



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

**Vastukala Consultants (I) Pvt. Ltd.**

106, 1<sup>st</sup> Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001

To,  
**The Branch Manager**  
**Union Bank of India**  
**Malharganj Branch**  
13, Daliya Bakhhal, Kailash Marg  
District - Indore, PIN – 452 002  
State – Madhya Pradesh, Country – India

### VALUATION REPORT (IN RESPECT OF RESIDENTIAL PLOT)

I	General
1.	Purpose for which the valuation is made : To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection : 06.02.2024
	b) Date on which the valuation is made : 09.02.2024
3.	Copy of documents produced for perusal : 1. Lease Deed, No. A1/2319 dated 07.01.2012 between Indore Development Authority (IDA) (the Seller) AND Smt. Premlata W/o Shri. Mohanlal (the Purchaser).
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)  <b>Smt. Premlata W/o Shri. Mohanlal</b>  <b>Address:</b> Residential Plot No. 262 - B, Scheme No. 103, Keshar Bagh Road, Tehsil & District - Indore, PIN – 452 012, State – Madhya Pradesh, Country – India.  <b>Contact Person:</b> Mr. Ashish (Owner Representative) Contact No.: +91 79992 30673
5.	Brief description of the property (Including Leasehold / freehold etc.) :  <b>Property:</b> The immovable property comprises of freehold Residential open land only. The property is located in a developing area having basic infrastructure, well connected by road and train. It is located at 6.4 KM. travelling distance from Indore Railway station.  <b>Nearest Landmark:</b> Nilaya House  <b>Land:</b> As per Lease Deed / Approved Plan, the land area is 135.00 Sq. M. i.e. 775.00 Sq. Ft., which is considered for valuation.  It is a leasehold property of Indore Development Authority (IDA), Indore, Scheme No. 103 for a period of 30 years commencing from 20.07.2011 and ending on 26.07.2041. Balance Lease period 17 Years, further it is renewed for the next 30-30 years
6.	Location of property : a) Plot No. / Survey No. : Plot No. 261-B b) Door No. : - c) T.S. No. / Village : Scheme No. 103 d) Ward / Taluka : Ward No. 78 (Choithram), Tehsil – Indore I e) Mandal / District : District – Indore
7.	Postal address of the property : Residential Plot No. 262 - B, Scheme No. 103, Keshar Bagh Road, Tehsil & District - Indore, PIN – 452 012, State – Madhya Pradesh, Country – India.
8.	City / Town : Indore Residential area : Yes Commercial area : No Industrial area : No
9.	Classification of the area : i) High / Middle / Poor : Middle Class ii) Urban / Semi Urban / Rural : Semi Urban
10.	Coming under Corporation limit : Nagar Palika Nigam Indore