

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Ramgopal Soni S/o Shri. Jageshwar Prasad Soni**

Commercial Plot No. 15, Aranaya Valley Campus, Narmadapuram (Hoshangabad) Road,  
Gram Bawadiya Kalan, Tehsil Hujur, District - Bhopal, PIN – 462 047,  
State – Madhya Pradesh, Country – India

Latitude Longitude - 23°10'29.6"N 77°27'18.4"E

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### Valuation Done for: **Bank of Maharashtra** **New Loha Mandi Branch**




Ground Floor, 372, Scheme No. 114, Part -1,  
Indore – 452 010, 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](mailto:indore@vastukala.org), Tel. : +91 7313510884 +91 9926411111

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## VALUATION OPINION REPORT

This is to certify that Commercial Plot No. 15, Aranaya Valley Campus, Narmadapuram (Hoshangabad) Road, Gram Bawadiya Kalan, Tehsil Hujur, District - Bhopal, PIN – 462 047, State – Madhya Pradesh, Country – India belongs to **Shri. Ramgopal Soni S/o Shri. Jageshwar Prasad Soni**.

### Boundaries of the property.

North : Plot No. 20/21  
South : 12 M. Wide Road  
East : Plot No. 16  
West : Plot No. 14

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 ₹ **1,84,40,000/- (Rupees One Crore Eighty Four Lakh Forty 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.**



Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report.

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**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

1.	Date of Inspection	:	<b>23.12.2023</b>
2.	Purpose of valuation	:	As per request from Bank of Maharashtra, New Loha Mandi Branch to assess Fair Market Value of the property under reference for Banking purpose.
3.	Name and address of the Valuer.	:	<b>Manoj B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> 106, 1 <sup>st</sup> 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 No. A1/1102 dated 22.01.2015 between Grah Nirman Sahakari Samiti Maryadit Authorized Person Shri. R.K. Yadav S/o R.N. Yadav (the Seller) AND Shri. Ramgopal Soni S/o Shri. Jageshwar Prasad Soni (the Purchaser) 2. Town and Country Planning. 3. Affidavit Dated 22.01.2015 Issued by Grah Nirman Sahakari Samiti Maryadit.
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	:	N.A., as the property is open plot
	<b>Property Details:</b>	:	
9.	Name(s) of the Owner and Postal address of the property under consideration.	:	<b>Shri. Ramgopal Soni S/o Shri. Jageshwar Prasad Soni</b>
		:	Commercial Plot No. 15, Aranaya Valley Campus, Narmadapuram (Hoshangabad) Road, Gram Bawadiya Kalan, Tehsil Hujur, District - Bhopal, PIN – 462 047, State – Madhya Pradesh, Country – India.  <b>Contact Person:</b> Mr. Ramgopal Soni (Owner) Contact No.: +91 94250 19300
10.	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	-
11.	Brief description of the property.	:	

	<p>The immovable property comprises of freehold Commercial open land only. The property is located in a developing area having basic infrastructure, well connected by road and train. It is located at 19.9 KM. travelling distance from Bhopal Railway station.</p> <p><b>Land:</b> As per Sale Deed / Diversion Order, the land area is 214.20 Sq. M i.e. 2,305.00 Sq. Ft., which is considered for the purpose of valuation.</p> <p>Exact demarcation of the land is present at site. Our civil engineer Mr. Gorav Singh Rajput visited the property as shown by Mr. Ramgopal Soni (Owner) - Contact No. +91 94250 19300.</p>		
12.	Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Khasra No. 350, 351, 354/5, 347/1/1/2
13.	<b>Boundaries of the property</b>	:	
			<b>As per Actual</b>
			<b>As per Sale Deed</b>
	North	:	Plot No. 20/21
	South	:	12 M. Wide Road
	East	:	Plot No. 16
	West	:	Plot No. 14
14.	Route map	:	Enclosed
15.	Any specific identification marks	:	My Chhota School
16.	Whether covered under Corporation/ Panchayat/ Municipality.	:	Ward No. 52. Misrod Gram Panchayat Bawadiya Kalan, Tehsil Hujur, District – Bhopal.
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	:	No
	Industrial	:	No
	Commercial	:	Yes
	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.	:	2015
23.	Whether the property is occupied by owner or tenant. If occupied by tenant	:	Open plot of land and under Owner's possession.

	since how long he is staying, and the amount of rent being paid.		
24.	Classification of the site.	:	
	a. Population group.	:	Semi Urban
	b. High/ Middle/ Poor class	:	Middle class
	c. Residential/ nonresidential.	:	Commercial
	d. Development of surrounding area.	:	Developing
	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 near by
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.).	:	Commercial Purpose
30.	Any usage restrictions on the property.	:	Commercial
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.).	:	Cement Concrete Road
35.	Front Width of the Road?	:	Below than 20 ft.
36.	Source of water & water potentiality.	:	At present not available at site
37.	Type of Sewerage System.	:	At present not available at site
38.	Availability of power supply.	:	At present not available at site
39.	Advantages of the site.	:	Located in developing 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.	:	Gram Panchayat Bawadiya, Bhopal
	<b>Valuation of the property:</b>		
42.	1) Dimensions of the plot	:	-
43.	2) Total area of the plot	:	<b>Land Area = 2,305.00 Sq. Ft.</b> (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	:	₹ 7,000/- to ₹ 9,000/- per Sq. Ft. for Commercial Land



45.	4) Government Rate obtained from the online government records of Land	:	₹ 31,200/- per Sq. M. i.e. ₹ 2,899/- per Sq. Ft.		
46.	Building	:	N.A., as the property is open plot of land only		
47.	<b>i. Government Value</b>				
	<b>Particulars</b>	:	<b>Area in Sq. Ft.</b>	<b>Rate in ₹</b>	<b>Value in ₹</b>
	Land	:	2,305.00	2,899/-	66,82,195/-
	Building	:	N.A., as the property is open plot of land only		
	<b>Total</b>				<b>66,82,195/-</b>
	5) Assessed/ adopted rate of valuation.		₹ 8,000/- per Sq. Ft. for Commercial Open Plot		
48.	<b>ii. Fair Market Value</b>				
	<b>Particulars</b>	:	<b>Area in Sq. Ft.</b>	<b>Rate in ₹</b>	<b>Value in ₹</b>
	A) Land	:	2,305.00	8,000/-	<b>1,84,40,000/-</b>
	B) Building	:	N.A., as the property is open plot of land only		
	6) Estimated value of the land.	:	<b>₹ 1,84,40,000/-</b>		
	<b>a. Technical details of the Building:</b>				
49.	Type of Building (Residential/ Commercial/ Industrial).	:	N.A., as the property is open plot of land only		
50.	Year of construction.	:	N.A.		
51.	Future life of the property.	:	N.A.		
52.	No. of floors and height of each floor including basement.	:	N.A.		
53.	Plinth area of each floor	:	N.A.		
54.	<b>Type of construction.</b> (Load bearing/ R.C.C. / Steel framed).	:	N.A.		
	<b>Condition of the building.</b>	:			
55.	External (excellent/ good/ normal/ poor).	:	N.A.		
56.	Internal (excellent/ good/ normal/ poor).	:	N.A.		
	Remarks	:			
57.	<b>b. Specifications of Construction:</b>				
a.	Foundation.	:	N.A.		
b.	Basement.	:	N.A.		
c.	Superstructure.	:	N.A.		
d.	Joinery/ Doors & Windows.	:	N.A.		
e.	RCC work.	:	N.A.		
f.	Plastering.	:	N.A.		
g.	Flooring, Skirting.	:	N.A.		
h.	Kitchen Pantry Platform	:	N.A.		
i.	Whether any weather proof course is provided.	:	N.A.		
j.	Drainage.	:	N.A.		

k.	Compound wall (Height, length and type of construction).	:	N.A.
l.	Electric installation (Type of wire, Class of fittings)	:	N.A.
m.	Plumbing installation (No. of water closets & wash basins etc.)	:	N.A.
n.	Bore well.	:	N.A.
o.	Wardrobes, if any.	:	N.A.
p.	Development of open area	:	N.A.

	<b>Summary of Valuation</b>	
	Total Value of the Property	₹ 1,84,40,000/- (R)
	Realizable Value	₹ 1,65,96,000/-
	Forced/ Distress Sale value.	₹ 1,47,52,000/-
	Insurable value of the property	N.A. as the property is open plot of land only.
e)	<b>Remarks:</b>	

### 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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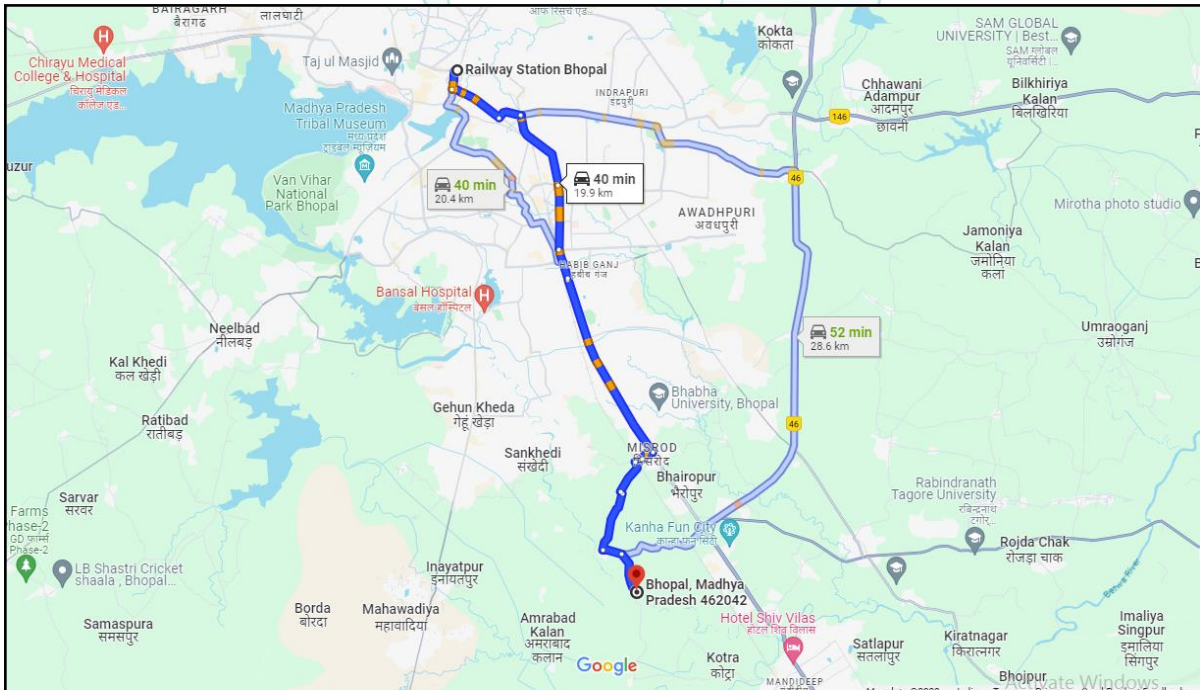
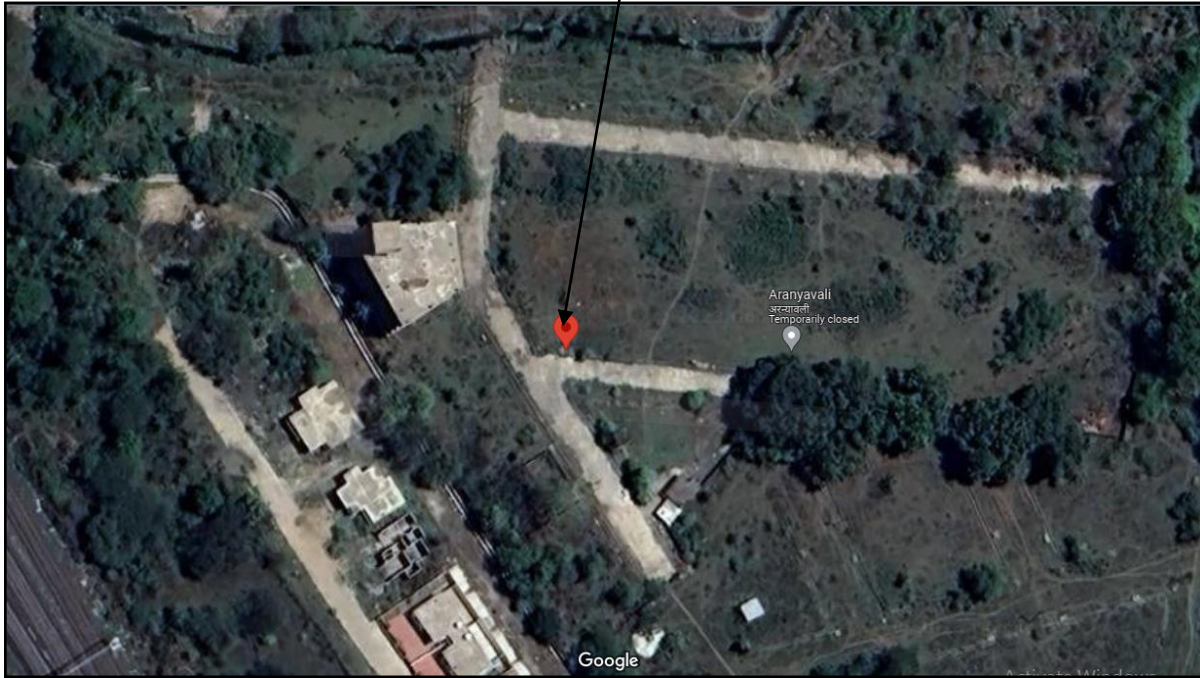
## Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude - 23°10'29.6"N 77°27'18.4"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Bhopal – 19.9 KM.)

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Posted on Dec 01, 23 Property ID: 70256947

**₹10.08 Cr** EMI - ₹ 4.55L | [Get Loan offers from 34+ banks](#)

Commercial Land For Sale in [Bawaria Kalan, Bhopal](#) | [View on map](#)

4 Floors allowed

Plot Area	Dimensions(L X B)	Boundary Wall
6300 sqft	100 X 63	No
Type Of Ownership	Transaction Type	
Freehold	Resale	

[Contact Agent](#) [Get Phone No.](#)

**Contact Agent**  
Mayank Puri -91-8900000000  
[Get Phone No.](#)

### More Details

Price	₹10.08 Cr
Address	Bawaria Kalan, Bhopal, Madhya Pradesh
Floors allowed for construction	4
Pre Leased Property	No

Description: For sale 6300 sqft commercial plot area in bawaria kalan square near main road. Price 16,000

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## Government Guideline Rate

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)
Tehsil: HUZUR Sub-Area : NAGAR NIGAM BHOPAL, Ward/Patwari Halka: MISROD WARD 52																	
1896	AAKRATI ECO CITY ,VISHISHT GRAM BABADIYA KALAN	32800	49200	32800	45800	40000	38400	36800	87400	70700	70700	34300	85800	328000000	328000000	32800	49200
1897	AAKRATI NEEV ,VISHISHT GRAM MISROD	19200	28800	19200	32200	26400	24800	23200	56800	46200	46200	20700	51700	192000000	192000000	19200	28800
1898	AAKRATI PRIME STREET	19200	28800	19200	32200	26400	24800	23200	56800	46200	46200	20700	51700	192000000	192000000	19200	28800
1899	ABHIVAYAKTI GRAH NIRMAN SAHAKARI SAMITI ,VISHISHT GRAM BABADIYA KALAN	16800	25200	16800	29800	24000	22400	20800	51400	41900	41900	16600	41600	168000000	168000000	16800	25200
1900	AHAMADPUR KALAN GRAM AVAM ANYA COLONY	21000	31500	21000	34000	28200	26600	25000	62000	50500	50500	23000	57500	42000000	42000000	21000	31500
1901	APEX BANK EMPLOYES HOUSING SOCIETY	26400	39600	26400	39400	33600	32000	30400	79000	64000	64000	27800	69500	264000000	264000000	26400	39600
1902	ARANYA VALLY	20800	31200	20800	33800	28000	26400	24800	60400	49100	49100	18400	46000	208000000	208000000	20800	31200
1903	BAWADIYAKALAN MUKHYA MARG HATKAR AVAM ANYA COLONY	18500	27500	18500	31500	25700	24100	22500	56500	46000	46000	19500	48500	44000000	44000000	18500	27500
1904	BAWADIYAKALAN MUKHYA MARG PAR	36000	54000	36000	49000	43200	41600	40000	94600	76500	76500	34600	86400	48000000	48000000	36000	54000
1905	BUSINESS PARK BAWADIYAKALAN	25500	25500	25500	38500	32700	31100	29500	71000	57500	57500	24000	60000	255000000	255000000	25500	25500

Financial Year: 2023-2024 Name of District: BHOPAL Guideline ID :202320245104

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Go to PC settings to activate Windows.

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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 **15<sup>th</sup> 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.**

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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