VALUATION REPORT
Land Valuation

Branch- **Khari Fatak Road Branch**
Customer- **M/s Vanshika HDPE Sprinkler Pipe and Mini Sprinkler**
Panel Engineer: **Mukesh Shrivastava & Associates**

1.	Land Owner's name and address (If jointly owned full details to be furnished - i.e. names of joint owners, share of each joint owner etc.)	**Smt.Chanchal Rajput** W/o Shri Ganesh Pratap Rajput.	
2.	Survey No. and Registrar Office wherein the titles deed are registered	Sub Registrar Distt. Vidisha	
	a. Whether verified with legal opinion Survey No./ Patta No.	Not in the scope of work of Valuer Kh.no.28 (New no.28/1/1)	
	b. Extent of land	50' X 120 = 6000 Sq.Ft. or 557.70 Sq.Mt.	
3.	Type of Land-Wet or Dry-residential/ Industrial/Commercial/Quarry/Mine	Commercial	
4.	a. Locational Address of the Property	Khasra no.28 (New no.28/1/1), **Village Rusalla,** Inside Main Road, P.H.no.11, Tehsil Vidisha Nagar, Distt. Vidisha **23.5183 N 77.8752 E**	
b.	Specify the boundary description on all sides	**As per deed**	**Actual**
	North	Sellers balance land	Sellers balance land
	South	Land Kh. no. 31/3 (Rahul Singh)	Land Kh. no.31/3 (Rahul Singh)
	East	Land Kh.no. 29/4/2/2(Srishti & Shivsingh Rajput)	Land Kh.no. 29/4/2/2(Srishti & Shivsingh Rajput)
	West	40 ft. Rasta	Kachcha Road
5.	Details of recent registration		
	a. Buyer	**Smt. Chanchal Rajput**	
	b. Seller	Sunil Kumar Sivan	
	c. Extent of the area	6000 Sq.Ft. or 557.70 Sq.Mt.	
	d. Registered for Rs.	Rs.1800000.00 (As per sale deed)	
	e. Date of Registration	12/03/2024 (As per sale deed)	
6.	Whether the property self acquired or ancestral property	Self purchased	
	If ancestral property whether VAO certificate is available	N.A.	
	If self acquired whether original title deed verified	Not in valuer's scope of work.	

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7.	a) Whether freehold or lease hold If leasehold, unexpired period of lease	Free hold land
	b)Other Infrastructure	Available
	Possibility of frequent flooding	No
	Proximity to civic amenities	Available
	Proximity to surface communication road, rail etc.	Available
	Availability of water/electricity etc.	Available
	Whether the land or part thereof notified for acquirement	None
8.	Whether property tax has been paid regularly and the amount of tax and the value of property as per property tax.	Not produced, please obtain from party.
9.	Date of Physical inspection done by the engineer a. Whether vacant b. Whether under unauthorized occupation/under legal entanglement	27/02/2026 Owner's possession Not observed
10.	Whether falls under 'Land Ceiling Act' Provision	Not observed
11.	Legal Encumbrances, if any, (Searches and Investigations made)	N.A.
12.	VAO/ Guideline value maintained at Registrar Office (copy enclosed)	Guidelines value as per Annexure
13.	Local / Market rate prevailing at the time of valuation (Basis of valuation)	The Valuation has been done on market survey basis looking the location, area, salability and utility of asset
14.	Value arrived at by the undersigned and reasons thereof	
	a. Market Value	As per the annexure attached
	b. Forced / Distress Sale Value	As per the annexure attached
	c. Comparable Sale Value (in the vicinity)	As per the annexure attached
	d. Realizable Sale Value	As per the annexure attached

Certified that the property valuation has been done without any interest direct or indirect, interest in the in the above property. The distressed sale value has also been taken into account for valuing the property.

Name, Address & Signature of Valuer

For **Mukesh Shrivastava& Associates**

Date: 02/03/2026

Authorised Signatory/Proprietor

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Building(Industrial) Valuation

Branch- **Khari Fatak Road Branch**
Customer- **M/s Vanshika HDPE Sprinkler Pipe and Mini Sprinkler**
Engineer: **Mukesh Shrivastava & Associates**

1.	Building Owner's name and address (If jointly owned full details to be furnished - i.e. names of joint owners, share of each joint owner etc.)	**Smt.Chanchal Rajput** W/o Shri Ganesh Pratap Rajput.	
2.	Survey No. and Registrar Office wherein the titles deed are registered	Sub Registrar, Distt.Vidisha	
	a. Whether verified with legal opinion Survey No./ Patta No.	Not in the scope of work of Valuer Kh.no.28 (New no.28/1/1)	
	b. Extent of land	50' X 120 = 6000 Sq.Ft. or 557.70 Sq.Mt.	
3.	a. Locational Address of the Property	Khasra no.28 (New no.28/1/1), Village Rusalla, Inside Main Road, P.H.no.11, Tehsil Vidisha Nagar, P.H.No.11, Distt. Vidisha **23.5183 N 77.8752 E**	
	b. Specify the boundary description on all sides	**As per deed**	**Actual**
	North	Sellers balance land	Sellers balance land
	South	Land Kh. no.31/3 (Rahul Singh)	Land Kh. no.31/3 (Rahul Singh)
	East	Land Kh.no. 29/4/2/2(Srishti & Shivsingh Rajput)	Land Kh.no. 29/4/2/2(Srishti & Shivsingh Rajput)
	West	40 ft. Rasta	40 ft. Rasta
4.	Details of recent registration		
	a. Buyer	**Smt. Chanchal Rajput**	
	b. Seller	Sunil Kumar Sivan	
	c. Extent of the area	6000 Sq.Ft. or 557.70 Sq.Mt.	
	d. Registered for Rs.	Rs.1800000.00 (As per sale deed)	
	e. Date of Registration	12/03/2024 (As per sale deed)	
5.	Whether the property self acquired or ancestral property	Self purchased	
	If ancestral property whether VAO certificate is available	N.A.	
	If self acquired whether original title deed verified	Not in valuer's scope of work.	

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6.	If the building is leased out, terms of lease, unexpired period of lease and possibility of getting vacant possession	Free hold
7.	Whether the land on which the building stands is owned by the borrower	Yes
8.	Type of construction with details	
	a. Whether constructed as per approved plan (Enclose photocopy of the approved building plan)	N.A..
	b. Whether any major deviations observed from the approved plan	N.A.
9.	a. Age of the building and the present condition	2 years, Poor
	b. Life expectancy	Can't comment
	c. Locational disadvantages	None
10.	a. Whether property tax has been paid regularly	No
	b. Amount tax	-
11.	Any other relevant details	
	Whether premises utilized for residential / commercial purposes	Industry
	Own / rental occupation / Long lease-	Owner's possession
	If rented, rent yield per month	N.A. as it is not possible
	Whether standard rent has been fixed under Rent Control Act; If so details:	No
	Any dispute between owner and tenant	N.A.
12.	Legal Encumbrances, if any, (Searches and Investigations made)	N.A.
13.	Total Area of the land	557.70 Sq.Mt.
	Constructed area	**Shed**
	Area in Sq.Mt.	278.85
	Year of construction	2024
	Type of construction	PPGL sheet sides
	Type of roof	Sheet Roof
	Type of floor	IT flooring
	Amenities/Extra fittings- Replacement Value (Rs. in lacs)	As per the annexure attached
	Estimates / Present value	As per the annexure attached

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	Less: Depreciation (Rs. in lacs)	As per the annexure attached
	Forced /Distress Sale Value (Rs. in lacs)	As per the annexure attached
	Availability of civic amenities / Water	Yes
	Electricity Connection	Yes
	Drainage Connection	Yes
	Transport / communication	Yes
	Nearest Bus Stop	Vidisha
	Nearest Railway Station	Vidisha
14.	VAO/ Guideline value maintained at Registrar Office (copy enclosed)	Guidelines value as per Annexure
15.	Local / Market rate prevailing at the time of valuation (Basis of valuation)	The Valuation has been done on market survey basis looking the location, area, salability and utility of asset
16.	Value arrived at by the undersigned and reasons thereof	
	a. Market Value	As per the annexure attached
	b. Forced / Distress Sale Value	As per the annexure attached
	c. Comparable Sale Value (in the vicinity)	As per the annexure attached
	d. Realizable Sale Value	As per the annexure attached
17.	List of documents produced for perusal	1. Copy of Sale deed dated 12/03/2024
		2. Copy of previous valuation report of Sunil Joshi dated 08/01/2025.
		3.Copy of Khasra for the year 2024-25.
18	Declaration	1.The property was inspected by the undersigned on 27/02/2026. 2.The undersigned does not have any direct/indirect interest in the in the above property. 3.The information furnished herein is true and correct to the best of our knowledge
19	Name, Address & Signature of Valuer Date:02/03/2026	For **Mukesh Shrivastava& Associates** Authorized Signatory/Proprietor

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