

MANOJ GUPTA & ASSOCIATES

Registered Valuers -Immovable Property, Plant & Machinery & Vehicles,
Insurance Surveyors and loss adjuster & Investigator
Competent Person under Factory Act.1948
Chartered Engineer (India)
Certified Energy Auditor

Valuation Report (Land & Building)

Owner Name	M/s Chinar Builders, Acting through Partner Shri Sunil Moolchandani S/o Shri Gopichand Moolchandani
Property Address	Residential Flat No. 604, Sixth Floor, "SAPPHIRE CHINAR" Block - Anand, Situated at Village -Bawadia Kalan, Ward No. 52, Tehsil - Huzur, Dist. Bhopal



OFFICE ADDRESS:- First Floor, Plot No. B-59, above Dr. Rajeev Madan
Clinic, Near Chetak Bridge, Situated at Kasturba Nagar, Bhopal-462024
Phone No. 0755-4270481, Mob.9425011607 & 9827058014

MANOJ GUPTA AND ASSOCIATES

MANOJ GUPTA

B.E., FHE (Civil) AMIE (Mech.) FIV, MIWRS, MIPE, MLPA, F.I.I.V. F.I.I.S.L.A

Chartered Engineer (I) in Valuation (Immovable Properties) Chartered Engineer (I)

Registered Valuer (Plant and Machinery)	Govt. Registered Valuer (Immovable Property- Land & Building)	Registered Valuer (Automobiles)
BHOPAL OFFICE ADDRESS:- Plot No. B-59, First Floor above Dr. Rajeev Madan Clinic, Near Chetak Bridge, Kasturba Nagar, Bhopal. 462024		INDORE OFFICE ADDRESS:- 305, Apollo Avenue, 30-B, Above Nafees, Old Palasia, Indore. 452001
Office Telephone No. 0755-4270481,		Mobile No. 9425011607 & 9827058014
Email Id - manojgupta.mng@gmail.com & mngupta97@rediffmail.com		

(IN RESPECT OF LAND/SITE & BUILDING)

Ref No. MG/VAL/3372

Dated :- 28.03.2024

I. GENERAL		NPA Valuation	
1	Purpose for which the valuation is made	:	To calculate present market value of property as on date
2	a. Date of Inspection	:	27.03.2024
	b. Date on Which the valuation is made	:	28.03.2024
	c. Name of bank and Branch	:	Punjab & Sind Bank, MP Nagar Branch, Bhopal
3	List of documents produced for persual		
	Documents	:	Photocopy of Sale deed Dated :- 31.03.2018 Photocopy of Building Permission No.NC5314-652-92009- Dt.09.09.2009
4	Name(s) of the owner(s) and his / their Address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	M/s Chinar Builders, Acting through Partner Shri Sunil Moolchandani S/o Shri Gopichand Moolchandani
5	Brief description of the property	:	The Subject Property located at SAPPHIRE CHINAR at Village - Bawadiya Kalan, Tehsil - Huzur Distt - Bhopal (Free hold Property)
6	Location of the Property		
	Plot No./ Khasra no.	:	Residential Flat No. 604, Sixth Floor, Block - Anand,
	Door No./ Society Name	:	"SAPPHIRE CHINAR"
	T.S. No. / Village	:	Situated at Village - Bawadia Kalan,
	Ward No./ Taluka.	:	Ward No-52, Tehsil - Huzur,
7	Mandal No./ District	:	Dist. Bhopal
	Postal address of the property	:	Residential Flat No. 604, Sixth Floor, "SAPPHIRE CHINAR" Block - Anand, Situated at Village -Bawadia Kalan, Ward No. 52, Tehsil - Huzur, Dist. Bhopal
8	City/Town	:	Bhopal
	Residential Area	:	Yes
	Commercial Area	:	Nil
	Industrial Area	:	Nil
9	Classification of the Area		
	i) High / Middle / Poor	:	Middle Class
10	ii) Urban / Semi Urban / Rural	:	Urban
	Coming under Corporation limit /Gram Panchayat / Municipality	:	Municipality
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	Legal council to verify
12	In case it is an Agricultural land, any conversion to house site plots is Contemplated	:	Not Applicable
13	Boundaries of the property	As Per Documents.	
		East	Open
		West	Staircase & Flat No 601
		North	Corridor
		South	Block-B
	If any variation in Boundaries, to be pointed out by Valuer and it should be justify by the valuers.		Nil
			(B) As per title deed
		(B) Actual	

For Manoj Gupta & Associates

 Proprietor

Direction of the site		:	East	Not mentioned	NA, flat
		:	West		
		:	North		
		:	South		
If any variation in boundaries/ dimensions as per title deed and actual site, Valuer is to comment and justified. There is not any variation					
Latitude, Longitude and Coordinates of the site		:	23.17175,77.43785		
Extent of the site		:	Total Flat Area :- 1700.00 Sq.ft. i.e. 157.99 Sq.mtr.		
16	Extent of the site considered for valuation (least of 14a & 14b)	:	Total Flat Area :- 1700.00 Sq.ft. i.e. 157.99 Sq.mtr.		
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Property locked seen not inside		
II CHARACTERISTICS OF THE SITE					
1	Classification of locality	:	Middle Class		
2	Development of surrounding areas	:	Developed Residential Area Surrounded		
3	Possibility of frequent flooding / Submerging	:	No		
4	Proximity to the Civic amenities like School, Hospital, Bus Stop, Market, etc.	:	Amenities are available within 1-2 kms approx.		
5	Level of land with topographical conditions	:	Leveled		
6	Shape of land	:	NA, flat		
7	Type of use to which it can be put	:	Useful for Residential Purpose		
8	Any usage restriction	:	Not any restriction of use		
9	Is plot in town planning approved layout?	:	Yes		
10	Corner plot or intermittant plot?	:	Flat		
11	Road facilities	:	Yes		
12	Type of road available at present	:	C.C Road		
13	Width of Road- is it below 20ft or more than 20 ft.	:	20 ft. wide Road		
14	Is it a Land - Locked land?	:	No		
15	Water availability	:	Yes		
16	Underground sewerage system	:	Yes		
17	Power supply is available in the site	:	Yes		
18	Advantages of the site	:	Situated in Good Residential location		
19	Special remarks, If any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provision, Erection of High Tension Wire land locked, waterlogged, Railway siding, cemetery, nearby dumping yard, four wheeler approach etc. (Distance from sea coast/ tidal level must be incorporated)	:	Details are not available		
	1)	:	-		
	2)	:	-		
Part - A (Valuation of land)					
1	Size of plot	:	Total Flat Area :- 1700.00 Sq.ft. i.e. 157.99 Sq.mtr.		
	North & South	:	-		
	East & West	:	-		
2	Total extent of the plot	:	Total Flat Area :- 1700.00 Sq.ft. i.e. 157.99 Sq.mtr.		
3	Prevailing market rate	:	Market rate varies from Rs. 2500/Sq. ft. to Rs. 3000/Sq. ft.		
4	Guideline Rate Obtained from the Registrar's Office.	:	The Collector guideline Residential Flat Rate Rs.16600.00/- Sq.mtr. Or 1,542.75/Sq. ft.		
5	Assessed / adopted rate of valuation	:	We have considered Rate is Rs. 2,500.00 /- Sq.ft. Because the Subject flat is kept unattended for long time and the adopted rates are depreciated rate of building part.		
6	Estimated value of land	:	1700.00 x Rs. 2,500.00 /- Sq.ft. Rs. 42,50,000.00		
Part-B (Valuation of Building)					
1	Technical details of the building	:	As follows		
a	Type of Building (Residential/ Commercial / Industrial)	:	Residential Building		
b	Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C Framed		

For Manoj Gupta & Associates

Promoter

Construction	:	2010-2011
Number of floors and height of each floor including ground floor.	:	Stilt parking + 5 10 ft. Height Approx
Plinth area floor-wise	:	Sixth floor flat Area : 1700.00 Sq.ft. i.e. 157.99 Sq.mtr.
Condition of the building	:	As follows
Exterior - Excellent, Good, Normal, Poor	:	Normal
Interior - Excellent, Good, Normal, Poor	:	Normal
Date of issue and validity of layout of approved map/plan	:	Photocopy of Building Permission No.NC5314-652-92009- Dt.09.09.2009
h) Approved map/ plan issuing authority	:	Municipal Corporation Bhopal
i) Whether genuineness or authenticity of approved map / Plan is verified.	:	Nil
j) Any other comments by our empanelled valuers on authentic of approved plan.	:	Nil

Specifications of construction (floor-wise) in respect of -

Sr. No.	DESCRIPTION	Sixth floor	Others Floors
1	Foundation	R.C.C. Column Foundation	
2	Basement	No	
3	Superstructure	RCC Framed	
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting, etc., and specify the species of timber)	Wooden Flush Door	
5	RCC Works	Plinth, Beam, Column	
6	Plastering	Cement Plaster	
7	Flooring, Skirting, dadoing	Not seen from inside	
8	Special finish as marble, granite, wooden, Paneling, grills, etc.	Nil	
9	Roofing including weather proof course	RCC Roof	
10	Drainage	Yes	

Sr. No	Description	Ground floor	First floor
2	Compound Wall	Yes	-
	Height	10'	-
	Length	-	-
	Type of construction	RCC	-
3	Electrical installation	Concealed / Open	Concealed / Open
	Type of wiring	Good	Good
	Class of fittings (superior / ordinary / poor)	Good	Good
	Number of light points	Yes	Yes
	Fan points	Yes	Yes
	Spare plug points	Yes	Yes
	Any other item	Yes	Yes
	Plumbing installation	Yes	Yes
4	No. of water closets and their type	-	-
	No. of wash basins	-	-
	No. of urinals	Nil	Nil
	No. of bath tubs	Nil	Nil
	Water meters, taps, etc.	1	-
	Any other fixtures	-	-

Details of Valuation

Sr. no	Particular of Items	Plinth Area in Sq. Ft.	Roof Height	Age of building	Estimated construction Rate in Rs	Estimated Value (in Rs.)	Depreciation (in Rs.)	Total Market Value (In Rs.)
1	Composite rates adopted							Rs. 0.00
	TOTAL VALUEN IN Rs.							Rs. 0.00

Part-C (Extra Items)						Amount in Rs.		
1	Portico					0		
2	Ornamental front door					0		
3	Sit out/ Verandah with steel grills					0		
4	Overhead water tank					0		
5	Extra steel/ collapsible gates					0		
	Total (Lump Sum)						Rs. 0.00	

For Manoj Gupta & Associates

Proprietor

Part-D (Amenities)		Amount in Rs.
1	Doors	0
2	Windows	0
3	Sinks and bath tub	0
4	Marble/ ceramic tiles flooring	0
5	Interior decorations	0
6	Architectural elevation works	0
7	Paneling works	0
8	Aluminum works	0
9	Aluminum hand rails	0
10	False ceiling	0
Total (Lump Sum)		Rs. 0.00
Part-E (Miscellaneous)		Amount in Rs.
1	Separate toilet room	0
2	Separate lumber room	0
3	Separate water tank/ sump	0
4	Trees, gardening	0
Total (Lump Sum)		0
Part-F (Services)		Amount in Rs.
1	Water supply arrangements	0
2	Drainage arrangements	0
3	Compound wall	0
4	E.B. deposits, fittings etc. (Power)	0
5	Pavement	0
Total (Lump Sum)		Rs. 0.00

Total Abstract of the property		
Part	Description	Present Market Value in Rs.
A	Land	Rs. 42,50,000.00
B	Building	Rs. 0.00
C	Extra Items	Rs. 0.00
D	Amenities	Rs. 0.00
E	Miscellaneous	Rs. 0.00
F	Services	Rs. 0.00
Total Value (Present Market Value)		Rs. 42,50,000.00
OR SAY PRESENT MARKET VALUE		Rs. 42,50,000.00
REALISABLE VALUE		Rs. 38,30,000.00
DISTRESS SALE VALUE		Rs. 34,00,000.00

Valuer Comment :- The subject property is inspected from outside as internal accessibility is not permitted. Hence, the photos are taken from outside. Internal details noted from previous bank documents and valuation report.

ANY OTHER DETAILS:

(Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is

In case of variation of 20% or more in the valuation proposed by the valuer and guideline value provided in the state Govt. notification or Income tax Gazette justification on variation has to be given

Collectorate Guideline value of assets is to calculate stamp duty for registration of the property. The present market value of property is an opinion of the valuer, arrived by professional experience and knowledge along with the local survey of the prevailing market rate of the properties in the surrounding area.

Market Value	Rs. 42,50,000.00	Rupees Forty Two Lakhs Fifty Thousand (Approx.)
Realizable Value	Rs. 38,30,000.00	Rupees Thirty Eight Lakhs Thirty Thousand (Approx.)
Distress Sale Value	Rs. 34,00,000.00	Rupees Thirty Four Lakhs (Approx.)
The Govt. Guideline Value	Rs. 26,22,675.00	Rupees Twenty Six Lakhs Twenty Two Thousand Six Hundred and Seventy Five

For Manoj Gupta & Associates

Signature

(Name and Official seal of the Approved Valuer)

Place :- Bhopal
Dated :- 28.03.2024

has inspected the property detailed in the Valuation Report dated _____ on _____. Whether satisfied with the
property, boundaries of the property, characteristic of the site and specification of the construction given in the report- Yes/ No
directly accessible :- Yes/ No.

Signature
(Name of the Asst./ Manager)

Signature
(Name of the Branch Manager with office Seal)

Declaration

	I hereby declare that
1	The information furnished in my valuation report is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property;
2	I have no direct or indirect interest in the property valued;
3	I have personally inspected the property on dated 27.03.2024
4	I have not been convicted of any offence and sentenced to a term of imprisonment;

For Manoj Gupta & Associates

Proprietor

er	M/s Chinar Builders, Acting through Partner Shri Sunil Moolchandani S/o Shri Gopichand Moolchandani
Address	Residential Flat No. 604, Sixth Floor, "SAPPHIRE CHINAR" Block - Anand, Situated at Village -Bawadia Kalan, Ward No. 52, Tehsil - Huzur, Dist. Bhopal



For Manoj Gupta & Associates,

 Proprietor



M.P. GOVT. GUIDE LINE RATES LIST MANOJ GUPTA & ASSOCIATES

S.No	Mohalla/Colony/ Sector/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 kabala	Shop	Office	Godown	Residential	Commercial	Irigated	Un irrigated	Sub Closure wise	Sub Closure wise
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
1906	CHANDRIKA GRAH NIRMAN SAHAKARI SAMITI,VISHNHT GRAM BABADIYA KALAN	20800	31200	20800	33800	28000	26400	24800	60400	49100	49100	18400	46000	208000000	208000000	20800	31200
1907	CHINAR FORTUNE	22400	33600	22400	35400	29600	28000	26400	64000	52000	52000	18400	46000	224000000	224000000	22400	33600
1908	CHINAR FORTUNE COMMERCIAL COMPLEX	28000	42000	28000	41000	35200	33600	32000	76600	62100	62100	24000	60000	280000000	280000000	28000	42000
1909	CHINAR INCUBE BUSINESS CENTRE	28000	42000	28000	41000	35200	33600	32000	76600	62100	62100	24000	60000	280000000	280000000	28000	42000
1910	CHINAR SAFAYAR	17600	26400	17600	30600	24800	23200	21600	53200	43400	43400	18800	41600	176000000	176000000	17600	26400
1911	COMFART ENCLAVE(MOHANGABAR ROAD SE HATKAR)	21600	32400	21600	34600	28800	27200	25600	62200	50600	50600	20800	52000	216000000	216000000	21600	32400
1912	CORAL COTTAGE ,VISHNHT GRAM MIDROD	16000	24000	16000	29000	23200	21600	20000	49600	40600	40600	16600	41600	160000000	160000000	16000	24000
1913	CORAL WOOD ROAD SE HATKAR EVAM 200 METER ANDAR	28600	42900	28600	41600	35800	34200	32600	75400	62100	62100	28100	70000	286000000	286000000	28600	42900
1914	CRYSTAL SMART CITY	22000	33000	22000	35000	29200	27600	26000	66000	54000	54000	23500	58000	220000000	220000000	22000	33000
1915	D K 24 KARET	33000	49500	33000	46000	40200	38600	37000	88000	72000	72000	30800	77000	330000000	330000000	33000	49500
1916	D. K. CONSTRUCTION THROUGH YASHWANT EVAM ANYA D. K. COTTAGE PHASE 2 ,VISHNHT GRAM BABADIYA	29600	44400	29600	42600	36800	35200	33600	80200	65000	65000	27600	69000	296000000	296000000	29600	44400