



UNIQUE ENGINEERING AND ASSOCIATE

CHARTED ENGINEER AND APPROVED VALUER

Reg. AMIE- AM167147-5, IMC- 82-16, IIOV- CAT-I/A-4537,

CONSULTING ENGINEER VALUERS,

ARCHITECTS AND DESIGNER WORK,

REGISTERED ENGINEER WITH IMC AND T&CP

www.ueaa.co.in

bhartsharmal@gmail.com

REG. OFFICE - OFFICE NO. 102, SWADESH BHAWAN PLOT NO. 2 PRESS COMPLEX
A.B ROAD INDORE. 452001 M.P.



BHART SHARMA

+919993970499

VALUATION REPORT

1 General Details

Vendor Name:	UNIQUE ENGINEERING AND ASSOCIATE		
Loan account no. (LAI)	463667	Date	11.02.2026
Pin Code	462038	Geo Coord.	23.3455398,77.4148366

2 Property Overview

Property Category (Project/ Individual)	INDIVIDUAL	Property Type (Apartment, Row House, Individual House, Shop, Office, Industrial)	OPEN PLOT
Type of Loan	p+c	Property location	Town
Population as per Census 2011	Btw 10000 to 1.0 Lac	Rural/ Urban (> 10k = Urban)	URBAN
Zone	Residential	Property Area Limits	Municipal
RERA No. (If applicable)		NA	

3 Visit Details

Applicant Name	MANOJ SEN	Mobile No.	9755701778/7692933073
Person Met At Site	DEEPAK PAL	Relationship of person met and property	RELATIVE
Property Owner's Name	SMT. RANI SHRIVAS C/O SHRI MANOJ KUMAR SHRIVAS	How did you find out property owner's name?	A.T.S DRAFT
Property Documents Available?	YES	Name on Society Board/Signage	NA
Address as per legal document	PROPERTY AT, OPEN PLOT NO.36 PART OF K.H.NO.68/1 , P.H.NO.14/26 GRAM-PURAMANBHAVAN , TEHSIL-HUZUR , DIST. BHOPAL, M.P. 462038		
Address of Property (As per site)	PROPERTY AT, OPEN PLOT NO.36 PART OF K.H.NO.68/1 , P.H.NO.14/26 GRAM-PURAMANBHAVAN , TEHSIL-HUZUR , DIST. BHOPAL, M.P. 462038		
Name on door of the premises	NA	Nearby landmark [within 500m]	NEAR DADA JI KA DABBA
Occupancy	Vacant	Occupied by	SELF
Usage	Residential	Property easily identifiable?	YES

4 Locality

Nearest City/Town	BHOPAL	Location Category (TP/ ZP/ GP)	GP
Distance of property from city centre	24 Km	Distance from:	20 Km
		Railway Stn	9 Km
		Bus Stand	3 Km
		Hospital	
Approach Road Width (In Feet)	15 ft	Approach Road Type	Mud Road
Occupancy in Project	50%	Habitation of nearby area	Medium
Negative Markers If Any (HT Wire, Nallah, River, Lake, Road Widening)	NA	Availability:	NA
		Electricity	NA
		Water	NA
		Drainage	NA

5 Property Plan

NA Conversion Order (Yes, No, NA)		NA Order Number/Date	
Layout Plan (TP, ZP, GP, Licensed Surveyor)		Plan Number/Date	
Building Plan (TP, ZP, GP, Licensed Surveyor)		Plan Number/Date	
Commencement Certificate (TP, ZP, GP)		Plan Number/Date	
Occupancy/Completion/Building Usage Certificate (TP, ZP, GP, Licensed Surveyor)		Plan Number/Date	
Sub Plotting Plan (TP, ZP, GP, Licensed Surveyor)		Plan Number/Date	

6 NDMA Guidelines

Property falls under Seismic Zone	II	Property falls under Flood Zone	NO
Property falls under Cyclone Zone	NO	Property falls under Landslide Prone Zone	NO
Property falls under CR Zone	NO	Property falls under Demolition Risk	LOW
Demolition Risk Details	NA	Property Follows NDMA Guidelines	YES

7 Boundaries and Dimensions

Boundaries	Directions	As per documents	As per site	As per plan
	North	PLOT NO.37	HOUSE OF OTHER'S	HOUSE OF OTHER'S
	South	PLOT NO.35	OPEN PLOT	OPEN PLOT
	East	ROAD	COLONY ROAD	COLONY ROAD
	West	PLOT NO.25	HOUSE AND OPEN PLOT	HOUSE AND OPEN PLOT
Boundaries Matching?	NO	Property Demarcated?		YES
Boundary Remarks in Detail		Not Identified by as per draft		
Marketability (Good/ Average/ Poor)		Avg.		

8	Structural Details			
Type of structure (RCC/ Load bearing)	Open plot	Type of roof (ACC Sheet/ Stone Patti/ Tin Sheet/ Terracotta Tiles, Thatch roof)	G.F.PROPOSED	
No. of floors permissible	NA	No. of floors - Actual	1	
No. of units/flats on each floor	NA	Quality of construction (Good/ Avg./ Poor)	Avg.	
Age of property	0	Residual age	60	
Land Area	700 SQFT	Linear Dimension	20*35	
9	Violation Observed (if any)			
Demolition risk due to violation?	NO	Remarks	NA	
Encroachment of land?	NO	Remarks	NA	
10	Valuation			
Land	As per Document (L1)	Area 700	Rate per sq.ft 0	Valuation 0
	Plan (L2)	0	0	0
	Site (L3)	700	0	0
	Construction	As per Document (C1)	Area 0	Rate per sq.ft 0
	Plan (C2)	0	0	0
	Site (C3)	0	0	0
Amenities (Mention details)	NA	Value of amenities (A)		
Lift Available? (Yes / No)	NO	Height of the building (in Meters)	3.5	
Realizable Value after completion (L3+C3+A)			0	
Construction Stage (Foundation/ Plinth / Brick Work / RCC / Plaster / Tiling / Internal Finishing / Completed)	G.F-PROPOSED	Construction %	0%	
Valuation at current stage			0	
Valuation as per Govt. guideline (L3+C3+A)			177100	
Construction estimate shared by customer (L3+C3+A)			0	
Estimate recommended (by valuer)			0	
Market rate for similar properties in the locality (Rs/sq.ft)			900-1000	
Whether construction is as per plan / permission / building by laws			Yes	
Observations Remark:				
1. GIVEN XEROX COPY OF A.T.S. DRAFT IS BETWEEN OF SMT.MALIKA W/O SHRI RIYAZ MOHOMMAD (SEELER) AND SMT. RANI SHRIVAS C/O SHRI MANOJ KUMAR SHRIVAS (BUYER).				
2. DURING PROPERTY VISIT MR.DEEPAK PAL JI MET AT THE PROPERTY WHO IS CUSTOMER CONTACT NO.7692933073 . IT WAS CLEARLY EXPLAINED TO HIM THAT THE PROPERTY VISIT IS BEING DONE FOR VALUATION PURPOSE IN RELATION WITH LOAN PROPOSAL.				
3. RATE HAS BEEN CONFIRM FORM MARKET ENQUIRY.				
4. PROPERTY IS SITUATED AT SURROUNDING AREA OF LOCALITY IS RESI-CUM AGRI. ZONING SURROUNDING AREA DEVELOPMENT IS 35%.				
5. AT SITE PROPERTY IS OPEN PLOT WHICH IS DEMARGATED BY TEMPORARY.				
6. AS PER A.T.S DRAFT AND ACTUAL LAND AREA IS 20*35=700 SQFT.				
7. PROPERTY IS NOT IDENTIFIED BY FOUR SIDE BOUNDARIES OF GIVEN DRAFT A.T.S AND KEY LOCATION PLAN IS REQUIRE FOR IDENTIFICATION				
8. COLONY LAYOUT PLAN, BUILDING PERMISSION AND MAP IS NOT OBTAIN.				
9. BUILDING ESTIMATE NOT PROVIDED JUSTIFY CONST. COST CONSIDER AS PER HOME FIRST POLICY.				
10. CONST COST CONSIDER AFTER COMPLETION OF WORK.				
11. CLEAR LEGAL OPINION TO BE TAKEN REGARDING LAND USES.				
12. SUGGEST TO CREDIT TEAM TO BE CHECK PROPER OWNERSHIP DOCUMENT PRIOR DISBURSEMENT.				
13. VALUER IS NOT RESPONSIBLE FOR ANY LEGAL DISPUTE.				
14. TENTATIVE LAND RATE IS RS. 1000/- SQFT.				
11	Floor wise built-up area			
	Floor	As per plan	As per site	Remarks
	GF	700	700	G.F-PROPOSED
	FF	0	0	NA
	SF	0	0	NA
	TF	0	0	NA
	FF	0	0	NA
Total BUA	700	700	NA	



Property Photos

