



UNIQUE ENGINEERING AND ASSOCIATE

CHARTERED ENGINEER AND APPROVED VALUER

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



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CONSULTING ENGINEER VALUERS,
ARCHITECTS AND DESIGNER WORK,
REGISTERED ENGINEER WITH IMC AND T&CP

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

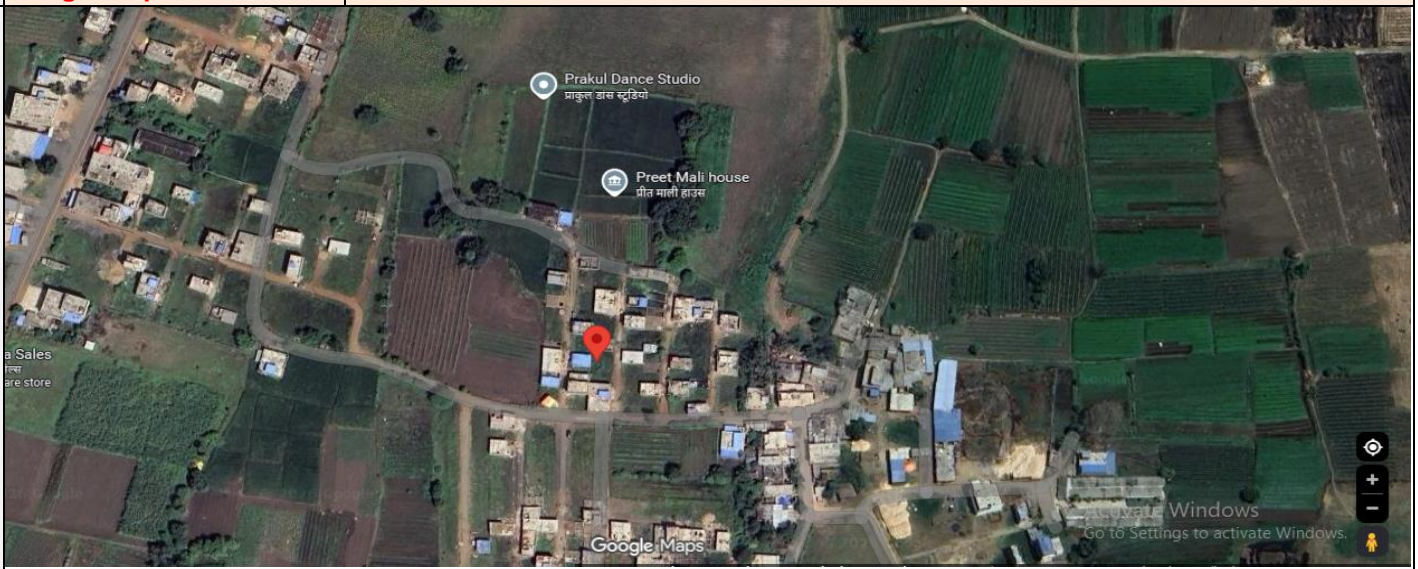


BHART SHARMA
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VALUATION REPORT

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	
Tye 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	RELETIVE	
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	Railway Stn	20 Km	
		Bus Stand	9 Km	
		Hospital	3 Km	
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:	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/Buildin g 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
	As per Document (C1)	Area 0	Rate per sq.ft 0	Valuation 0
Construction	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:				
<p>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).</p> <p>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.</p> <p>3. RATE HAS BEEN CONFIRM FORM MARKET ENQUIRY.</p> <p>4. PROPERTY IS SITUATED AT SURROUNDING AREA OF LOCALITY IS RESI-CUM AGRI. ZONING SURROUNDING AREA DEVELOPMENT IS 35%.</p> <p>5. AT SITE PROPERTY IS OPEN PLOT WHICH IS DEMARGATED BY TEMPORARY.</p> <p>6. AS PER A.T.S DRAFT AND ACTUAL LAND AREA IS 20*35=700 SQFT.</p> <p>7. PROPERTY IS NOT IDENTIFIED BY FOUR SIDE BOUNDARIES OF GIVEN DTAFT A.T.S AND KEY LOCATION PLAN IS REQUIRE FOR IDENTIFICATION</p> <p>8. COLONY LAYOUT PLAN, BUILDING PERMISSION AND MAP IS NOT OBTAIN.</p> <p>9. BUILDING ESTIMATE NOT PROVIDED JUSTIFY CONST. COST CONSIDER AS PER HOME FIRST POLICY.</p> <p>10. CONST COST CONSIDER AFTER COMPLETION OF WORK.</p> <p>11. CLEAR LEGAL OPINION TO BE TAKEN REGARDING LAND USES.</p> <p>12. SUGGEST TO CREDIT TEAM TO BE CHECK PROPER OWNERSHIP DOCUMENT PRIOR DISBURSEMENT.</p> <p>13. VALUER IS NOT RESPONSIBLE FOR ANY LEGAL DISPUTE.</p> <p>14. TENTATIVE LAND RATE IS RS. 1000/- SQFT.</p>				
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

