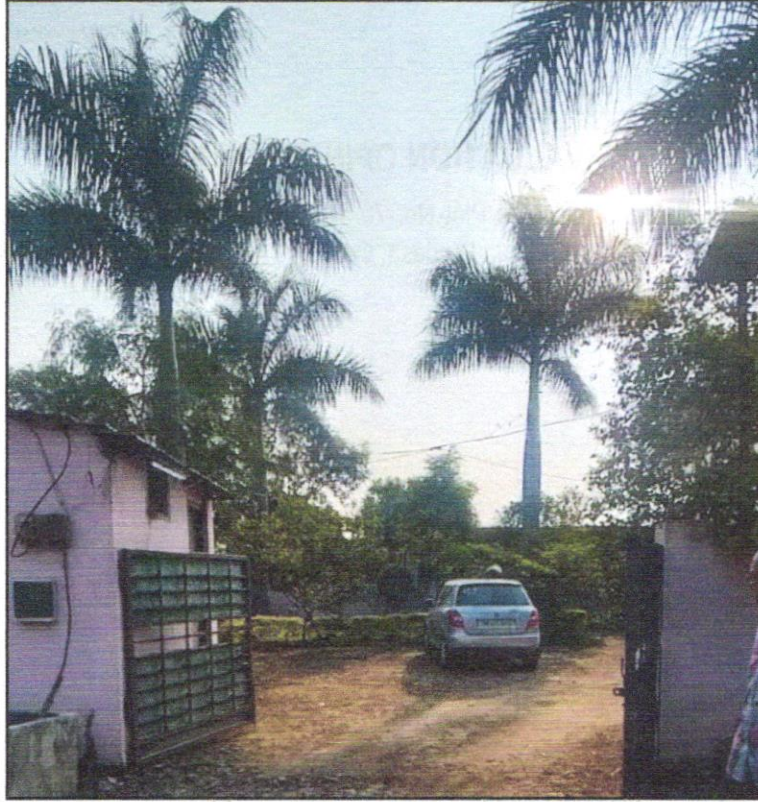


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. K Venkateshwara Rao S/o. Shri. Kesamveer Prakash Rao**

Residential Plot No. 70, "Siddharth Nagar", Ujjain – Dewas Road, Tehsil & District Dewas, PIN – 455 001, State – Madhya Pradesh, Country – India.

Latitude Longitude - 22°58'59.4"N 76°01'55.1"E

Valuation Done for:

Bank of Maharashtra Bhicholi Mardana Branch

142, Solanki Market, Bhicholi Mardana, Indore, PIN – 452016,
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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Thane **Nanded** **Indore** **Raipur**
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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



Vastu/Indore/01/2024/006664/2304791
01/13-13-BSA
Date: 29.01.2024

VALUATION OPINION REPORT

The Residential property bearing Residential Plot No. 70 "Siddharth Nagar", Ujjain - Dewas Road, Tehsil & District Dewas, PIN – 455 001, State – Madhya Pradesh, Country - India belongs to **Shri. K Venkateshwara Rao S/o. Shri. Kesamveer Prakash Rao.**

Boundaries of the property:

Boundaries	:	As per Actual on Site
North	:	Road
South	:	Other's Land
East	:	Plot No. 71
West	:	Plot No. 69

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 **₹ 37,80,000/- (Rupees Thirty Seven Lakh 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

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: 2024.01.29 18:03:40 +05'30'

Auth. Sign.

Manoj



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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- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1.	Date of Inspection	:	26.01.2024
2.	Purpose of valuation	:	As per request from Bank of Maharashtra, Bhicholi Mardana 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. Gift Deed, E-Registration No. MP108942024A1078767 dated 18.01.2024 between Shri. Kesam Subhash Rao S/o K.V. Prakash Rao (the Doner) AND Shri. K Venkateshwara Rao S/o. Shri. Kesamveer Prakash Rao (the Donee). 2. Sale Deed, Reg. No. 08/6645 dated 06.10.2008 between Grah Nirman Sahkari Sanstha Maryadit (the Seller) AND Shri. Subhash Rao S/o Shri. K.V. Prakash Rao (the Purchaser).
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 only
	Property Details:	:	
9.	Name(s) of the Owner and Postal address of the property under consideration.	:	Shri. K Venkateshwara Rao S/o. Shri. Kesamveer Prakash Rao Residential Plot No. 70, “ Siddharth Nagar ”, Ujjain - Dewas Road, Tehsil & District Dewas, PIN – 455 001, State – Madhya Pradesh, Country – India. <u>Contact Person:</u> Mr. K Venkateshwara Rao (Owner) Contact No.: +91 9425048406
10.	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	Sole Ownership
11.	Brief description of the property: The immovable property comprising of freehold residential land. The property is located in a developed area having basic infrastructure, well connected by road and train. It is located at 4.1 KM. travelling distance from Dewas Junction Railway station. Land: As per Gift Deed, the land area 175.65 Sq. M. i.e. 1,890.00 Sq. Ft., which is considered for valuation. As per site inspection, Plot No. 70 is demarcated by Cement Poles.	:	



12.	Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Residential Plot No. 70	
13	Boundaries of the property		As per Actual	As Per Gift Deed
	North	:	Road	Road
	South	:	Other's Land	Other's Land
	East	:	Plot No. 71	Plot No. 71
	West	:	Plot No. 69	Plot No. 69
14.	Route map	:	Enclosed	
15.	Any specific identification marks	:	Near Hanuman Mandir	
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.	:	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.	:	Gift Deed, E-Registration No. MP108942024A1078767 dated 18.01.2024	
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 and under owner's possession.	
24.	Classification of the site.	:		
	a. Population group.	:	Urban	

	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.).	:	Irregular
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	:	-
43.	2) Total area of the plot	:	1,890.00 Sq. Ft. (As per Gift 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	:	₹ 1,500/- 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	:	₹ 5,000/- per Sq. M. i.e. ₹ 465/- per Sq. Ft.
46.	Building	:	N.A., as the property is open plot only
47.	i. Government Value	:	



	Particulars	:	Area in Sq. Ft.	Rate in ₹	Value in ₹
	Land	:	1,890.00	465/-	8,78,850/-
	Structure	:	N.A., as the property is open plot only		
	Total				8,78,850/-
	5) Assessed/ adopted rate of valuation.		₹ 2,000.00 per Sq. Ft. for Residential Land		
48.	ii. Fair Market Value				
	Particulars	:	Area in Sq. Ft.	Rate in ₹	Value in ₹
	A) Land	:	1,890.00	2,000/-	37,80,000/-
	B) Building	:	N.A., as the property is open plot only		
	6) Total Value (A + B)				37,80,000/-
	a. technical details of the Building:				
49.	Type of Building (Residential/ Commercial/ Industrial).	:	N.A., as the property is open plot only		
50.	Year of construction.	:	N.A., as the property is open plot only		
51.	Future life of the property.	:	N.A., as the property is open plot only		
52.	No. of floors and height of each floor including basement.	:	N.A., as the property is open plot only		
53.	Plinth area of each floor	:	N.A., as the property is open plot only		
54.	Type of construction. (Load bearing/ R.C.C. / Steel framed).	:	N.A., as the property is open plot only		
	Condition of the building.	:			
55.	External (excellent/ good/ normal/ poor).	:	N.A., as the property is open plot only		
56.	Internal (excellent/ good/ normal/ poor).	:	N.A., as the property is open plot only		
	Remarks:	:			
57.	b. Specifications of Construction:				
a.	Foundation.	:	N.A., as the property is open plot only		
b.	Basement.	:	N.A., as the property is open plot only		
c.	Superstructure.	:	N.A., as the property is open plot only		
d.	Joinery/ Doors & Windows.	:	N.A., as the property is open plot only		
e.	RCC work.	:	N.A., as the property is open plot only		
f.	Plastering.	:	N.A., as the property is open plot only		
g.	Flooring, Skirting.	:	N.A., as the property is open plot only		
h.	Kitchen Pantry Platform	:	N.A., as the property is open plot only		
i.	Whether any weather proof course is provided.	:	N.A., as the property is open plot only		
j.	Drainage.	:	N.A., as the property is open plot only		
k.	Compound wall (Height, length and type of construction).	:	N.A., as the property is open plot only		

l.	Electric installation (Type of wire, Class of fittings)	:	N.A., as the property is open plot only
m.	Plumbing installation (No. of water closets & wash basins etc.)	:	N.A., as the property is open plot only
n.	Bore well.	:	N.A., as the property is open plot only
o.	Wardrobes, if any.	:	N.A., as the property is open plot only
p.	Development of open area	:	Yes

Summary of Valuation	
Total Value of the Property	₹ 37,80,000/-
Realizable Value	₹ 34,02,000/-
Forced/ Distress Sale value.	₹ 30,24,000/-
Insurable value of the property	N.A., as the property is open plot only
e)	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.

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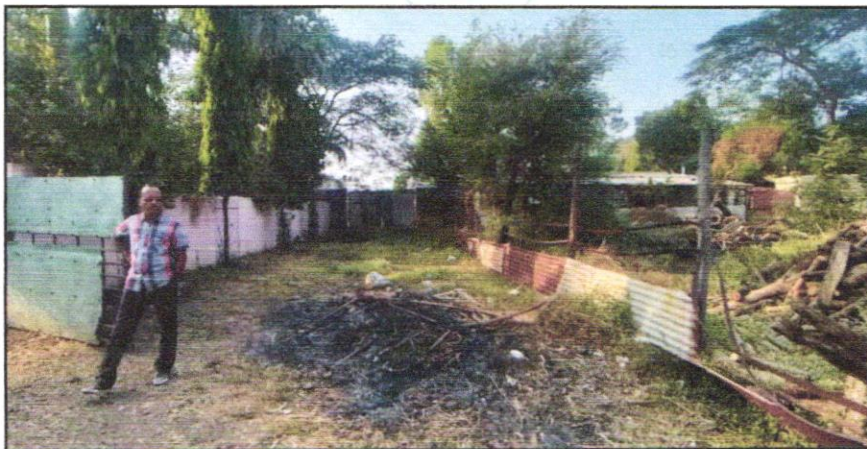
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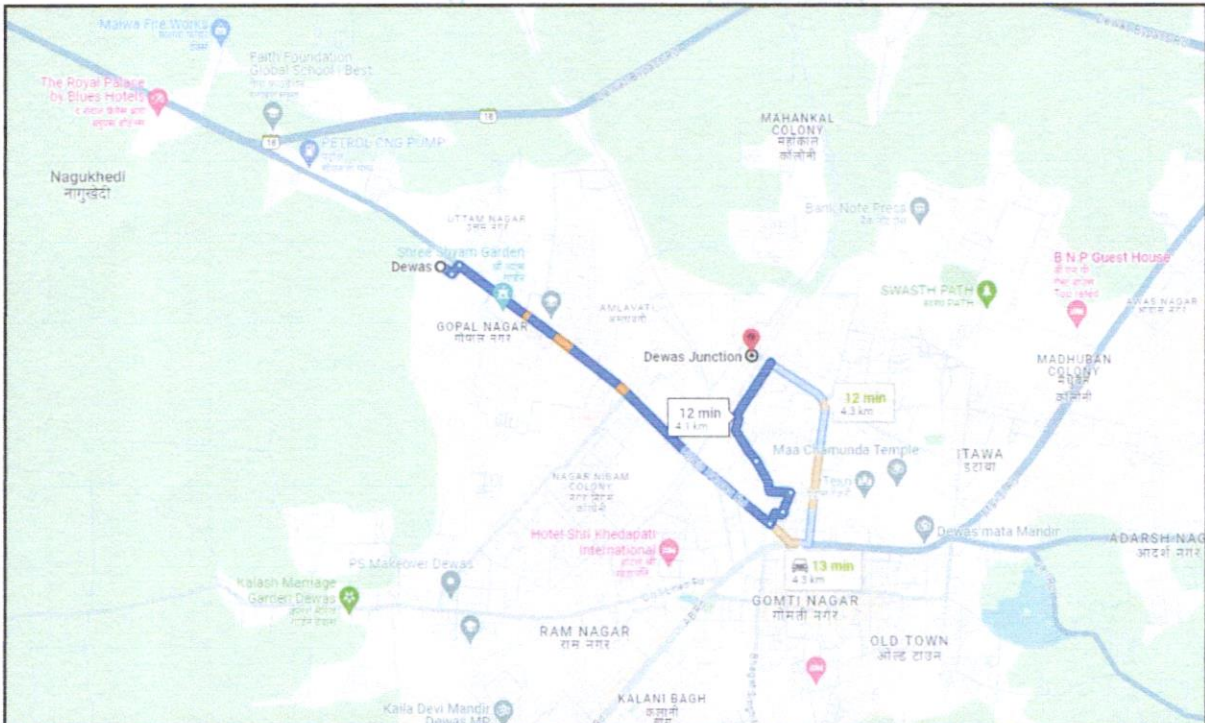


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 22°58'59.4"N 76°01'55.1"E

Note: The Blue line shows the route to site from nearest railway station (Dewas Junction – 4.1 KM.)

Government Guideline Rate

S.No	Mohalla/Colony/ Society/Road/Village	PLOT (SOM)			BUILDING RESIDENTIAL (SOM)				BUILDING COMMERCIAL (SOM)			BUILDING MULTI(SOM)		AGRICULTURAL LAND(HECTARE)		AGRICULTURAL PLOT(SOM)	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabeelu	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)
347	SHRI SHIVKURBANGA DEVAJEE MENDHI OHRI	9000	12000	9000	21000	15400	13800	12200	26600	25000	25000	11000	15000	90000000	90000000	9000	12000
348	SIDDHARTI NAGAR, MANDEVI NAGAR, TAVIA	5000	6800	5000	17000	11400	9800	8200	21200	19600	19600	9600	14400	50400000	50400000	5000	6800
349	TRELDI NAGAR, PRABHU SHRI NARAYAN NAGAR, TAVIA	5500	8000	5500	17500	11900	10300	8700	22800	21000	21000	9600	14400	56000000	56000000	5500	8000
350	VANDEVI NAGAR, MEDCHANG	8500	11000	8500	20500	14900	13300	11700	25600	24000	24000	10000	16000	85000000	85000000	8500	11000

Financial Year: 2023-2024 Name of District: DEWAS Guideline ID :2023202410102

Page 103 of 190

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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 Ujjain Road, Dewas, Madhya Pradesh. The price is ₹16.2 Lac, with a special price by the owner. The plot area is 600 sqft. The listing includes a photo of the plot, a map, and a 'More Details' section. The 'More Details' section lists the price as ₹18 Lac, the address as Ujjain Road, Dewas, Madhya Pradesh, and the additional features as 'In a gated colony. Boundary walls made.' The listing also shows a 'Contact Owner' button and a 'Get Phone No.' button. The listing was last contacted 16 days ago.

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₹16.2 Lac ₹17.00 Lakh ₹16.20 Lakh Special Price by Owner

Plot For Sale in Ujjain Road, Dewas, Madhya Pradesh

₹16.2 Lac

₹17.00 Lakh ₹16.20 Lakh

Special Price by Owner

Plot For Sale in Ujjain Road, Dewas, Madhya Pradesh

₹16.2 Lac

₹17.00 Lakh ₹16.20 Lakh

Special Price by Owner

Plot Area: 600 sqft

Any Construction Done: No

Boundary Wall: Yes

Transaction Type: Resale

Property in a Gated Colony

Contact Owner Get Phone No.

Last contact made 16 days ago

More Details

Price: ₹18 Lac

Address: Ujjain Road, Dewas, Madhya Pradesh

Additional Features: In a gated colony. Boundary walls made.

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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 **29th 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 knowledgeable 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: 2024.01.29 18:03:57 +05'30'

Auth. Sign.

Manoj



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