

Arihant Associates

Architects & Engineers, Regd. Valuers, Chartered Engineer

107, Apollo Arcade, 1/2, Old Palasia, Indore (M.P.) 452018

Ph.: 0731-2563184 (O), 94250-56756, 98270-12300

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Ref-124/Corp /Vijay Nagar/2018-19

Date- 20-03-2019

TO

**The Branch Manager Corporation Bank
Vijay Nagar Branch Indore (M.P.)**

Dear Sir,

We are submitting the Valuation Report as Assign by you
for the Valuation of property situated on – Plot No-M.R.-05 Divya Vihar Gram Jakhya
Theh.-Sanwer(Present Hatod) Dist. Indore (M.P.)

**B/To -Shri Tapan S/o Laxminarayan Choukse
R/o-10/8, Pardesipura Dist.& Theh Indore (M.P.)**

**Intendent Purchaser-1) Shri Gajendra Jangid S/o Shri Gopal ram jangid
2) Smt. Pooja Jangid W/o Shri Gajendra Jangid
R/o-404 S.S. Regency Bicholi Mardana Dist.& Theh. Indore (M.P.)**

| | | |
|--------------------------------------|-----------------------|-----------------------------------------------------|
| Full Market Value (TOTAL) | Rs-15,50,000/- | Rs- Fifteen Lakhs Fifty Thousand Only. |
| Forced Sale Value | Rs.13,15,000/- | Rs-Thirteen Lakhs Fifteen Thousand Only. |
| Distress Sale Value | Rs.11,60,000/- | Rs-Eleven Lakhs Sixty Thousand Only. |

Please Find the Enclosed Report

Thanking You



For – Arihant Associates
SaanjayJain ApprovedValuar
F- 10214

PROPERTY VALUATION REPORT

I. GENERAL INFORMATION

| | | |
|-----|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name of the Party/ Purchaser and Addrs: | 1-Shri Gajendra Jangid S/o Shri Gopal ram Jangid 2-Smt. Pooja Jangid W/o Shri Gajendra Jangid R/o-404 S.S. Regency Bicholi Mardana Dist.& Theh.-Indore (M.P.) |
| 2. | Name/s of the reported owner/ Names of persons in whose name/s the property registered and address: | Shri Tapan S/o Laxminarayan Choukse R/o-10/8, Pardesipura Dist.& Theh Indore (M.P.) Property Adds.-Plot No-M.R.-05 Divya Vihar Gram Jakhya Theh.-Sanwer(Present Hatod) Dist. Indore (M.P.) |
| 3. | Purpose of Valuation | To Assess The Fair Market Value for Corporation Vijay Nagar Branch Indore, |
| 4. | Person/ S Accomp./Available At the site at the time of visit/ inspection/Valu : | Shri- Kashliwal Ji, Tapan Ji, Shri Gajendra Ji, |
| 5. | Details of legal opinion verified: | No, Not provided, |
| 6. | List of Documents produced for perusal: | Copy of Sale Agreement, Old Valuation Report Dtd.-20-06-2016, |
| 7. | Date of Inspection: | 19 th March. 2019 |
| 8. | Date of Valuation: | 20 th March. 2019 |
| 9. | Approximate distance from the branch to the property | Between 5.0 To 6.0KM |
| 10. | Situation/ location/ brief description of the land/ site and brief description of building: | Building situated in Divya Bihar Colony on Indore-Ujjain Four Lane In front of Arivindo Hospital, Fifth Floor West facing flat, well planned G+6 Story building, 1BHK & 2BHK Flat, Total -11 Flat on each floor,2-lift, 2 Up staircase, Ground floor Parking, Tube well, UGWT&OHWT, |
| 11. | Boundaries of the property: | |
| | East | MOS of Bldg. Then Plot No. MR-04, |
| | West | Common Passage, |
| | North | Flat No. 510, |
| | South | Flat No. 501, |
| 12. | Property Tax Details | |
| 13. | Assuming the entire property is let out, the probable monthly rent and advance building rent | 3000/- to 4000/- PM, & 2 Month Advance, |
| 14. | Whether the building plan has been approved? | Yes, |
| | 1. If yes, Date of approval | Wide Memo No-34 dtd-14-03-2014, |
| | Approving authority | Gram Panchyat Bhangya, The.-Sanwer |
| | Whether the building has been constructed as per the approved plan | No, some Deviation in internal planning of flat like door shifting But No Deviation in approved Plan, |
| | 2. If No, the reasons for non approval | N/A, |
| 15. | General Remarks | New Bldg. |



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II. VALUATION DETAILS

A. LAND

| | | |
|----|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| 1. | The Total Area(Extent) of the site/Flat | In local units - 58.45 SqM. OR 629 SqFt.(SB/Up) |
| 2. | Description of the site/ land: | |
| | a. Character of Locality: | Residential Area, |
| | b. Classification: | Middle Class Area, |
| | c. Development of Surrounding areas: | Fully Developed, |
| | d. Is the locality subjected to frequent flooding: | No, |
| | e. Feasibility to the civic amenities like School, Hospital,Offices,Markets etc. | 5 To 6 KM |
| | f. Shape of the Shop/ land: | Irregular, |
| | g. Type of use to which it can be put: | Residential Flat, |
| | h. Any other restriction of usage | Builder Right on Terrace Floor for expansion |
| | i. Nature of right, whether leasehold/ freehold | Free Hold, |
| | j. Road Facility: | Yes, By Road, |
| | k. Is it a corner plot: | No, |
| | l. Water supply/ potentiality: | Yes, By. Tube Well, |
| | m. Underground Sewerage system: | Yes, |
| | n. Any other sentimental/ social issue which may affect the value: | Well Developed Colony, Future Bright, Situated near super corridor, |
| 3. | General Remarks: | Bldg. Situated In front of Garden, |
| 4. | Unit rate as per Government: | Rs. 19,000/-Per SqM (2018-19 Guide Line, P.H.No.51) |
| 5. | Prevailing Unit market rate: | Rs. -25000 /-To 28000/- Per SqM for Flat, |
| 6. | Unit rate adopted in this valuation | Rs- 26500/- Per SqM |
| 7. | If Unit rate adopted is different from prevailing market rate Reasons for the same: | As per survey Enquiry from local Broker for GF |
| 8. | Valuation of the site/ Land: | Undivided Share of Land, apartment Bldg. considering combine Rates, |

B. BUILDING:

| | | |
|----|-----------------------------|------------------------------------------|
| 1. | Type of construction | RCC, |
| 2. | Quality of construction | II Class |
| 3. | Appearance of the Building | Very Good, |
| 4. | Number of Floors | G+ 6 Floor, (Ground Floor Parking) |
| 5. | Maintenance of the Building | New Construction, |
| 6. | Description of the Building | |
| | Foundation | RCC Foundation, |
| | Super structure | RCC Roof, Column Beam, 100mm Brick work, |
| | Roof | RCC, |
| | Doors | Flush Door, |



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| | | |
|---------------------------|---------------------------------------------------------------------------------|----------------------------------------------------|
| | Windows | Aluminum With Iron Grill, |
| | Sanitary fittings | PVC Under Ground Fitting, UPVC Pipe Line |
| | Floorings | Vitrified Tiles, |
| | Electricity Supply | Under Ground PVC Pipe, Modular Switch, |
| 7. | Total Plinth Area: | 58.45 Sq M. OR 629 Sq Ft.(S. B/Up) |
| 8. | Year of construction and age of the bldg: | 2015-16, 4 Year |
| 9. | Total residual life of the building estimated. | 56 Years, |
| 10. | General Remarks | 35% S.B/up Taken, |
| 11. | Replacement rate of construction with the existing conditions and specification | N/A (Apartment Building), |
| 12. | Replacement Value | N/A, |
| 13. | Depreciation Value at the rate of - | Existing Condition Market Rate Taken, (Land+Bldg.) |
| 14. | Present Value of the Building/Flat | Rs—15,48,925/- Say Rs—15,50,000/- |
| 15. | Longitude | 75° 51' 7.0"E |
| 16. | Latitude | 22° 48' 13"N |
| C. TOTAL VALUATION | | Amount (Amount in Words) |
| | Valuation of the Land | NIL |
| | Valuation of the Building | Rs-15,50,000/- |
| | Full Market Value (TOTAL) | Rs-15,50,000/- |
| | Forced Sale Value | Rs.13,15,000/- |
| | Distress Sale Value | Rs.11,60,000/- |

III. DECLARATION

1. The facts furnished above are true and correct to the best of my knowledge
2. I have no direct or Indirect Interest in the property valued
3. I have inspected the site/ property personally on **19th March. 2019**

IV. ANY OTHER REMARKS

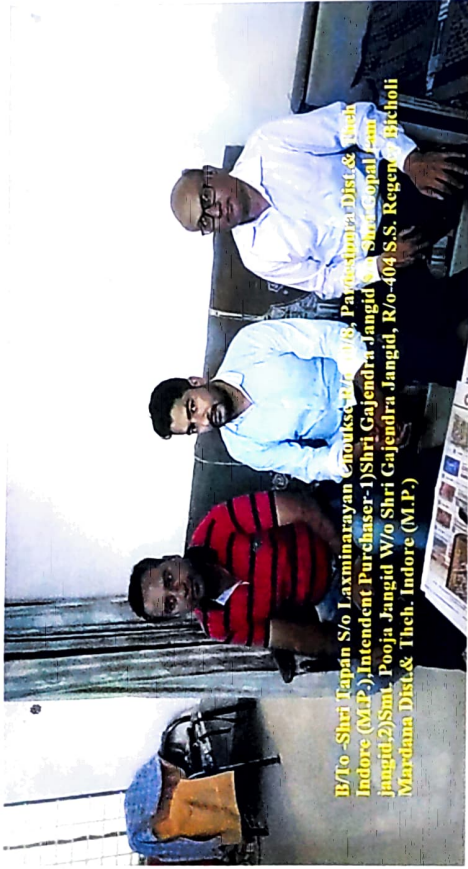
THE FAIR MARKET VALUE CONSIDRED IS AN OPINION OF VALUER DEPENDING ON PRESENT MARKET CONDITIONS. **VALUATION IS SUBJECT TO LEGAL SEARCH.**

Place: Indore

Date: 20/03/2019



Signature of the Valuer with seal
(Vr. Sanjay Jain)



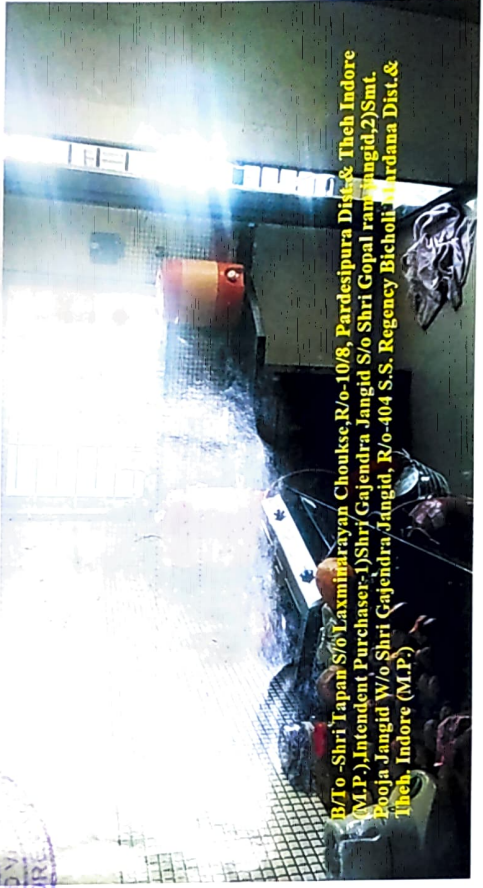
B/To -Shri Tapan S/o Laxminarayan Choukse, R/o-10/8, Pardesipura Dist.& Teh. Indore (M.P.), Intendent Purchaser-1)Shri Gajendra Jangid S/o Shri Gopal Ram Jangid, 2)Smt. Pooja Jangid W/o Shri Gajendra Jangid, R/o-404 S.S. Regency Bicholi Mardana Dist.& Teh. Indore (M.P.)



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