

# Valuation Report

|                                 |   |                    |                             |
|---------------------------------|---|--------------------|-----------------------------|
| File No./LAN No./System         | H430HHL1759118                            | Date of Report     | 12-Jan-2026 18:29:26        |
| Name of Applicant               | ABHISHEK TIWARI                           | Contact Person     | ABHISHEK TIWARI/9893064177  |
| Loan Category                   | BT  | Person Met at Site | ABHISHK TIWARI / 9893064177 |
| Property Owner (Legal Document) | SMT. ANULIKA JAIN W/O MR. ABHISHEK TIWARI |                    |                             |
| Documents Provided              | SALE DEED MAP PTR                         |                    |                             |

## Location Details

|  |                           |  |
|--|---------------------------|--|
| <b>Address of Property</b>   | Address as per Site       | DUPLEX NO. 79 ORCHARD PALACE, PART OF KHASRA NO.34/1/2, 34/1/3, 34/1/4, 34/1/5 AND 34/1/6, WARD NO. 80, DAMKHEDA, TEHSIL-HUZUR NEW KOLAR BHOPAL, |
|  | Locality Name             | Kolar road   |
|  | Landmark Near By          | ORCHARD PALACE   |
|  | Distance from City Centre | 8  |
|  | LAT/Long                  | 23.187,77.414  |
| <b>Legal Address of the Property(As per Title Deed or Sanctioned Plan)</b> | Address as per Initiation | BHOPAL, BHOPAL, BHOPAL,  |
|  | Address of Property       | DUPLEX NO. 79 ORCHARD PALACE PART OF KHASRA NO.34/1/2, 34/1/3, 34/1/4, 34/1/5 AND 34/1/6 WARD NO. 80, DAMKHEDA, TEHSIL-HUZUR NEW KOLAR BHOPAL    |
|  | Floor No. of Property     | 2  |
|  | Property State            | MADHYA PRADESH   |
|  | Property City             | BHOPAL   |
|  | Property Pin code         | 462042   |
|  | Address Matching          | Yes  |
|  | Property Holding Type     | Free Hold  |
|  | Property Occupied by      | SELF   |
|  | Type of the Property      | BUNGALOW   |
| Jurisdiction/Local Municipal Body  |                           | MC   |
| Marketability  |                           | GOOD   |

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| Schedule of the Property | As per legal documents | As per site visit       |
|--------------------------|------------------------|-------------------------|
| North                    | PLOT NO. C-80          | HOUSE NO.C-80           |
| East                     | PLOT NO. C-48          | HOUSE NO. C-48          |
| West                     | ROAD                   | ROAD                    |
| South                    | PLOT NO.C-78           | HOUSE NO. C-78          |
| Boundaries Matching      | Yes                    | Property Identified Yes |
| Approach Road Size       | MORE THAN 15FT         |                         |

## NDMA Parameters

|                                 |                 |                            |                     |
|---------------------------------|-----------------|----------------------------|---------------------|
| Nature of Building/Wing         | RESIDENTIAL     | Plan Aspect Ratio          | 1                   |
| Projected Parts Available       | No              | Type of Masonry            | BRICK MASONRY       |
| Roof Type                       | FLAT ROOF       | Steel Grade                | FE 550              |
| Concrete Grade                  | M20             | Env Exposure Condition     | Mild                |
| Sesmic Zone                     | ZONE IV         | Soil Liquefiable           | Cyclic Mobility     |
| Structure Type                  | RCC             | Flood Prone Area           | No                  |
| Mortar Type                     | CEMENT MORTAR   | Expansion Joints           | No                  |
| Coastal Regulatory Zone         | No              | Footing Type               | INDIVIDUAL FOOTINGS |
| Fire Exit                       | No              |                            |                     |
| Soil Slope Vulner. to Landslide | VERY LOW HAZARD | Ground Slope More than 20% | 7.12°12.5%1 IN 8    |

|                           |                             |              |
|---------------------------|-----------------------------|--------------|
| No. Approved Plan Details | Sanctioned Plan Provided    | Yes          |
|                           | Layout Plan Details         | REF. REMARKS |
|                           | Construction Plan Details   | 04           |
|                           | Date of Sanction            | 12/03/2004   |
|                           | Plan Validity               | 12/01/2026   |
|                           | Approving Authority         | MC           |
|                           | Approved Usages             | RESIDENTIAL  |
|                           | Number of Floor in Building | 2            |

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## Technical Details

|                              |                         |                    |                    |              |                          |
|------------------------------|-------------------------|--------------------|--------------------|--------------|--------------------------|
| Construction Quality         | Good                    | Lift Available     | No                 | No. of Lifts | 0                        |
| Current Occupant of Property | Self                    | Independent Access | Yes                |              |                          |
|                              |                         |                    |                    |              |                          |
| <b>Plot Area Details</b>     | <b>As Per Documents</b> |                    | <b>As Per Plan</b> |              | <b>As Per Site Visit</b> |
| East to West                 | 22                      |                    | 22                 |              | 22                       |
| North to South               | 45                      |                    | 45                 |              | 45                       |
| Land Area (In Sq. Ft.)       | 990                     |                    | 990                |              | 990                      |

| Accommodation Details |             |               |                |                |                         |
|-----------------------|-------------|---------------|----------------|----------------|-------------------------|
| Floor                 | No of Rooms | No of Kitchen | No of BathRoom | Sanction Usage | Actual Usage and Remark |
| BASEMENT              | 0           | 0             | 0              |                |                         |
| GROUND FLOOR          | 3           | 1             | 2              | RESIDENTIAL    | RESIDENTIAL             |
| FIRST FLOOR           | 3           | 1             | 2              | RESIDENTIAL    | RESIDENTIAL             |
| SECOND FLOOR          | 0           | 0             | 0              |                |                         |
| OTHER 1               | 0           | 0             | 0              |                |                         |
| OTHER 2               | 0           | 0             | 0              |                |                         |

| Items                           | Permissible area as per plan (In Sq. Ft) | Land Component (in Sq. Ft) | Permissible FSI | Permissible construction as per FSI (In Sq Ft) | Carpet Area as Per Document | Actual construction (SBUA) (In Sq Ft) |
|---------------------------------|--|----------------------------|-----------------|--|-----------------------------|---------------------------------------|
|                                 | 0  | 1045                       | 1.25            | 1237   | 888                         | 1045                                  |
| Risk of Demolition              |  | Low                        |                 | Status of the Property                         |                             | COMPLETE                              |
| % Completed                     |  | 100                        |                 | % Recommended                                  |                             | 100                                   |
| Current Age of Property IN YEAR |  | 12                         |                 | Residual Age                                   |                             | 48                                    |

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| <b>Items</b>  | <b>Area Details</b>   | <b>Rate</b> | <b>Total Values in Rupees</b> |
|---|---|-------------|-------------------------------|
| Land Value  | 990   | 9000        | 8910000                       |
| Builtup Area  | 1045  | 2000        | 2090000                       |
| Depreciation %                                      | 0   |             | 0                             |
| Car Parking Charges                                 |   |             | 0                             |
| Amenities/Other charges (Lumpsum)                   |   |             | 0                             |
| Realizable value as on date                         |   |             | 11000000                      |
| Goverment Value                                     |   |             | 2863020                       |
| Distressed/ Force Value                             |   |             | 8800000                       |
| Valuation Done Earlier                              |   |             | No                            |
| Valuation Methodology                               |   |             | LAND BUILDING                 |
| In Municipal/ Development Authority Demolition List |   |             | No                            |
| Is Property in Negative Area                        |   |             | No                            |
| Remarks if any                                      | PROPERTY IDENTIFIED AS PER BOUNDARIES MENTIONED IN THE TITLE DEED.<br>APPROVED LAYOUT/BUILDING MAP OBTAINED FROM GRAM PANCHAYAT NOW PROPERTY FALLS WITHIN<br>MUNICIPAL LIMITS<br>BUILT-UP AREA CONSIDERED AS PER APPROVED PLAN.<br>RESIDENTIAL USES AS PR PTR |             |                               |

### Additional checks for Panchayat properties

|   |   |
|---|---|
| Approach Road to the property   | Single Lane   |
| Development of surrounding areas to property  | MEDIUM DENSITY  |
| Distance from city centre in Kms  | 12  |
| Distance from corporation limits in Kms/Bus stop in case where there is no Municipal body | 12  |
| Electricity   | Available   |
| Electricity Distributor   | Govt  |
| Water supply  | Available   |
| Water Distributor   | Govt  |
| Sewer provision   | Yes   |
| Sewer line connected to main sewer  | Yes   |
| Any demolition threat in future   | No  |
| Declaration (I hereby declare that)   | The final valuation has been concluded basis comparative market valuation approach and rates are cross-verified with the rates prevalent in the nearby localities. We have no direct/indirect interest in the property valued. The information furnished in the report is true and correct to the best of my knowledge. |

**Created By :** UNIQUE

**Approved By :**

**Created On :** 12-Jan-2026 18:29:26

**Designation :**

**Location :** Kolar road\BHOPAL

**Approved On :**

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## PROPERTY PHOTOGRAPHS:

### FRONT ELEVATION



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### KITCHEN



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## SELFIE



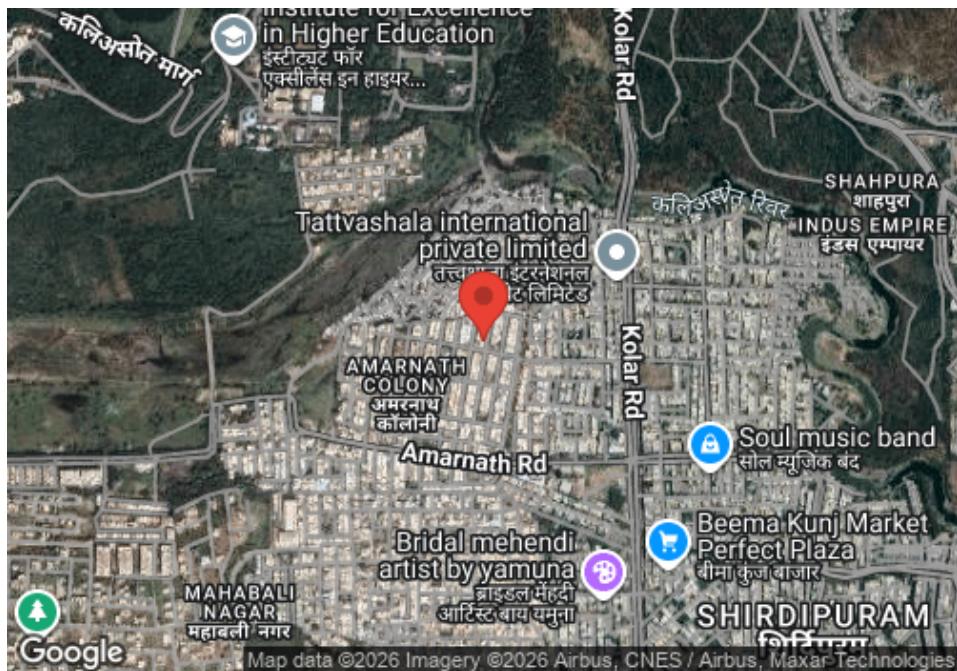
## Other



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## Google Map



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