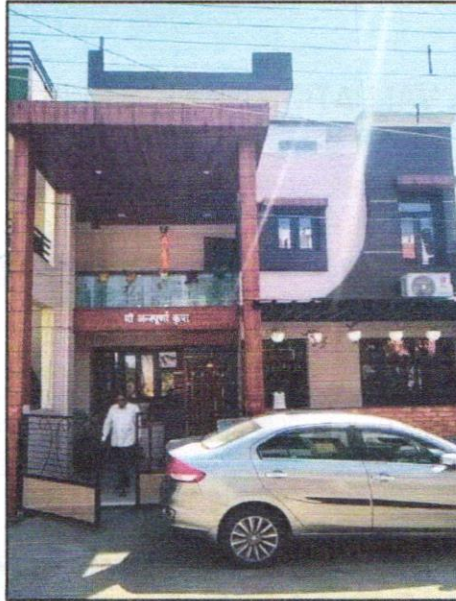


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Amit S/o. Shri. Roopkumar Ji Dubey &
Shri. Piyush S/o. Shri. Roopkumar Ji Dubey**

Residential House on Plot No. M-300, Scheme No. 97 (Part - 4, Slice No. 3), Vigyan Nagar
Tehsil & District Indore, PIN – 452 012, State – Madhya Pradesh, Country – India.

Think.Innovate.Create

Latitude Longitude: 22°40'34.3"N 75°49'51.2"E

Valuation Done for:

Union Bank of India

Branch – Vijaynagar 3

Opp. Mangal City Mall, A.B. Road, Vijay Nagar, Indore, PIN - 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, Tel. : +91 7313510884 +91 9926411111

Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential House on Plot No. M-300, Scheme No. 97 (Part - 4, Slice No. 3), Vigyan Nagar, Tehsil & District Indore, PIN – 452 012, State – Madhya Pradesh, Country – India belongs to **Shri. Amit S/o. Shri. Roopkumar Ji Dubey & Shri. Piyush S/o. Shri. Roopkumar Ji Dubey.**

Boundaries of the property.

North	:	Plot No. 301, Scheme No. 97 (Part - 4)
South	:	Plot No. 299, Scheme No. 97 (Part - 4)
East	:	Plot No. 286 & 287, Scheme No. 97 (Part - 4)
West	:	7.50 Mtr. Wide Road

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 for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Plot & House	1,12,42,031/-	1,06,79,929/-	89,93,625/-	25,63,600/-

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.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2024.02.29 16:08:25 +05'30'



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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

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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Regd. Office : B1-001, U/B Floor, Boomerang,
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TeleFax : +91 22 28371325/24

mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager
Union Bank of India
Branch – Vijaynagar 3
 Opp. Mangal City Mall
 A.B. Road, Vijay Nagar
 Indore, PIN - 452 010
 State – Madhya Pradesh, Country – India

VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND / HOUSE)

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 : 28.02.2024
	b)	Date on which the valuation is made : 29.02.2024
3.	Copy of documents produced for perusal	: i) Sale Deed, E-Registration No. MP1790902017A1595710 dated 25.10.2017 between Shri. Rajendra Dev S/o. Shri. Achyut Vasudev Dev & Smt. Shubhada W/o. Shri. Rajendra Dev (the Seller) AND Shri. Amit S/o. Shri. Roopkumar Ji Dubey & Shri. Piyush S/o. Shri. Roopkumar Ji Dubey (the Purchaser). ii) Letter No. 10619 dated 19.10.2023 regarding transfer of Plot No. M-300 for residential use of Scheme No. 97, Part - 4, Slice - 3 (Navbharat Grah Nirman Sahakar Sanstha Ltd.) Issued by Indore Development Authority (IDA). iii) Commencement Certificate No. PMT/IND/0152/4273/2020 dated 25.12.2020 issued by Nagar Palika Nigam, Indore. iv) Approved Building Plan, Digitally Signed by Omprakash Goyal, dated 2020, 12:28:21:07:00 +05.30, Reason: Building Plan Approval, Location: Urban Local Body, Indore. v) Electricity Bill No. FEB24N003729612, IVRS No. N3005015116 dated 09.02.2021 in the name of Mr. Amit Kumar Dubey by Madhya Pradesh Paschim Kshetar Vidyut Vitran Company Ltd. vi) Property Tax Receipt No. 152-231124-12253576 dated 24.11.2023 in the name of Amit S/o. Roopkumar Ji Dube issued by Indore Nagar Nigam. vii) Title Report dated 26.02.2021 in the name of Shri. Amit Dubey S/o. Shri. Roopkumar Dubey, for Plot/House No.

		M-300, Scheme No. 97, Part-IV, slice No. 3 (Vigyan Nagar), Indore, issued by Vashishtha Inani, High Court Advocate.																										
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)	<p>Shri. Amit S/o. Shri. Roopkumar Ji Dubey & Shri. Piyush S/o. Shri. Roopkumar Ji Dubey</p> <p>Address: Residential House on Plot No. M-300, Scheme No. 97 (Part - 4, Slice No. 3), Vigyan Nagar, Tehsil & District Indore, PIN - 452 012, State - Madhya Pradesh, Country - India.</p> <p>Contact Person: Mr. Amit Dubey (Owner) Contact No.: +91 93009 34344</p>																										
5.	Brief description of the property : (Including Leasehold / freehold etc.)	<p>Property The immovable property comprising of leasehold residential land and structure thereof. The property is located in a developed area having basic infrastructure, well connected by road and train. It is located at 7.8 km. travelling distance from Indore Junction Railway station.</p> <p>As per letter of transfer, the land is leased for a period of first 30 years by Indore Development Authority.</p> <p>Land: As per Sale Deed, the plot is 91.41 Sq. M. i.e. 984.00 Sq. Ft., which is considered for valuation.</p> <p>Structure: The property consists of Ground + 1st + 2nd (pt) upper floors. It is a R.C.C. framed structure with RCC beams, columns, slabs and RCC staircase provide for access to the upper floors.</p> <p>The composition of the Residential House as per site is as below -</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>Living Room + Kitchen + Bedroom + Wash Area</td> </tr> <tr> <td>First</td> <td>3 Rooms + 2 Toilets + Balcony</td> </tr> <tr> <td>Second</td> <td>Room + Toilet + Open to Sky Terrace</td> </tr> </tbody> </table> <p>As per site measurement, the structure area is as below -</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Built-up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>797.00</td> </tr> <tr> <td>First</td> <td>706.00</td> </tr> <tr> <td>Balcony on 1st Floor</td> <td>73.00</td> </tr> <tr> <td>Second</td> <td>285.00</td> </tr> <tr> <td>Terrace on Second Floor</td> <td>124.00</td> </tr> <tr> <td>Total</td> <td>1,985.00</td> </tr> </tbody> </table> <p>As per Sale Deed, the structure area is as below -</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Floor	Composition	Ground	Living Room + Kitchen + Bedroom + Wash Area	First	3 Rooms + 2 Toilets + Balcony	Second	Room + Toilet + Open to Sky Terrace	Floor	Built-up Area in Sq. Ft.	Ground	797.00	First	706.00	Balcony on 1 st Floor	73.00	Second	285.00	Terrace on Second Floor	124.00	Total	1,985.00	Floor	Area in Sq. Ft.		
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Floor	Area in Sq. Ft.																											

Ground	700.00
First	600.00
Total	1,300.00

As per Approved Plan / Commencement Certificate, the structure area is as below -

Floor	FAR Area in Sq. M.	Non-FAR Area in Sq. M.	Total Built-up area in Sq. M.	i.e. Sq. Ft.
Ground	42.18	7.43	49.61	534.00
First	42.18	21.82	64.00	689.00
Second	42.18	21.82	64.00	689.00
Terrace	-	16.29	16.29	175.00
Total	126.54	67.36	193.90	2,087.00

As per Approved Plan / Site Measurement, the constructed area is as below, which is considered for valuation.

Floor	Built-up area in Sq. Ft.	
Ground	534.00	As per Plan
First	689.00	As per Plan
Second	285.00	As per Site measurement least Built-up area is considered for valuation
Total	1,508.00	

6.	Location of property	:	
a)	Plot No. / Survey No.	:	Plot No. M-300
b)	Door No.	:	-
c)	T.S. No. / Village	:	Scheme No. 97 (Part - 4, Slice No. 3)
d)	Ward / Taluka	:	Ward No. 80 (Dr. Rajendra Prasad), Tehsil - Indore
e)	Mandal / District	:	District - Indore
7.	Postal address of the property	:	Residential House on Plot No. M-300, Scheme No. 97 (Part - 4, Slice No. 3), Vigyan Nagar, Tehsil & District Indore, PIN - 452 012, State - Madhya Pradesh, Country - India.
8.	City / Town	:	City
	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	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Nagar Palika Nigam, Indore
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No

4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available nearby
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Rectangular
7.	Type of use to which it can be put	:	Residential
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Plain Cement Concrete Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft.
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Good
16.	Underground sewerage system	:	Connected to Municipal Sewerage System
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed residential area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot Area = 984.00 Sq. Ft. (As per Sale Deed)
	North & South	:	7.62 M
	East & West	:	12.00 M
2	Total extent of the plot	:	Plot Area = 984.00 Sq. Ft. (As per Sale Deed)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 7,500/- to ₹ 8,000/- per Sq. Ft. Details of online listings are attached with the report
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 28,800/- per Sq. M. i.e. ₹ 2,676/- per Sq. Ft.
5	Assessed / adopted rate of valuation	:	₹ 7,500/- per Sq. Ft.
6	Estimated value of land (A)	:	₹ 73,81,951/-
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential

b)	Type of construction (Load bearing / RCC / Steel Framed)	:	RCC framed structure
c)	Year of construction	:	2016 (As per Site Information) Age of the Building – 08 Years Future Life of the property - 52 years, Subject to proper, preventive periodic Maintenance & structural repairs
d)	Number of floors and height of each floor including basement, if any	:	Ground + 1 st + 2 nd (pt) upper floors
e)	Plinth area floor-wise	:	As per Brief Description
f)	Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Good
	ii) Interior – Excellent, Good, Normal, Poor	:	Good
g)	Date of issue and validity of layout of approved map	:	Approved Building Plan, Digitally Signed by Omprakash Goyal, dated 2020, 12:28:21:07:00 +05.30, Reason: Building Plan Approval, Location: Urban Local Body, Indore.
h)	Approved map / plan issuing authority	:	Building Plan Approval, Location: Urban Local Body, Indore.
i)	Whether genuineness or authenticity of approved map / plan is verified	:	
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	RCC
2.	Basement	:	N.A.
3.	Superstructure	:	R.C.C. frame work with 9" thick B. B. Masonry for external walls. 6" Thick. B.B. Masonry for internal walls
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Powder coated Aluminium sliding windows, Teak wood door frames with solid flush shutters
5.	RCC Works	:	Footings, Columns, Beams, Slab
6.	Plastering	:	Cement plastering with POP false Ceiling
7.	Flooring, Skirting, dado	:	Italian Marble flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Provided
9.	Roofing including weather proof course	:	R.C.C. Slab
10.	Drainage	:	Connected to Municipal Sewerage System
2.	Compound Wall	:	
	Height	:	Not existing
	Length	:	

	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	Concealed wiring
	Class of fittings (superior / ordinary / poor)	:	Superior
	Number of light points	:	As per requirements
	Fan points	:	As per requirements
	Spare plug points	:	As per requirements
	Any other item	:	
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	Concealed plumbing
	b) No. of wash basins	:	As per requirements
	c) No. of urinals	:	As per requirements
	d) No. of bath tubs	:	As per requirements
	e) Water meters, taps etc.	:	As per requirements
	f) Any other fixtures	:	
Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Included in the Cost of Construction
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total	:	
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	
Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total	:	
Part – F (Services)		:	Amount in ₹

1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Government Value

Particulars	Area in Sq. Ft.	Rate in ₹	Value in ₹
Land	984.00	2,676/-	26,33,184/-
Structure	As per valuation table		26,54,080/-
Total			52,87,264/-

(B) Structure:

Floor	Built up Area in Sq. Ft.	Year Of Const.	Total Life of Structure	Replacement Rate (₹)	Age Of Build.	Final Depreciated Rate (₹)	Final Depreciated Value (₹)	Replacement Cost (₹)
Ground + 1 st + 2 nd (pt) upper floors	1,508.00	2016	60	2,000/-	08	1,760/-	26,54,080/-	30,16,000/-
Total							26,54,080/-	30,16,000/-

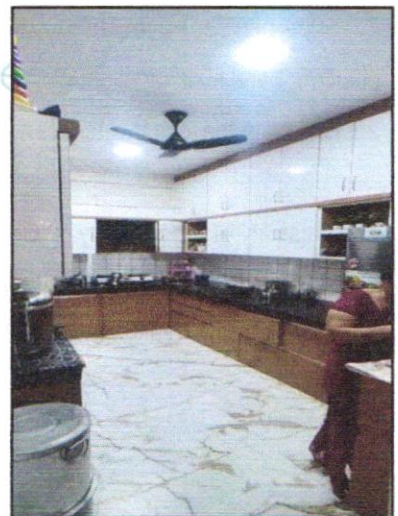
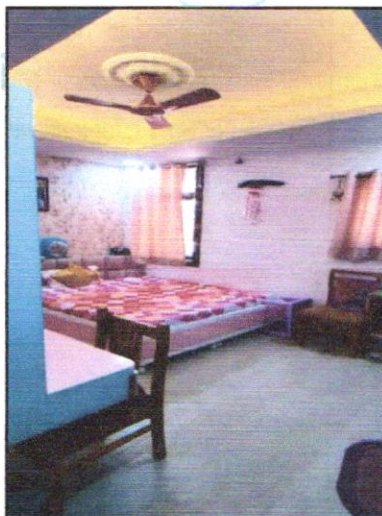
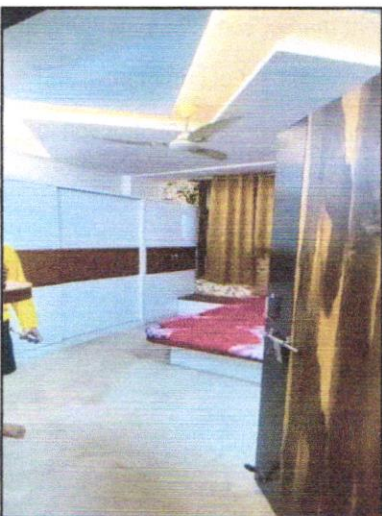
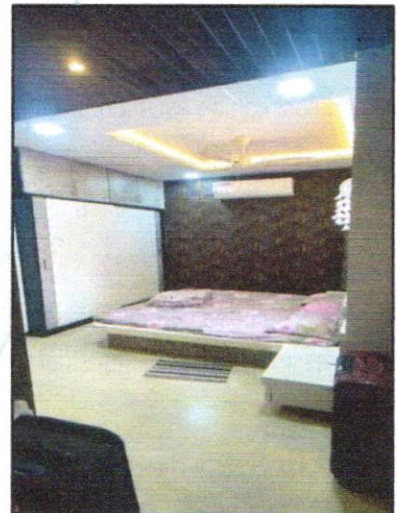
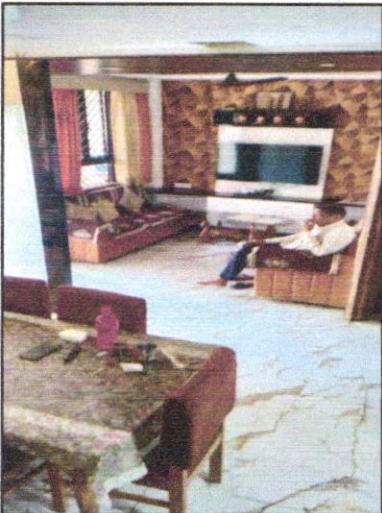
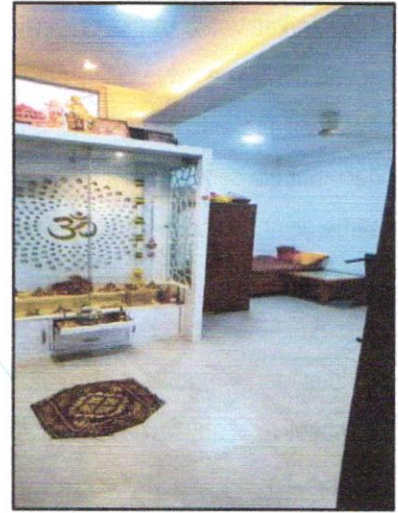
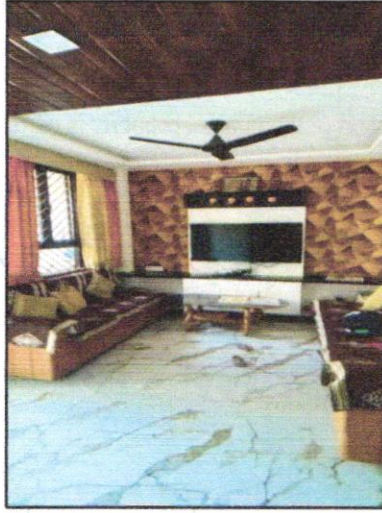
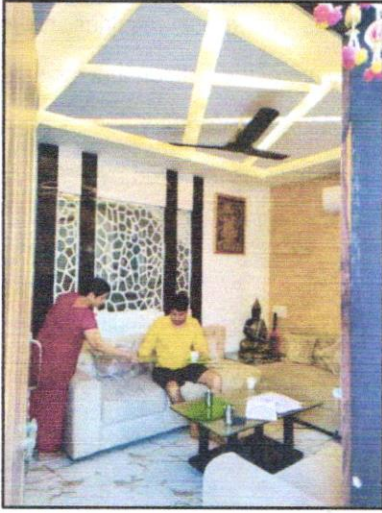
Interior Value

Particulars	Area in Sq. Ft.	Rate in ₹	Value in ₹
Carpet Area	1,206.00	1,000/-	12,06,000/-
Total			12,06,000/-

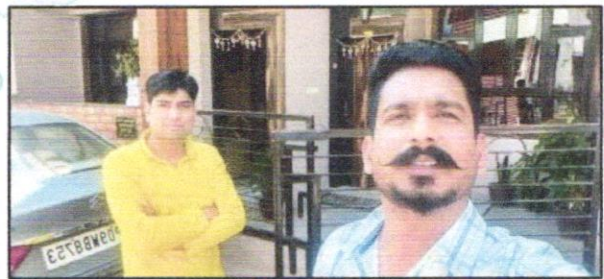
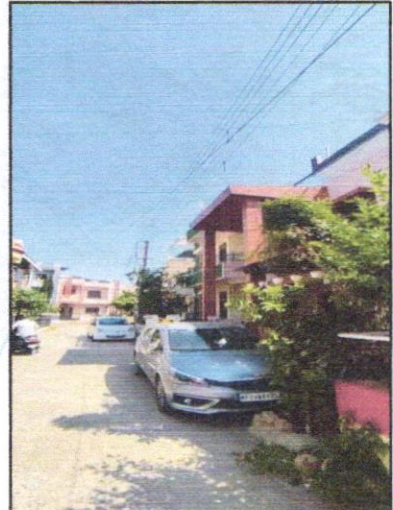
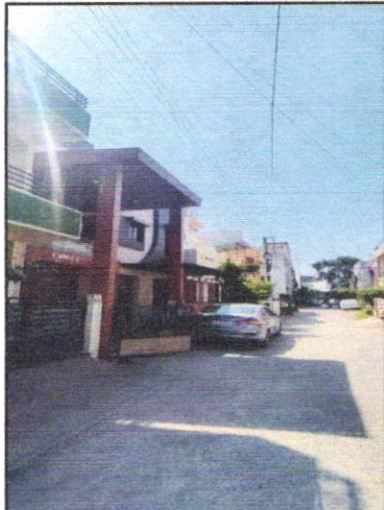
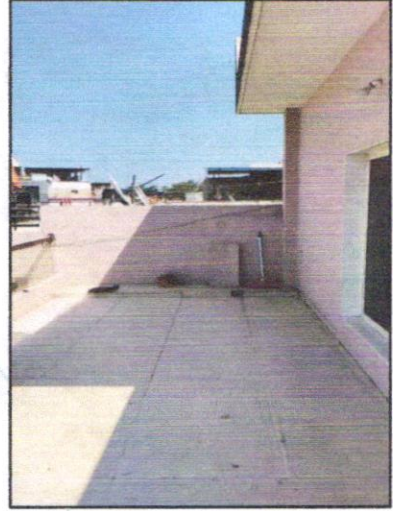
Total abstract of the entire property

Part – A	Land	:	73,81,951/-
Part – B	Structure	:	26,54,080/-
Part – C	Interior	:	12,06,000/-
Part - D	Land Development	:	
Part – E	Pavement	:	-
Part – F	Services	:	-
	Market Value	:	1,12,42,031/-
	Realizable Value	:	1,06,79,929/-
	Distress Sale Value	:	89,93,625/-
	Insurable value (Replacement Cost (30,16,000/-) – Subsoil structure cost (15%))	:	25,63,600/-
Remarks			

Actual Site Photographs



Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 22°40'34.3"N 75°49'51.2"E

Note: The Blue line shows the route to site from nearest Railway Station (Indore Junction – 7.8 km.)

Ready Reckoner Rate

S.No	Mahalla/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 kabele	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)
3117	KRASHNAPUR COLONY	11600	13600	11600	24600	18600	17200	15600	27200	26900	26400	16800	33600	116000000	116000000	11600	13600
3118	NATRA NAGAR	11200	12800	11200	24200	18400	16800	15200	26400	26000	25600	16000	32000	112000000	112000000	11200	12800
3119	NAVSHARAT GRAM NIBHAN SOCIETY ANDAR (VIJAYAN NAGAR)	28800	28800	28800	41800	36000	34400	32800	42400	42000	41600	21600	44000	288000000	288000000	28800	28800
3120	NAVSHARAT GRAM NIBHAN SOCIETY MAINROAD (VIJAYAN NAGAR)	36000	40000	36000	49000	43200	41600	40000	53600	53200	52800	23200	44000	360000000	360000000	36000	40000
3121	OM HEIGHTS	20000	20000	20000	33000	27200	25800	24000	33800	33200	32800	16800	32000	200000000	200000000	20000	20000
3122	PARADHAR NAGAR	16800	20000	16800	29600	24000	22400	20800	33800	33200	32800	15200	28800	168000000	168000000	16800	20000

Financial Year: 2023-2024 Name of District: INDORE Guideline ID: 2023202417103

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Price Indicators

99 acres
Buy > Enter Locality | Project | Society | Landmark

Home > Property in Indore > Residential Plots for Sale in Indore > Plots for Sale in Rajendra Nagar

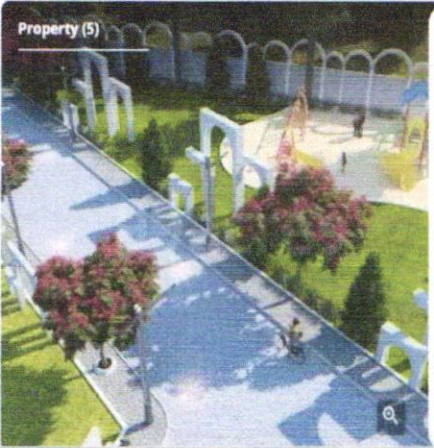
74.8 Lac

@ 8,500 per sq.ft. Residential Land/Plot for Sale

Estimated EMI ₹59,743

REERA STATUS: NOT AVAILABLE Website: <http://www.reera.mp.gov.in/>

Overview
Dealer Details
Explore Locality
Recommendations
Articles



Dimensions

Plot area 880 sq.ft.

(1 x b: 40.00 ft. (12.19 m) x 22.00 ft. (6.71 m))

Address

Muralies avenue
Rajendra Nagar, Indore

Corner Property

Yes

Gated Society

Yes

Price

₹ 74.8 Lac+ Govt Charges & Tax
@ 8,500 per sq.ft.

Facing

East

Authority approved

Yes

No. of Open Sides

2

99 acres
Buy > Enter Locality | Project | Society | Landmark

Home > Property in Indore > House for sale in Indore > House for sale in Vaishali Nagar

Posted on Feb 08, 2024 Ready to move


2.85 Cr

@ 19,000 per sq.ft. 5Bedrooms 3Baths

Estimated EMI ₹2,27,631 Independent House/Villa for Sale

REERA STATUS: NOT AVAILABLE Website: <http://www.reera.mp.gov.in/>

Overview
Owner Details
Explore Locality
Articles



Area

Plot area 1500 sq.ft.

(109.26 sq.m)

Price

₹ 2.85 Crore+ Govt Charges & Tax
@ 19,000 per sq.ft. (All inclusive, Negotiable)

Total Floors

2 Floors

Overlooking

Park/Garden, Main Road

Configuration

5 Bedrooms, 3 Bathrooms, 1 Balcony

Address

Vaishali Nagar, Indore

Facing

North

Property Age

1 to 5 Year Old

Photos not shared by advertiser

Request Photos

Why should you consider this property?

As a result of my appraisal and analysis, it is my considered opinion that the present Market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,12,42,031/- (Rupees One Crore Twelve Lakh Forty Two Thousand Thirty One Only). The Realizable Value of the above property is ₹ 1,06,79,929/- (Rupees One Crore Six Lakh Seventy Nine Thousand Nine Hundred Twenty Nine Only). the distress value ₹ 89,93,625/- (Rupees Eighty Nine Lakh Ninety Three Thousand Six Hundred Twenty Five Only).

Place: Indore

Date: 29.02.2024

For Vastukala Consultants (I) Pvt. Ltd.

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.02.29 16:08:44 +05'30'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____ only).

Date

Think.Innovate.Create

Signature

(Name of the Branch Manager with Official seal)

Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached

Annexure-II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 29.02.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 28.02.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by Shri. Amit S/o. Shri. Roopkumar Ji Dubey & Shri. Piyush S/o. Shri. Roopkumar Ji Dubey As per Sale Deed, dated 25.10.2017.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Branch – Vijaynagar 3, Indore to assess fair market value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Dinesh Kanere – Regional Technical Manager Somesh Nahar – Valuation Engineer Jayaraja Acharya – Technical Manager Bhupendra Sanoriya – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 28.02.2024 Valuation Date – 29.02.2024 Date of Report – 29.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 28.02.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online Price Indicators on real estate portals • Enquiries with Real estate consultants
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method / Market Approach (For Land component)
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential land size, location, upswing in real estate prices, sustained demand for Residential land, all round development of commercial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **29th February 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations were considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous land parcel admeasuring **984.00 Sq. Ft. and structure thereof** and is a freehold land in the name of **Shri. Amit S/o. Shri. Roopkumar Ji Dubey & Shri. Piyush S/o. Shri. Roopkumar Ji Dubey**. At present, the property is owner occupied. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri. Amit S/o. Shri. Roopkumar Ji Dubey & Shri. Piyush S/o. Shri. Roopkumar Ji Dubey**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client, we understand that the subject property is a contiguous land parcel admeasuring **984.00 Sq. Ft. and structure thereof**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current Use / Existing Use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject

micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently contiguous land parcel admeasuring **984.00 Sq. Ft. and structure thereof.**

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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

Annexure - III

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empaneled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

21.

Information Management

22. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the *appropriateness of his /its decisions and actions.*
23. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuer's organization with which he/it is registered or any other statutory regulatory body.

24. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer's organization with which he/it is registered, or any other statutory regulatory body.
25. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

26. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

27. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

28. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
29. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

30. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2024.02.29 16:08:57 +05'30'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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



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An ISO 9001:2015 Certified Company www.vastukala.org

