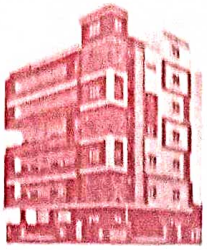
Er.Manoj Kumar Pandey
B.E. (Civil),A.M.I.E.(India)
F. I.V.Regd.Valuer(Govt.of India)
Panel Valuer(L.I.C.& Banks)
Registration No.- Cat - I / 201 / 57 / 07-08
Chartered Engineer (Reg.No.AM094875-9)



Address:-
Er.Manoj Kumar Pandey
(1) Manoj Kumar Pandey C/o Sanjay Dubey
In front of PNB,Above Patanjali Shop,
Morchhali Chouk,**NARMADAPURAM** (M.P.)
Mob.9893761307,8319818905,
(2) Narmada Colony ,Sandiya road,
PIPARIYA,Distt.Narmadpuram(M.P.)
Mob.9893761307,8319818905,9806384484

S. No.: Val. No.11/Itarsi /2024 *Date: 03/06/2024*

VALUATION REPORT

To,
The Branch Manager,
Canara Bank , Itarsi Br.,Itarsi,
Dist. –Narmadapuram, M.P.

Subject: Valuation of I.P.belonging to Shri Bharat Bhusan Gandhi S/O Shri Ramlal Gandhi situated at Kh. No.:1/92 Out of 166 (Old Kh. No.:98/4) , After mutation Plot No.:1/93, Village: Dhurpan, Tehsil:Itarsi, Dist.:Narmadapuram, M.P.

Sir,

As desired by you , find herewith the detailed valuation report in respect of immovable property of above subject job personally inspected by me is based upon the actual observation & information given by the owner .

In my opinion:

i.: Market Value of Property : Rs. 7,50,000.00 [Rs. Seven lakhs fifty thousand]

ii.: Realizable Value of Property: Rs. 6,75,000.00 [Rs. Six lakhs seventy five thousand]

iii.: Distress Sale Value : Rs. 6,00,000.00 [Rs.Six lakhs]

VALUER
Er. Manoj Kumar Pandey
Registered Valuer
(Govt. of India)
No. Cat - I/201/57/07-0

ANNEXURE – 12

VALUATION OF VACANT SITES/ RESIDENTIAL PLOT / COMMERCIAL SITE / LANDREPORT ON VALUATION

Ref. No. 11/Canara -Itarsi Br./24 Date:03/06/2024

I. GENERAL

1.	Name of the reported owner(s) and his/their address(es) with Phone No.(details of share of each owner in case of joint ownership) and address with phone number	:	Shri Bharat Bhusan Gandhi S/O Shri Ramlal Gandhi R/O:- Gandhi Nagar, Itarsi, Tehsil:Itarsi, Dist.:Narmadapuram,M.P.
2.	Purpose of Valuation	:	To find out the present market value of the property
3.	a. Date of Valuation	:	03/06/2024
	b. Date of Inspection	:	03/06/2024
4.	List of perusal documents produced	:	Sale deed
5.	Location of the property	:	
	Plot No./Khasra		Kh. No.:1/92 Out of 166 (Old Kh. No.:98/4) ,After mutation Plot No.:1/93
	Name of Nagar/Layout		Village :Dhurapan
	S.F.No/T.S.No./R.S.No.		N.A.
	Village / Block		Village :Dhurapan
	Taluk / Ward		Tehsil: Itarsi
	Mandal/District/Municipality/ Corporation		Dist:- Narmadapuram, M.P.
	Postal Address of the Property with Pin Code		Kh. No.:1/92 Out of 166 (Old Kh. No.:98/4) , After mutation Plot No.:1/93, Village: Dhurpan, Tehsil:Itarsi, Dist.:Narmadapuram, M.P.

Er. Manoj Kumar Pandey
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6.	Boundaries of the property	:	As Per Sale Deed	As Per Actuals
	North	:	Kachcha Rasta	Kachcha Rasta
	South	:	Land of Chunnilal Malviya	Land of Chunnilal Malviya
	East	:	Agri. Land of Dulare Prasad	Agri. Land of Dulare Prasad
	West	:	Plot of Ramnath S/O Shri Ramgopal	Plot of Ramnath S/O Shri Ramgopal
7.	Dimensions of the site	:	A	B
			As per the Sell Agreement	Actuals
	North		50′	50′
	South		50′	50′
	East		60′	60′
	West		60′	60′
8.	Extent of the site	:	3000 sq.ft.	
9.	Extent of the site considered for valuation (least of 8A & B)		3000 sq.ft.	

II.CHARACTERISTICS OF THE SITE:

1.	Character of locality	:	Residential
2.	Classification of locality	:	Middle class
3.	Development of surrounding area	:	Developing residential area
4.	Possibility of frequent flooding	:	Low.
5.	Accessibility to the civic amenities like school, hospitals, offices,markets, etc.	:	Within 1-5 km in city level
6.	Level of land with topographicalconditions	:	Leveled, Plain
7.	Shape of land	:	Rectangular in shape
8.	Type of use to which it can be put	:	Residential
9.	Any usage restriction?	:	No
10.	Tenure of Land	:	Sale deed Attached (Freehold)
11.	Plot is in town planning approved lay out?	:	Yes
12.	Will there be any problem to getdrawing approval at a later date	:	No
13.	Corner plot or intermittent plot	:	Intermittent plot
14.	Ratio between the average depthand width	:	It is Rectangular in shape
15.	Road facilities	:	Yes
16.	Type of road available at present	:	Mud Road
17.	Width of road – Is it below 20′ ormore than 20′	:	Less than 20′ wide road
18.	Is it a land locked land?	:	No
19.	Water potentiality	:	Good
20.	Underground Sewerage Systems	:	No
21.	Power supply is available in the site	:	Yes
22.	Advantages of the site	:	Connected with all basic civic amenities
23.	Disadvantages of the site	:	No

Er. Manoj Kumar Gupta
Registered Valuer
(Govt. of India)
No. Cat - I/201/57/07-

VALUATION

A	Value by adopting GLR		
i)	Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Residential Plot : Rs.1800/sq.mt or Rs.167 /Sq.ft Plot Value : 3000 sq.ft. @ Rs.167 /sq.ft = Rs. 5,01,000.00
ii)	Value of land by adopting GLR(…….. X…….)	:	Plot Value : 3000 sq.ft. @ Rs.167 /sq.ft = Rs . 5,01,000.00
B.	Value by adopting PMR		3000 sq.ft @ Rs.250/sq.ft. = Rs. 7,50,000.00
i)	Prevailing market rate	:	Rs.250/sq.ft.
ii)	details/reference of atlesat two latest deals/transactions with respect to adjacent properties inthe areas)	:	No latest transaction is available at present in local area : Two Reference name for enquiry of plot rate in local area of adjacent property: i)Bhupendra: (Mob:9165257563) ii)Sanjay:(Mob: 98276 13347) Rs. 250/sq.ft.
iii)	Unit rate adopted in this valuation after considering the characteristics of the subject plot Value of land by adopting PMR(…….. X….)	:	Rs.250/Sq.ft 3000 sq.ft @ Rs.250/sq.ft. = Rs. 7,50,000.00
C	Extra items		No
	Compound wall / Fencing	:	No
	Deep bore with motor/open wellGate		No
	Power supply	:	Yes

A. Abstract Valuation

Part	Description	Value of adopting	
		GLR	PMR
1	Land	Rs. 5,01,000.00	Rs. 7,50,000.00
2	Extra items	N.A	No
	Total	Rs. 5,01,000.00	Rs. 7,50,000.00
	Say	Rs. 5,01,000.00	Rs. 7,50,000.00
Factors favouring for an additional value 1. 2. Add		(+)	Nil
Factors favouring for less value 1. 2. Less		(-)	Nil
Present Market Value			Rs. 7,50,000.00

Er. Manoj Kumar Pathak
Registered Valuer
(Govt. of India)
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ANY OTHER DETAILS:

Also, such aspects as i) Salability: Good
ii) Likely rental valuers in futurein : Increasable
iii) Any likely income it may generate, may be discussed). : It is a vacant plot

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 specificationsis

i.: Market Value of Property : Rs. 7,50,000.00 [Rs. Seven lakhs fifty thousand]

ii.: Realizable value of Property: Rs. 6,75,000.00 [Rs. Six lakhs seventy five thousand]

iii.: Distress sale Value : Rs. 6,00,000.00 [Rs.Six lakhs]

Signature
(Name and official Seal of the Approved Valuer)

Encl: 1. *Declaration from the value in (Annexure 22)*
2. *Model Code of conduct for valuer (Annexure 23)*

II. CERTIFICATE

1. *It is hereby certified that in my opinion the present market value of the property described in the report above by adoptingthe prevailing market rate for land is Market Value of Property : Rs. 7,50,000.00 [Rs. Seven lakhs fifty thousand]*

The forced sale value of the property is estimated as20%less than the present market value.

i) *Realizable value of the property is is estimated as 10% less than the present marketvalue.*

2. *Number of title deed(s) involved in this property is .....1..... . The relevant document for the subject property in the opinion of this valuer is the sale dee dated attached*

Registration Number ....Not mentioned in sale agreement ..... registered in the ***Itarsi*** *Registrar's Office District : Narmadapuram*

3. *If this property is offered as security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.*

4. *Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I(1).*

5. *The property was inspected on .....03/06/2024..... by me in the presence of Owner The legal aspects were not considered in this valuation.*

6. *This valuation work is undertaken by the valuer based upon the request from Canara Bank Itarsi Br., Itarsi ,Tehsil: itarsi , District : Narmadapuram M.P.*

7. *Any other details*

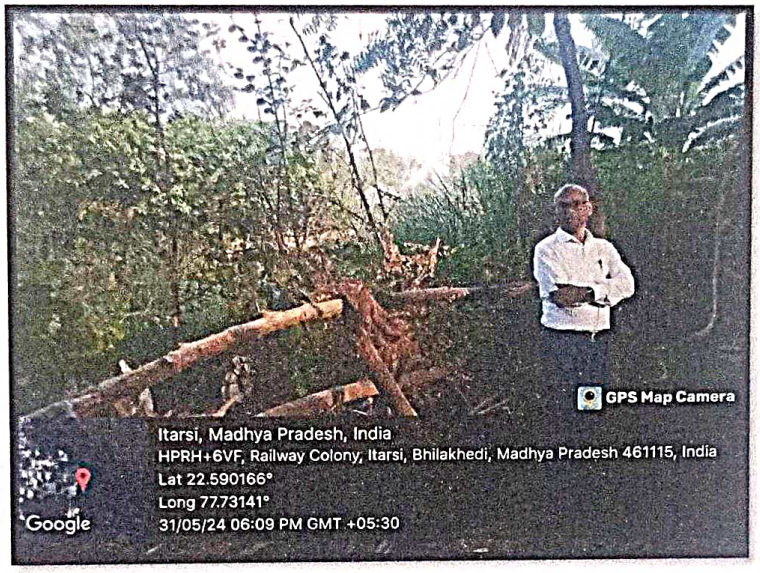
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Date :*03/06/2024*

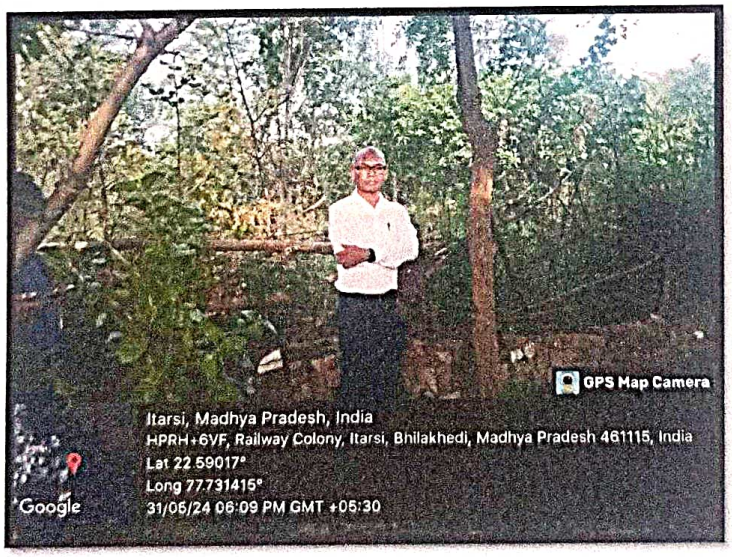
(Panel Valuer)

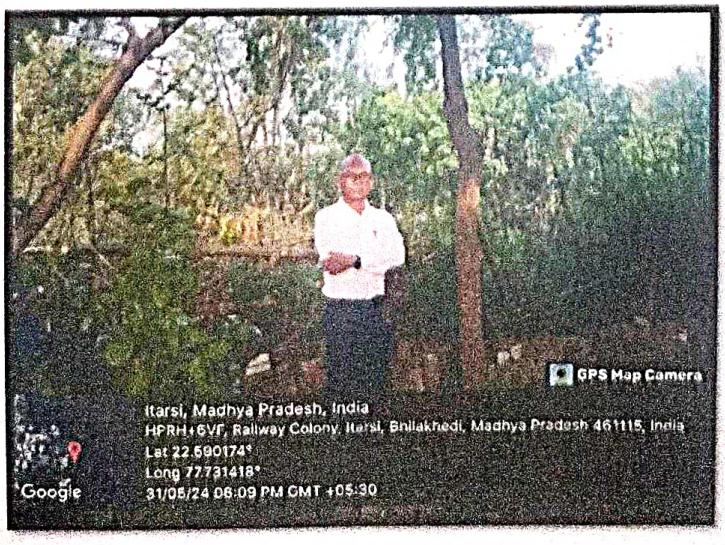
Er. Manoj Kumar Pandey
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(Govt. of India)
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Note : *This report contains 07 Pages*
Enclosures:
1. *Key plan showing the location of the property*
2. *Sketch of the plot with boundaries*
3. *Layout drawing if available*

Photographs of Property



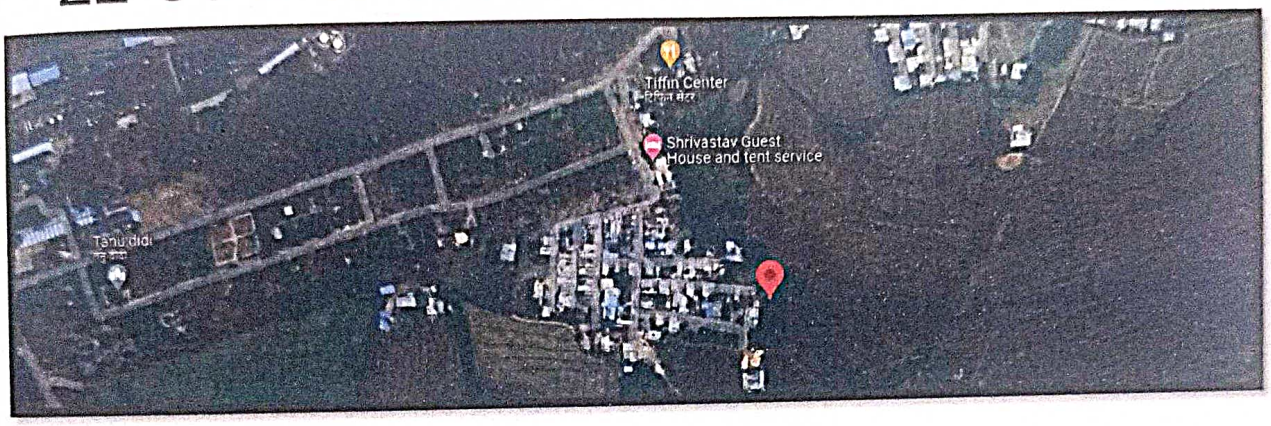




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No. Cat - I/201/57/07-c

G.P.S. of Property

22°35'24.6"N 77°43'53.1"E



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Tehsil : Itarsi, Sub-Area : NON-PLANNING AREA, Patwari Halka : 00003

902	DHURPON	1,800	1,800	1,800	7,800	5,800	4,600	4,200	15,000	12,600	12,600	0	0	21,16,000	11,96,000	1,800	1,800
903	KELMESRA	800	800	800	6,800	4,800	3,600	3,200	14,000	11,600	11,600	0	0	13,60,000	8,00,000	800	800

Tehsil : Itarsi, Sub-Area : NON-PLANNING AREA, Patwari Halka : 00004

904	LALWANI	700	700	700	6,700	4,700	3,500	3,100	13,900	11,500	11,500	0	0	15,20,000	8,80,000	700	700
905	NAYAGAON	800	800	800	6,800	4,800	3,600	3,200	14,000	11,600	11,600	0	0	13,80,000	8,28,000	800	800

Tehsil : Itarsi, Sub-Area : NON-PLANNING AREA, Patwari Halka : 00005

906	TIKHAD	2,200	2,300	2,200	8,200	6,200	5,000	4,600	15,500	13,100	13,100	0	0	19,20,000	10,56,000	2,200	2,300

Tehsil : Itarsi, Sub-Area : NON-PLANNING AREA, Patwari Halka : 00006

907	BANDRI	700	700	700	6,700	4,700	3,500	3,100	13,900	11,500	11,500	0	0	7,56,000	4,62,000	700	700

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