

VALUATION REPORT FOR ADITYA BIRLA FINANCE LIMITED

Branch Name	:	Khandwa	Type of Case	:	FRESH LAP
Valuer Name	:	Er. Gaurav Airan	Date of Visit:	18.04.2024	
Case Ref. No	:	ML000030415	Valuation Report- Negative/Positive: (DD Negative/Positive)	Date of Report :	19.04.2024
Contacted Person for property inspection (Name/ Mobile)	Mrs. Meenal Saini- 9575936403				

BASIC DETAILS

1	Applicant's Name's	GURUKRIPA MOTERS		
2	Originally type of property (DD) Residential Residential Cum Commercial Commercial Industrial	Residential Cum Commercial	Current Usage (DD) Under Construction Residential Residential Cum Commercial Commercial Industrial	Under Construction
3	Address as per request	Property Situated At, Land Of Survey No. 572/1, 579/1, PH. No. 80, Ward No. 29, Padamkund Marg, Tehsil & Dist. Khandwa, M.P. 450001.		
	Address at site	Property Situated At, PH. No. 80, Ward No. 29, Padamkund Marg, Tehsil & Dist. Khandwa, M.P. 450001.		
	Address as per document	Property Situated At, Land Of Survey No. 572/1, 579/1, PH. No. 80, Ward No. 29, Padamkund Marg, Tehsil & Dist. Khandwa, M.P. 450001.		
	Name Of Document Holder	Mrs. Meenal Saini W/o Mr. Abhishek Saini		
	Micro Location of Property (DD) Residential Residential Cum Commercial Commercial Industrial	Residential Cum Commercial		
	Landmark	Near By Jain Nursing Home		
	Latitude:- 21.823639		Longitude: 76.339833	
	Main Locality of the Property: Residential (DD) Residential Residential Cum Commercial Commercial Industrial		Sub Locality of the Property: Residential (DD) Residential Residential Cum Commercial Commercial Industrial	



Name Of Applicant: GURUKRIPA MOTERS

4	Has the valuator done valuation of this property before this? If yes, when, for whom? (DD) yes/No	NO
5	Building / Project Category of property (DD) Apartment / Villas/ Row house /Individual House/Flat/Commercial Units/ Industrial Units	House
6	Technical documents received (DD) (Complete / Partly / Nil)	Complete
7	Building / Project amenities of property (DD) (Nil / average / good / excellent / Not Applicable)	Average

TYPE OF PROPERTY& LOCALITY DETAILS

8	Type of Property	Main Type of Property (DD) Residential Residential Cum Commercial Commercial Industrial	Residential Cum Commercial
		Sub-type of the Property (DD) Residential Residential Cum Commercial Commercial Industrial	Residential Cum Commercial
5	Location	Locality DD (Low, Medium, Posh)	Medium
		Site is DD(Developed, Under Developed)	Developed
		Proximity to civic amenities/public transport	Near By 01 KM
		Railway Station	01 Km
		Bus Stop	02 Km
		Property surrounding infrastructure and development DD(Developed, Under Developed)	developed
7	Distance from City Center		1 KM (Khandwa)
8	Condition and approx. width of approach road to reach the property		20 ft



9	Is Approach road of the Property DD (Width >40ft, Width 20 to 40ft, Width 10 to 20ft, Clear width <10ft, Mud Road, Illegal Road (Without document))	Width 20 to 40ft
10	Legal approach to the property as per documents DM(Clear / Not Clear)	Clear
11	Any other features like board of other financier indicating mortgage, notice of Court/any authority which may affect the security DM (Yes/No/NA)	NA

PROPERTY DETAILS

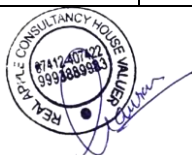
12	Occupant Status	DD (Vacant / Self Occupied / Rented / Self + Rented)	Vacant
		Name of Occupant	NA
		Relation with applicant	NA
Building details		Property Demarcation DM (Yes/No)	Yes
		Property Identified DD (Yes/No)	Yes
		Property Identified through DD Provided Document Local Enquiry	Provided Document
		Type of structure	RCC & Tin shed
		Land/Plot Area	2228 Sqft
		No of Blocks if applicable	0
		No of Units on floor	0
		No. of Floors	G+3
		No. of Lifts	01
		Delivery Agency DD (Builders, Self-Construction,NA)	NA



14	Unit details	No. of rooms (1BHK / 2BHK / 3BHK) DD (1BHK to 10BHK)	GF- 01 Hall, LB FF-Hall, SF-01 Hall, LB TF-01 Hall LB	
		Parking facilities is available DD (Yes / No)	NO	
		Property located on Floor Number.	NO	
16	Age of the property	00 Years	Residual life	60Years
		DD (Under construction, New Built (<1 years), 1 to 4 Years, 5 to 10 Years, 11 to 20 Years, 21 to 30 Years, Very old (>30 Years), Not Applicable)		5 to 10 Years
18	Quality of construction DD (excellent / good / average / Nil / Not applicable)	Exteriors DD (excellent / good / average / Nil / Not applicable)	Average	
		Interiors DD (excellent / good / average / Nil / Not applicable)	Average	
		Type of property DM (normal flat / duplex / penthouse / Not Applicable)	Not Applicable	
		Remarks on view / Facing from property DD(normal view / Sea or lake or river / Garden or golf or monument / internal project / Slums, UG / Nalla or drain / Cemetery or burial ground / Not Applicable)	Road Facing Normal View	
19	Additional Property Details			

SANCTION PLAN APPROVAL & OTHER DOCUMENTS DETAILS

17	Name of the Sanctioning Authority & Sanction plan / CC / OC verification details with approval no	Not Provided			
18	Ownership type DD(Leasehold/ Freehold)	Freehold			
19	Property documents verified	Provided Copy of Sale Deed For Land 3848 Sq ft In Favor Of Mrs. Meenal Saini W/o Mr. Abhishek Saini Provided Copy of Sale Deed of Sold Part For Land 600 Sq ft In Favor Of Mr. Mo. Aarif S/o Mr. Mo. Ibrahim Provided Copy of Sale Deed of Sold Part For Land 1020 Sq ft In Favor Of Mr. Aasif Husain S/O Mr. Imam Husain			
20	Is the property within Municipal Limits DD (Yes/No)	Yes			
22	Permissible usage allows as per master plan DD (Yes/No)	Na			
22	Whether property under demolition list as per authority DD(Yes/No/ Not to Our Knowledge)	Not to Our Knowledge			
23	Risk of demolition of the property DD (Nil / Low / Medium / High)	Low			
24	Setbacks	As per plan/ Bye laws	Actual at site Proposed	Deviation	Remarks, if any
	Front			DD (Yes/No/NA)	
	Side1(Left)				
	Side2(Right)				
	Rear				
25	Area (in sq. ft.)				
	Carpet area as per documents	Sqft			
	Carpet Area as per sanction plan	Sqft			
	Carpet area as per measurement	5187 Sqft			
	Built up area as per documents	Sqft			
	Built up area as per Sanction Plan	Sqft			
	Built up area as per measurement	6484 Sqft			
	Super built up area as per documents	Sq ft			
	Terrace / Garden area (If Applicable)	NA			



Name Of Applicant: GURUKRIPA MOTERS

	Total Area to considered	6484 Sqft			
	Loading considered	-%			
26	Deviations Details				
	Usage Deviations of Property DD(Yes / No)	No			
	Is property with Horizontal Deviation DD (0 to 50%, >50%, Not Applicable)	NA			
	Is Property with Vertical Deviation DD (1 floor, 2 floors, 3 &>3 Floors, Not Applicable)	NA			
	Tenement / Multi units' deviation in the property DD (Yes / No)	NA			
	Property is situated is in limits of (Corporation limits, Town Municipality limits, Gram panchayath limits,)	NAGAR NIGAM KHANDWA			
	Is property within the Buffer zones of Lake & Drains DD (Lake, Primary Drain, Secondary Drain, Tertiary Drain, Not Applicable)	NO			
	Is property in any Caution location like (Costal Regulatory Zone, Conservancy zones, River line, below High Tension Electric Line, Negative areas, Community Dominated areas, Risk of Demolish by Road widening is Notified, Not Applicable)	NA			
VALUATION					
25	(A)Description of Constructed Area and Rates				
	For Property with Land & Building	Description	Area (sq. ft.)	Rate (Rs. per sq. ft.)	Amount (Rs.)
		Land Area	2228	3500	77,98,000/-
		Construction rate (RCC)	4010	1050	42,10,500/-
		Construction rate (Industrial Shed)	0	0	0
		Less Depreciation %			
	For Property with SBUA	Applicable / Considered Area	0	0	0/-
	Sub Total Value of property				1,20,08,500/-



	Stage of construction in %	90%		Stage of Recommendation in %	90%	
	(B)Value of Extra Amenities if applicable					
	Car Parking	PLC	IDC	EDC	Power Backup	Other
	0	0	0	0	0	0
	Total Amenities charges				0	
	Total Market Value of Property as on Date (A+B)				1,20,08,500/-	
	Guideline Value of The Property				Rs. 938/- Per Sq ft	
	Forced Sale Value (80%)				96,06,800/-	
	Approx. Rentals in case of 100% complete property			Rs- 0 /-		

BOUNDARIES

Boundaries	EAST	WEST	NORTH	SOUTH
As per deed	House Of Nitin Narwale	Road	Road	House of Aarif Husain
At site	House Of Bappi Narwale	Road	Road	House Of Aarif Panwala
Boundaries Matching DD (yes/No)	Yes			

Remarks

1. A Subjected Property Is Built On Plot Of 2228 Sq ft
2. Property Situated At, Land Of Survey No. 572/1, 579/1, PH. No. 80, Ward No. 29, Padamkund Marg, Tehsil & Dist. Khandwa, M.P. 450001.
3. GF BUA-2028 Sq ft, FF BUA- 2028 Sq ft (RCC). SF BUA 2028 Sq ft(RCC), TF BUA 400 Sqft (RCC), 1700 Sqft (Tinshed).
4. Provided Sale Deed For Land area 3848 Sq ft In Favor Of Mrs. Meenal Saini W/o Mr. Abhishek Saini
5. Some Part of Subjective Property is Sold By Applicant Which Land Area is Sold part is 1020 sq ft Sold to Mr. Aasif Husain S/O Mr. Imam Husain & 600 sq ft sold to Mr. Mo. Aarif S/o Mr. Mo. Ibrahim thus Remaning Land area is 2228 sq ft.
6. 2228 sq ft Land area considered in this Report.
7. Approved Sanctioned Plan And Construction Permission Not Provided. As per online Mp Bhulekh Record Property is Residential but As per Site Commercial thus Land diversion Order And Approved Plan And Permission required.
8. BUA Considered As Per Max FAR 1.8 FAR Bases.
9. Property Identified With The Help Of Local Inquiry And Verify With Four Boundaries.
10. Land Rate Considered As Per Market Survey.
11. Valuation Released subject to Positive Legal.

Name of Engineer who visited the property:-

Er. Sameer

Date – 18.04.2024

(Authorized Signatory)



Name Of Applicant: GURUKRIPA MOTERS

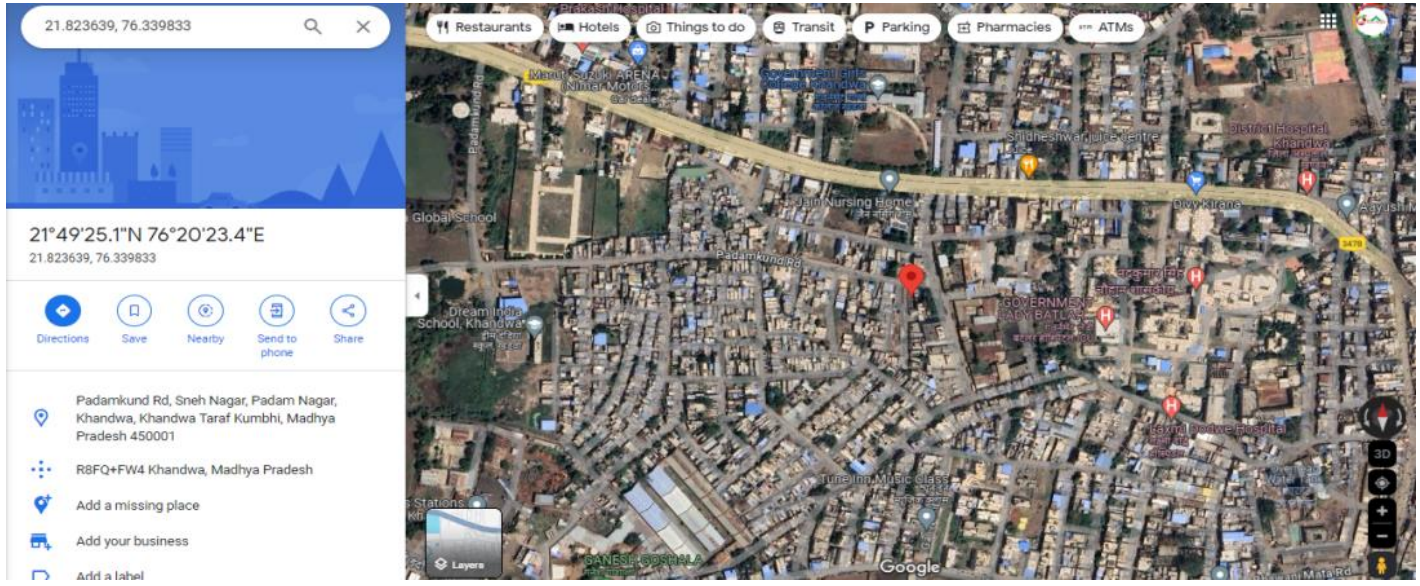
Photographs



GPS Coordinates: 21.823639, 76.339833



Name Of Applicant: GURUKRIPA MOTERS



मध्यप्रदेश कम्प्यूटरीकृत भू-अभिलेख

खसरा

प्रारूप एक (नियम 6 देखिए)

मध्यप्रदेश भू-राजस्व संहिता (भू-सर्वेक्षण तथा भू-अभिलेख) नियम, 2020

ग्राम: खण्डवा तरफ कुन्डी			पटवारी हल्का: खंडवा तरफ कुन्डी			तहसील: खंडवा नगर			जिला: खण्डवा		वर्ष: 2024-2025
भूमि के भाग की पुनिक आईडी	भूमि के भाग का प्रकार (सर्वेक्षण संख्यांक/ब्लॉक की दशा में)	भू-खण्ड संख्यांक(ब्लॉक की दशा में)	1. क्षेत्रफल (हेक्टेयर/वर्ग मीटर में) 2. भूमि उपयोग जिसके लिए निर्धारण किया गया है 3. भू-राजस्व/भू-भाटक (रु. में)	1. भूमिस्वामी का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता 2. शासकीय भूमि	प्रत्येक भूमिस्वामी का अंश	1. सरकारी पट्टेदार का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता 2. पट्टे की अवधि 3. पट्टे के अधीन क्षेत्र	मौरुपी कृषक (यदि कोई हो) का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता 3. भू-अर्जन प्रक्रियाधीन	भूमि पर विलग्न तथा प्रभार 1. बंधक 2. रुटिबंधक 3. भू-अर्जन प्रक्रियाधीन	फसल के ब्यौरे फसल 1. खरीफ 2. रबी 3. जासद 4. अन्य	फसल के अधीन क्षेत्रफल	1. भूमि के सिंचाई का भी प्रावधान 2. भूमि पर संरचना युक्त 3. अन्य अभियुक्त 4. यदि 10 दौरान कोई संख्या (1) से (6) तक में प्रतिष्ठियों में गृहकार के आदेश
1	2	3	4	5	6	7	8	9	10	11	12
1513182655	572/1/2 (S)		0.0208 हेक्टेयर	सीनल पति अभिषेक पता खण्डवा मध्य प्रदेश भूमिस्वामी							नामांतरण(अन्य)प्रकरण क्रमांक 288/A-6/2017-18 आ.दि. 14/01/2019 के अनुसार तहसीलवार द्वारा स्वीकार किया गया है। नामांतरण(अन्य)प्रकरण क्रमांक 288/A-6/2017-18 आ.दि. 14/01/2019 के अनुसार तहसीलवार द्वारा स्वीकार किया गया है। न्यायालय तहसीलवार के प्रकरण क्र. 0163/अ-6/2021-22, आदेश दि. 26/04/2021 के अनुसार भू-अभिलेख अद्यतित। व्यपवर्तन की सूचना क्र.22009490311 चालान क्र. राशि रु. 3540 दिनांक की पुष्टि उपखण्ड अधिकारी के द्वारा दिनांक 17/06/2021 को की गयी। न्यायालय अनुविभागीय अधिकारी के प्रकरण क्र. 0028/अ-2/2021-22, आदेश दि. 17/06/2021 के अनुसार भू-अभिलेख अद्यतित। स.क्र.1703आ.दि.07/2/15 के अनु. सौ.क्र. 488, आ.दि. 20-8-
7DPNC3D9AJSMH0	579/1		रु.416.00								



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