



UNIQUE ENGINEERING AND ASSOCIATE

CHARTED ENGINEER AND APPROVED VALUER

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

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

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



BHART SHARMA

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VALUATION REPORT

1 General Details

Vendor Name:	UNIQUE ENGINEERING AND ASSOCIATE		
Loan account no. (LAI)	237209	Date	11.12.2025
Pin Code	474005	Geo Coord.	26.285941,78.193743

2 Property Overview

Property Category (Project/ Individual)	INDIVIDUAL	Property Type (Apartment, Row House, Individual House, Shop, Office, Industrial)	OPEN PLOT
Type of Loan	SECO	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	RAM PRAKASH TEJ SINGH	Mobile No.	9662397945
Person Met At Site	RAM PRAKASH	Relationship of person met and property	SELF
Property Owner's Name	1.RAI SINGH S/O SHRI TEJ SINGH 2.RAM PRAKASH S/O SHRI TEJ SINGH	How did you find out property owner's name?	SALE DEED
Property Documents Available?	YES	Name on Society Board/Signage	NA
Address as per legal document	PROPERTY AT, OPEN PLOT NO. 7 PART OF PLOT NO.8,PART OF K.H.NO.544/2 AND PART OF 558/2 , P.H.NO.99, WARD NO. 62,GRAM .SENTHARI , TEHSIL- DIST.GWALIOR , M.P. 474005		
Address of Property (As per site)	PROPERTY AT, OPEN PLOT NO. 7 PART OF PLOT NO.8,PART OF K.H.NO.544/2 AND PART OF 558/2 , P.H.NO.99, WARD NO. 62,GRAM .SENTHARI , TEHSIL- DIST.GWALIOR , M.P. 474005		
Name on door of the premises	NA	Nearby landmark [within 500m]	NEAR BY PARSHURAM CHORHA
Occupancy	Vacant	Occupied by	SELF
Usage	Residential	Property easily identifiable?	YES

4 Locality

Nearest City/Town	GWALIOR	Location Category {TP/ ZP/ GP}	MC
Distance of property from city centre	11 Km	Distance from:	Railway Stn Bus Stand Hospital
Approach Road Width {In Feet}	20 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 Water Drainage

5 Property Plan

NA Conversion Order {Yes, No, NA}	YES	NA Order Number/Date		
Layout Plan {TP, ZP, GP, Licensed Surveyor}	Licensed Surveyor Plan	Plan Number/Date	Lic. No. IMC-82-16	11.12.2025
Building Plan {TP, ZP, GP, Licensed Surveyor}	Licensed Surveyor Plan	Plan Number/Date	Lic. No. IMC-82-16	11.12.2025
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}	Licensed Surveyor Plan	Plan Number/Date	Lic. No. IMC-82-16	11.12.2025

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

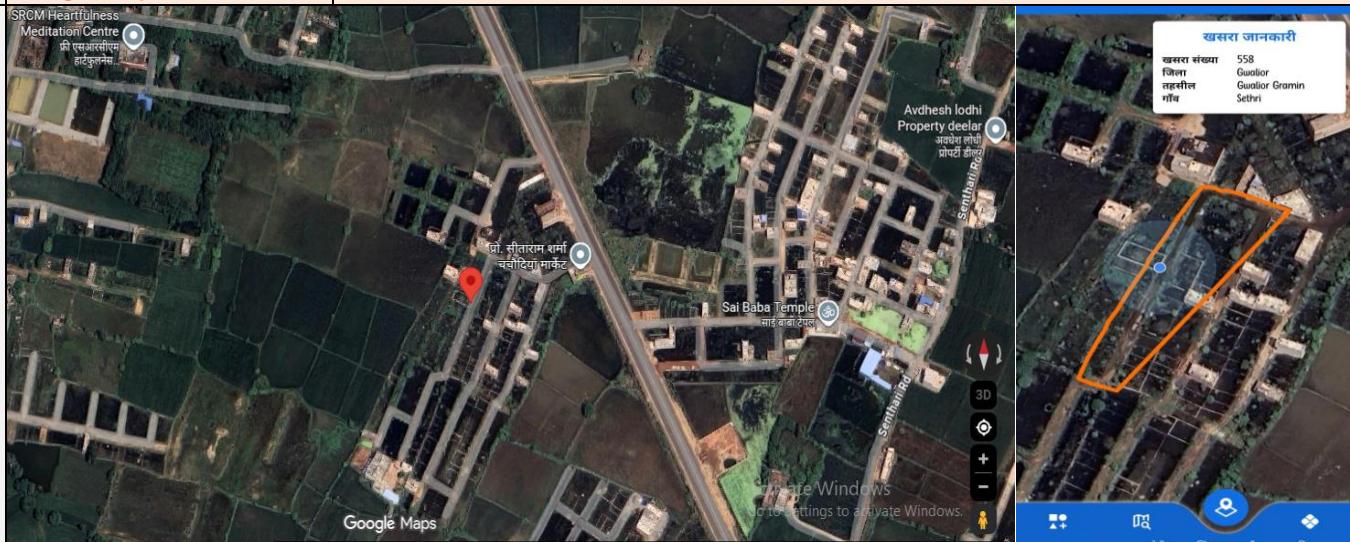
7 Boundaries and Dimensions

Boundaries	Directions	As per documents	As per site	As per plan
	North	PLOT NO.6	OPEN PLOT NO.6	OPEN PLOT NO.6
	South	PART OF PLOT NO.8	OPEN PLOT NO.8	OPEN PLOT NO.8
	East	20 FEET COLONY ROAD	ROAD	ROAD
	West	20 FEET COLONY ROAD	ROAD	ROAD
Boundaries Matching?	YES	Property Demarcated?		YES
Boundary Remarks in Detail	Identified by as per sale deed			
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	1980 SQFT	Linear Dimension	30*66	
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 1980	Rate per sq.ft 0	Valuation 0
	Plan (L2)	0	0	0
	Site (L3)	1980	1700	3366000
Construction	As per Document (C1)	Area 0	Rate per sq.ft 0	Valuation 0
	Plan (C2)	990	1200	1188000
	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)			4554000	
Construction Stage (Foundation/ Plinth / Brick Work / RCC / Plaster / Tiling / Internal Finishing / Completed)	G.F PROPOSED	Construction %	0%	
Valuation at current stage			3366000	
Valuation as per Govt. guideline (L3+C3+A)			1035540	
Construction estimate shared by customer (L3+C3+A)			1188000	
Estimate recommended (by valuer)			1188000	
Market rate for similar properties in the locality (Rs/sq.ft)			1600-1700	
Whether construction is as per plan / permission / building by laws			Yes	
Observations Remark:				
<p>1. GIVEN XEROX COPY OF SALE DEED IS BETWEEN OF 1.RAI SINGH S/O SHRI TEJ SINGH & 2.RAM PRAKASH S/O SHRI TEJ SINGH.</p> <p>2. DURING PROPERTY VISIT MR.RAM PRAKASH JI MET AT THE PROPERTY WHO IS CUSTOMER CONTACT NO.9662397945 . 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 DEMARCATED BY STONE WALL.</p> <p>6. AS PER SALE DEED AND ACTUAL LAND AREA IS 30*66=1980 SQFT.</p> <p>7. PROPERTY IS IDENTIFIED BY FOUR SIDE BOUNDARIES OF GIVEN SALE DEED AND PRIVATE KEY LOCATION PLAN WHICH IS DRAW BY ARCHITECT.</p> <p>8. ARCHITECT MAP RECEIVE FOR G.F.</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>				
11	Floor wise built-up area			
	Floor	As per plan	As per site	Remarks
	GF	990	0	G.F-PROPOSED
	FF	0	0	NA
	SF	0	0	NA
	TF	0	0	NA
	FF	0	0	NA
Total BUA	990	0	NA	

12 Google Map

26.285941,78.193743



Property Photos

