

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Akash Panchal S/o Shri. Damodar Panchal**

Commercial Plot bearing Survey No. 126/1/4/3/4, Patwari Halka No. 41, Ward No. 01,
Gram Bilawali, Tehsil & District Dewas, PIN – 455 001,
State – Madhya Pradesh, Country – India

Latitude Longitude - 22°59'37.5"N 76°05'09.6"E

Valuation Done for:

**Bank of Maharashtra
Annapurna Indore Branch**

56, Sudama Nagar, Annapurna Road, Indore, PIN – 452 009,
State – Madhya Pradesh, Country – India

VALUATION OPINION REPORT

The property of Commercial Plot bearing Survey No. 126/1/4/3/4, Patwari Halka No. 41, Ward No. 01, Gram Bilawali, Tehsil & District Dewas, PIN – 455 001, State – Madhya Pradesh, Country – India belongs to **Shri. Akash Panchal S/o Shri. Damodar Panchal**.

Boundaries of the property:

Boundaries	:	
North	:	Road
South	:	Plot of Dinesh & Ajay Choudhary
East	:	Seller's Land then A.B. Road
West	:	Seller's Land

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 **₹ 1,34,40,000/- (Rupees One Crore Thirty 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

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1.	Date of Inspection	:	16.01.2024
2.	Purpose of valuation	:	As per request from Bank of Maharashtra, Annapurna Indore 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, 1st 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. MP108942024A1055576 Dated 12.01.2024 between Vidhrum Singh Thakur S/o. Bhupendrasikngh Thakur (the Seller) AND Shri. Akash Panchal S/o Shri. Damodar Panchal (the Purchaser). 2. Survey Layout Plan dated 20.03.2023 for adjoining land area
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 land only
	Property Details:	:	
9.	Name(s) of the Owner and Postal address of the property under consideration.	:	Shri. Akash Panchal S/o Shri. Damodar Panchal
		:	Commercial Plot bearing Survey No. 126/1/4/3/4, Patwari Halka No. 41, Ward No. 01, Gram Bilawali, Tehsil & District Dewas, PIN – 455 001, State – Madhya Pradesh, Country – India. <u>Contact Person:</u> Mr. Vidrumpukhraj Singh Thakur (Seller) Contact No.: +91 78699 59999
10.	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	Sole Ownership Details of ownership share is not available.
11.	<p><u>Brief description of the property:</u> The immovable property comprising of freehold commercial land only. The property is located in a developing area having basic infrastructure, well connected by road and train. It is located at 5.2 KM. travelling distance from Dewas Junction railway station.</p> <p><u>Nearest Landmark:</u> Indian Oil Petrol Pump</p> <p><u>Land:</u> As per sale deed, the plot area is 4,200.00 Sq. Ft. which is considered for the purpose of valuation. As per Sale Deed, there is a under construction structure – Plinth length completed admeasuring 2,800.00 Sq. Ft.</p>		

	As per site inspection, there is an incomplete ground floor structure on the plot. Approved building plan for the same is not provided hence not considered for the purpose of valuation. Only Land component is considered for the purpose of valuation.		
12.	Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Survey No. 126/1/4/3/4
13.	Boundaries of the property	:	As per Actual at Site As per Document
	North	:	Road Road
	South	:	Plot of Dinesh & Ajay Choudhary Plot of Dinesh & Ajay Choudhary
	East	:	Seller's Land then A.B. Seller's Land then A.B. Road Road
	West	:	Seller's Land Seller's Land
14.	Route map	:	Enclosed
15.	Any specific identification marks	:	Near Indian Oil Petrol Pump
16.	Whether covered under Corporation/ Panchayat/ Municipality.	:	Nagar Palika Nigam, Dewas
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.	:	Commercial
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.	:	Sale Deed, E- Registration No. MP108942024A1055576 Dated 12.01.2024
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.	:	Vacant plot of land

24.	Classification of the site.	:	
	a. Population group.	:	Semi-Urban
	b. High/ Middle/ Poor class	:	Middle class
	c. Residential/ nonresidential.	:	Non-residential
	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 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 (As per Sale Deed)
29.	Type of use to which it can be put (for construction of house, factory etc.).	:	Commercial
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.).	:	B.T. Road
35.	Front Width of the Road?	:	More than 20 ft.
36.	Source of water & water potentiality.	:	Presently not available at site
37.	Type of Sewerage System.	:	Presently not available at site
38.	Availability of power supply.	:	Presently not available at site
39.	Advantages of the site.	:	Located in developing 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.	Dimensions of the plot	:	60 ft. X 70 ft. (As per Sale Deed)
43.	Total area of the plot	:	4,200.00 Sq. Ft. (As per Sale Deed)
44.	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	:	₹ 3,000/- to ₹ 3,500/- per Sq. Ft. for Commercial Land

45.	Government Rate obtained from the online government records of Land	:	₹ 15,100/- per Sq. M. i.e. ₹ 1,403/- per Sq. Ft.		
46.	Building	:	N.A., as the property is open land only		
47.	i. Government Value				
	Particulars	:	Area in Sq. Ft.	Rate in ₹	Value in ₹
	Land	:	4,200.00	1,403/-	58,92,600/-
	Structure	:	N.A., as the property is open land only		
	Total	:			58,92,600/-
	5) Assessed/ adopted rate of valuation.	:	₹ 3,200.00 per Sq. Ft. for Commercial Land		
48.	ii. Fair Market Value				
	Particulars	:	Area in Sq. Ft.	Rate in ₹	Value in ₹
	A) Land	:	4,200.00	3,200/-	1,34,40,000/-
	B) Building	:	N.A., as the property is open land only		
	6) Estimated value of the land.	:	₹ 1,34,40,000/-		
	a. Technical details of the Plot:				
49.	Type of Plot (Residential/ Commercial/ Industrial).	:	Commercial		
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.	Type of construction. (Load bearing/ R.C.C. / Steel framed).	:	N.A.		
	Condition of the building.				
55.	External (excellent/ good/ normal/ poor).	:	N.A.		
56.	Internal (excellent/ good/ normal/ poor).	:	N.A.		
	Remarks:				
57.	b. Specifications of Construction:				
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.
	Summary of Valuation	:	
	Total Value of the Property	:	₹ 1,34,40,000/-
	Realizable Value	:	₹ 1,20,96,000/-
	Forced/ Distress Sale value.	:	₹ 1,07,52,000/-
	Insurable value of the property	:	N.A. as the property is an open land only.
	Remarks	:	

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.

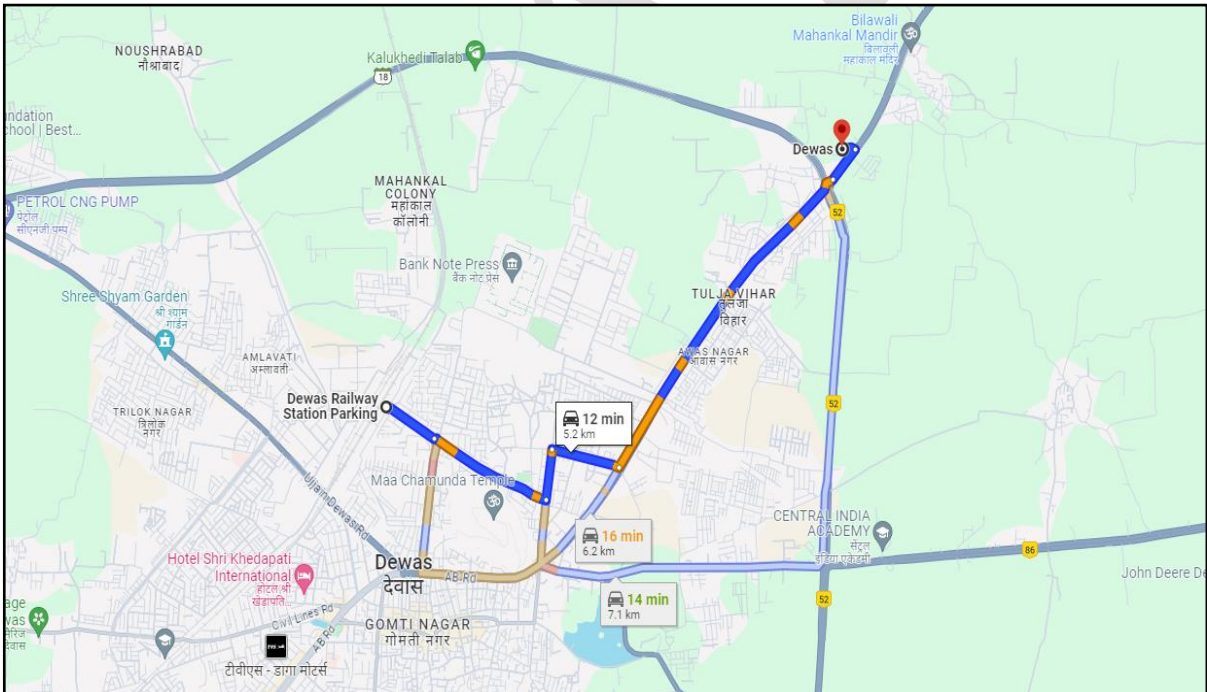
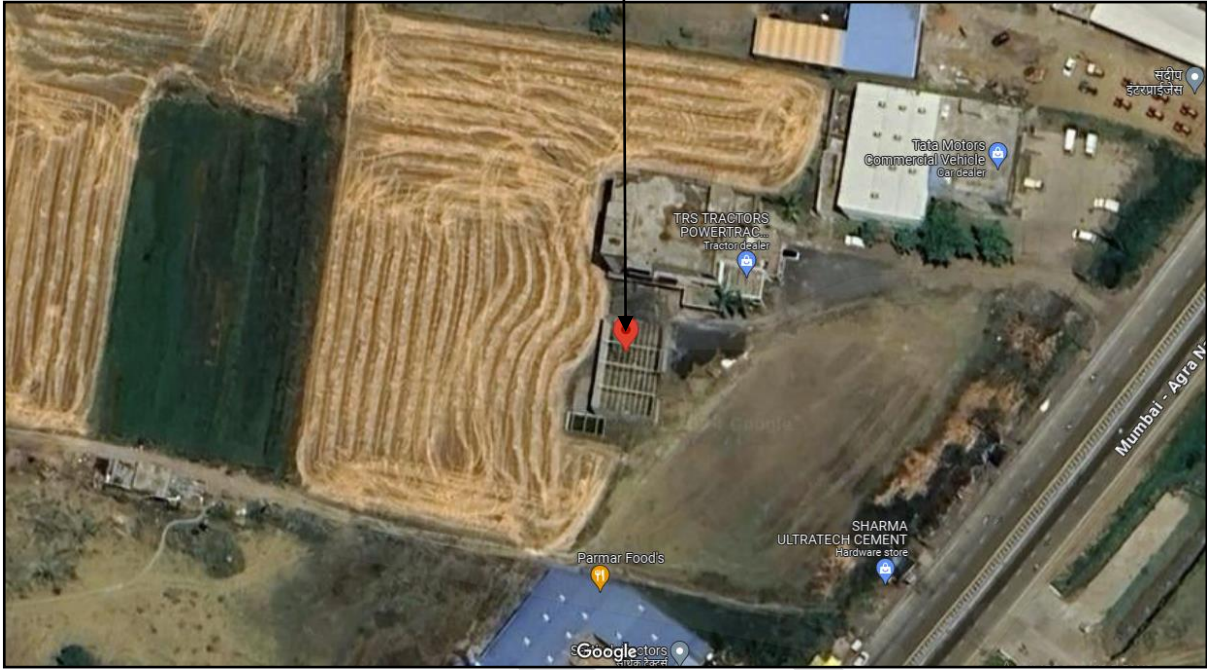
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 22°59'37.5"N 76°05'09.6"E

Note: The Blue line shows the route to site from nearest railway station (Dewas – 5.2 KM.)

Survey Layout Map



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)
231	BILAWALI BYPASS SE LUJAIN TARAF ROAD PER	13200	13200	13200	25200	19600	18000	16400	27800	26200	26200	12000	18000	18100000	18100000	13200	13200
232	BILAWALI BYPASS TAK MANGSI TARAF A.B. ROAD PAR (BILAWALI)	15100	15100	15100	27100	21500	19900	18300	29700	28100	28100	12800	20000	19320000	19320000	15100	15100
233	BILAWALI BYPASS SE LUJAIN TARAF ROAD SE ANGER	5600	7200	5600	17600	12000	10400	8800	21800	20200	20200	13000	21000	10000000	10000000	5600	7200
234	BRHANAN JHEDA (BRHANAN JHEDA)	5300	7900	5300	17300	11700	10100	8500	22500	20900	20900	9300	14800	9660000	9660000	5300	7900

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Price Indicator

99acres Commercial Buy ▾ Enter Locality / Project / Society / Landmark 🔍 Post property **FREE** ⌵ ☰

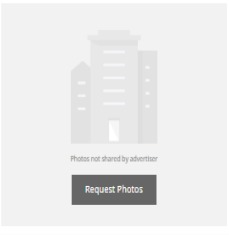
Home > Commercial property for sale in Dewas Posted on Dec 17, 2023 | Ready to move

₹90 Lac @ 5,142 per sq.ft. Warehouse for Sale
Estimated EMI ₹ 71,883 in Anaj Mandi, Dewas, M P

RENT STATUS **NOT AVAILABLE** Website: <http://www.reramp.gov.in/> **Contact Owner FREE**
Shortlist

Overview Owner Details

Property (0)



Photos not shared by advertiser
Request Photos

Area Plot area 1750 sq.ft. ▼ (162.58 sq.m.)	Configuration Warehouse with 1 Washroom
Price ₹ 90 Lac+ Govt Charges & Tax @ 5,142 per sq.ft. (Negotiable)	Address Anaj Mandi, Dewas
Property Age 1 to 5 Year Old	

Transaction Type: **Resale** Property Ownership: **Freehold** Property Code: **Z72758029**
www.99acres.com/Z72758029

About Property
Address: Anaj Mandi, Dewas, M P
Corner ka godown hai dono side bada road hai , badi mandi k pass hai.

Owner Details

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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 **18th 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.