनांक - - 21 - - जो
न्यायालय में अ. 4. 95 को प्रस्तुत किया गया, के अनुसार भू-राजस्व संहिता
1959 की धारा 110 के अंतर्गत पंजोबद्ध किया गया।

आवेदक द्वारा निवेदन किया गया कि ग्राम छोटी खजरानी प. ड. न.
16 में स्थित परिवर्तित भूमि खसरा नम्बर 361, 366, 368 एवं 369 पकी
खसरा - 898-01 - वर्गमोटर रजिस्टर्ड विक्रय पत्र दिनांक 27-8-94
द्वारा अनावेदक गणते क्रय किया है। आवेदित भूमि पर उसका नामान्तरण
स्वीकृत किया जावे। अपने पत्र में रजिस्टर्ड विक्रय पत्र की छाया प्रति विक्रेता
आ संपत्ति पत्र इन्दौर विकास प्राधिकरण का शाप क्रमांक 30/उः/09/04/
व्यक्तिगत/93 दिनांक 27 फरवरी 93 एवं शाप क्रमांक 593/उः/09/व्यक्तिगत/
93 दिनांक 27 अप्रैल 93 की छाया प्रतियां एवं डायवर्शन प्रकरण क्रमांक 39/अ2/
1992-93 में पारित आदेश दिनांक 5/2/93 की छाया प्रति प्रस्तुत की गई।

उक्त अनुसार प्रकरण में विधिवत इशतहार प्रकाशन कर आपत्तियां आमंत्रित
की गईं। नियत समय तक कोई आपक्ष न्यायालय में प्रस्तुत नहीं किए गए हैं।

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