

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

Address of Property	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
	Address as per Initiation	BHOPAL, BHOPAL, BHOPAL,
Legal Address of the Property(As per Title Deed or Sanctioned Plan)	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

Technical Details

Construction Quality	Good	Lift Available	No	No. of Lifts	0
Current Occupant of Property	Self	Independent Access		Yes	
Plot Area Details	As Per Documents	As Per Plan		As Per Site Visit	
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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Items	Area Details	Rate	Total Values in Rupees
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. APPROVED LAYOUT/BUILDING MAP OBTAINED FROM GRAM PANCHAYAT NOW PROPERTY FALLS WITHIN MUNICIPAL LIMITS BUILT-UP AREA CONSIDERED AS PER APPROVED PLAN. 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

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

Location : Kolar road\BHOPAL

Approved By :

Designation :

Approved On :

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PROPERTY PHOTOGRAPHS:

FRONT ELEVATION



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KITCHEN



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SELFIE

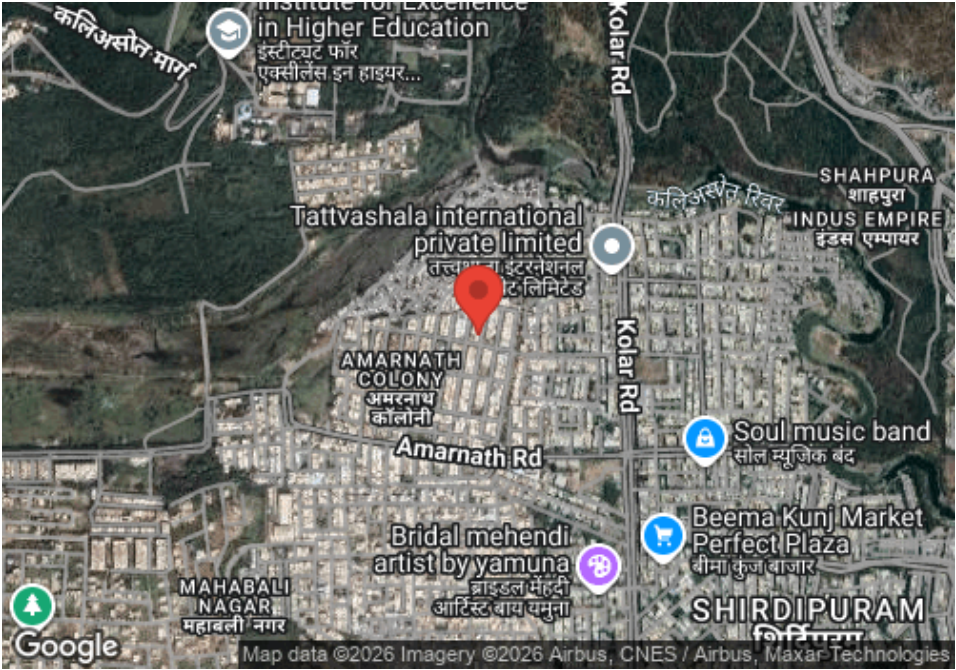


Other



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