R.G. Pathak
&
ASSOCIATES
Architects, Structural Engineers & Govt. Approved Valuers
IBBI registration number: IBBI/RV/02/2019/11854
& Under Sec. 34 AB of Wealth Tax Act

23, Bhoj Marg, Freeganj, Ujjain (M.P.) India
503, 'The Mark', 20 Old Palasia, Saket Square
Above Dominos Pizza, Indore (M.P.) 452018
Ph. # (O) 0734-3558495, Mob.: 98260-51686
E-mail: rgpathak2000gmail.com

TO,
THE BRANCH MANAGER
BANK OF INDIA, BAMLABE BRANCH
RAJGARH M.P.

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Approved Valuer)

I.	GENERAL			
1.	Purpose for which the valuation is made			Mortgage Purpose
2.	a)	Date of inspection	:	09/06/2026
	b)	Date on which the valuation is made	:	22/06/2026
3.	List of documents produced for perusal			
	i) Copy of Title Deed: Annexure-I.			
	ii) Copy of Correction deed: Annexure-II.			
	iii) Copy of diversion order: Annexure-III.			
	iv) Copy of Municipality receipt tax : Annexure-IV			
	v) Copy of Collector's Guideline Page: Annexure-V.			
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)		:	Shri Suresh Kumar Dangi S/O Ramprasad Dangi.
5.	Brief description of the property (Including leasehold/freehold etc)		:	It's an open residential freehold plot.
6.	Location of property			
	a)	Plot No. / Survey No.	:	Land Survey No. 1082/39 (Old no. 1082/1).
	b)	Door No.	:	Land Survey No. 1082/39 (Old no. 1082/1).
	c)	T. S. No. / Village	:	Kasba & Tehsil Biaora
	d)	Ward / Taluka	:	Patwari Halka No. 31, Ward no. 13.
	e)	Mandal / District	:	District Rajgarh M.P.
7.	Postal address of the property		:	Land Survey No. 1082/39 (Old no. 1082/1), Patwari Halka No. 31, Ward No. 13, Behind Hathikhana marg at Champalal's Garden Biaora, Tehsil Biaora & District Rajgarh M.P.
8.	City / Town		:	Rajgarh M.P.
	Residential Area		:	Yes.
	Commercial Area		:	No.
	Industrial Area		:	No.
9.	Classification of the area		:	

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	i) High / Middle / Poor	:	Middle.	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Council Biaora.	
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.	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	**The land has been diverted for residential use vide order no. 142/A-2/2014-15 on dated 16/03/2016 (Please see Annexure-III).**	
13	Boundaries of the property	:	As per Deed	As per Actual
	East	:	20 fit Road & Drainage	20 fit Road & Drainage
	West	:	Other's House Hathikhana Mohalla	Other's House Hathikhana Mohalla
	North	:	Remaining Land of Seller Shri Vinod Jatva	Now Others house
	South	:	Remaining Land of Seller Shri Vinod Jatva	Open plot
14.1	Dimensions of the site	:	A	B
			As per the Deed	As per Actual
	East	:	7.62 meters	7.62 meters
	West	:	7.62 meters	7.62 meters
	North	:	12.19 meters	12.19 meters
	South	:	12.19 meters	12.19 meters
14.2	Latitude, Longitude and Coordinates of the site	:	**LATITUDE : 23.911204 E** **LONGITUDE: 76.911845 N**	
15	Extent of the site	:	92.90 Sq. m. i.e., 1000.00 Sq. ft.	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	92.90 Sq. m. i.e., 1000.00 Sq. ft.	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Fully under owner's possession	
II.	CHARACTERISTICS OF THE SITE			
1.	Classification of locality		Middle class	
2.	Development of surrounding areas		Good	

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	least two latest deals/transactions with respect to adjacent properties in the areas)		
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		**Residential Land Rates: RS.6,000.00 Please see Annexure-V**
5.	Assessed / adopted rate of valuation		RS.10,000.00 Per Sq. m.
6.	Estimated value of land		**92.90 Sq. m. x RS.10,000.00 Per Sq. m. = RS.9,29,000.00**

Part - B (Valuation of Building)

1.	Technical details of the building			Not applicable as only plot.
	a)	Type of Building (Residential / Commercial / Industrial)		----do------
	b)	Type of construction (Load bearing / RCC / Steel Framed)		----do------
	c)	Year of construction		----do------
	d)	Number of floors and height of each floor including basement, if any		----do------
	e)	Plinth area floor-wise		----do------
	f)	Condition of the building		----do------
		i) Exterior - Excellent, Good, Normal, Poor		----do------
		ii) Interior - Excellent, Good, Normal, Poor		----do------
	g)	Date of issue and validity of layout of approved map / plan		Not applicable as only plot.
	h)	Approved map / plan issuing authority		Not applicable as only plot.
	i)	Whether genuineness or authenticity of approved map / plan is verified		Not applicable as only plot.
	j)	Any other comments by our empanelled valuers on authentic of approved plan		Not applicable as only plot.

G.PATHAK & ASSOCIATES ENGINEERS ARCHITECTS & GOVT. APPROVED VALUERS 1&3 FREEGANJ UJJAIN (M.P.)

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Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floor	Other floors
1.	Foundation	Not applicable as only plot	
2.	Basement	----do------	
3.	Superstructure	----do------	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	----do------	
5.	RCC works	----do------	
6.	Plastering	----do------	
7.	Flooring, Skirting, dadoing	----do------	
8.	Special finish as marble, granite, wooden paneling, grills, etc	----do------	
9.	Roofing including weather proof course	----do------	
10.	Drainage	----do------	
2.	Compound wall	Not Applicable	
	Height	-----do------	
	Length	-----do------	
	Type of construction	-----do------	
3.	Electrical installation		
	Type of wiring	----do------	
	Class of fittings (superior / ordinary / poor)	----do------	
	Number of light points	----do------	
	Fan points	----do------	
	Spare plug points	----do------	
	Any other item	----do------	
4.	Plumbing installation		
	a) No. of water closets and their type	----do------	
	b) No. of wash basins	----do------	
	c) No. of urinals	----do------	
	d) No. of bath tubs	----do------	
	e) Water meter, taps, etc.	----do------	
	f) Any other fixtures	----do------	

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Total abstract of the entire property

Part- A	Land	:	RS. 9,29,000.00
Part- B	Building	:	Nil
Part- C	Extra Items	:	Nil
Part- D	Amenities	:	Nil
Part- E	Miscellaneous	:	Nil
Part- F	Services	:	Nil
	Total	:	RS. 9,29,000.00
	Say	:	**RS. 9,25,000.00**

(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).

DATE :- June 22, 2026
PLACE :- UJJAIN (MP)
REG.NO:-IBBI/RV/02/2019/11854
REG.NO:-CAT-I/8/52 OF 2002

FOR R.G PATHAK & ASSOCIATES
ARCHITECTS & ENGINEERS &
(Panel Valuer Bank of India)
GOVT. APPROVED VALUERS
23, BHOJ MARG, FREEGANJ,
UJJAIN (MP).

R.G. PATHAK & ASSOCIATES ENGINEERS ARCHITECTS & GOVT. APPROVED VALUERS 23 BHOJ MARG FREEGANJ UJJAIN (M.P.)

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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 RS.9,25,000.00 (RS. NINE LACS TWENTY FIVE THOUSAND ONLY). The Realizable value of the above property is RS. 8,30,000.00 (RS. EIGHT LACS THIRTY THOUSAND ONLY). The distress value RS. 7,00,000.00 (RS. SEVEN LACS ONLY).

01. COLLECTOR'S GUIDE LINE RATES

a. For residential plot 92.90 Sq. m.
@ RS. 6,000.00 Per Sq. m. : RS. 5,57,400.00

DATE :- June 22, 2026
PLACE :- UJJAIN (MP)
REG.NO:-IBBI/RV/02/2019/11854
REG.NO:-CAT-I/8/52 OF 2002

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