CERTIFICATE No. SH/08/2024 DATE: 13/08/2024

**VALUATION OF PROPERTY (LAND & BUILDING) REPORT ON VALUATION**

**PART A-BASIC DATA**

# General

* 1. Purpose for which this valuation is made : To Assess Fair Market Value
  2. (a)Date of Inspection

(b)Date on which the valuation is made

: 12/08/2024

: 13/08/2024

* 1. Name of the reported owner : Shri Pramod Kumar Patel

S/O Shri Dwarika Prasad Patel

* 1. Documents produced for perusal : Old Report.
  2. Brief description of the property Building taken for valuation (Including lease hold/freehold etc.)

: Free hold Property

* 1. Scope of Valuation : Constant
  2. If this report is used for any bank purpose, state the name of the bank and branch, if known

# Description of the property

: Canara Bank Branch – Jabalpur (M.P.)

Property is situated in :- :

Postal Address of the property : N.B: 592, P.H.No. 73/05, Div. Khasra No. 120/14,

Ward No. 12, Deendayal Ward, Khitoula, Sihora, Tehsil: Sihora,District:Jabalpur.

City / Town : Sihora

Residential area/Commercial Area/ Industrial Area

: Commercial Area

* 1. Classification of the area :

(i). High /Middle/Poor : Middle

|  |  |  |  |
| --- | --- | --- | --- |
|  | (ii). Urban/Semi urban /Rural | : | Urban |
| 02. | Coming under Corporation limit/ Panchayat / Municipality | : | Municipality |
| 03. | Whether covered under any State/ Central Govt. enactments(e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area | : | NA |
| 04. | In case it is an agricultural land,any conversion to house site plots is contemplated | : | NA |
| 05. | Location of the property | : | N.B. 592, P.H.No. 73/05, Div. Khasra No.  120/14, Ward No. 12, DeendayalWard , Khitoula, Sihora, Tehsil:Sihora, District : Jabalpur(M.P) |
| 06. | House No. |  |  |
|  | (a) Plot No. | : | - |
|  | (b) Survey No. | : | Div. Khasra No. 120/14 |
|  | (c) Mouza/Village | : | Khitoula |
|  | (d) Ward | : | Deendayal Ward No. 12 |
|  | (e) Mandal/District | : | Jabalpur |
| 07. | Boundaries of the property |  |  |
|  | North | : | H/o Seller |
|  | South | : | Majhgawan Road |
|  | East | : | 20 ft Wide Road |
|  | West | : | H/o Shankar Patel |
| 08. | Latitude, Longitude & Co-ordinates of the site | : | 23.472125,80.114126 |
| 09. | Property tax receipt referred | : |  |
|  | Assessment No. | : | Owner Will Provide |
|  | Tax Amount | : | Owner Will Provide |

E & F

|  |  |  |  |
| --- | --- | --- | --- |
|  | Receipt in the name of | : | Owner Will Provide |
| 10. | Electricity Service connection Consumer Number | : | Owner Will Provide |
|  | In the name of | : | Owner Will Provide |
|  | Other details, if any | : | Nil |
| 11. | Property is presently occupied by | : | Owner |
| 12. | If tenanted fully What is the gross monthly rent? | : | Nil |
| 13. | If occupied by both:- |  |  |
|  | By assuming the entire building is let out |  |  |
|  | (i) What is the probable monthly rent? | : | Rs. Nil |
|  | (ii) What is the advance amount?  **Procedure of Valuation**  VALUATION DETAILS :  1. F.S.I. : 2. | : | Rs. Nil  Discussed in part B, C, D Plot Coverage : |
| **II** |  |

* + 1. Dimension of the site:- North

South East

**PART B-LAND**

:12’6”

:12’6”

:64’

:

|  |  |  |  |
| --- | --- | --- | --- |
|  | West | :64’ |  |
| 2. | Extent of the site : |  | 800 Sq.ft. |
| 3. | Characteristics of the site:- |  |  |
| \* | What is the character of the locality : | | Good. |
| \* | What is the Classification of the locality : | | Middle Class. |
| \* | Development of surrounding areas : | | Developed. |
| \* | Possibility of frequent flooding/submerging : | | Nil |
| \* | Feasibility to the civic amenities like school, : hospital, bus stop, market etc. | | Within 1-5 kms |
| \* | Level of land with topographical : | | Leveled |
| \* | Shape of land : | | Rectangular |
| \* | Type of use which it can be put : | | Commercial |
| \* | Any usage restriction : | | Nil |
| \* | Corner plot or intermittent plot : | | Corner Plot |
| \* | Road facilities are available : | | Yes |
| \* | Is it a land locked land : | | No |
| \* | What is the width of the road : | | More than 30 ft wide Road CC Road in South & 20 ft wide CC Road in East. |

Is it below 20 ft. or more than 20 ft.

* + - * Water potentiality : Yes
      * Underground sewerage system : Nil
      * Is power supply available at site : Yes
      * Any factors which affect the marketability : Value Increasing of the Land
      * Type of the land : Commercial

1. **VALUE BY ADOPTING GLR**
   1. Guideline rate as obtained from : Rs. 10,000 Per Sq.Mtr. the Registrar’s office. Rs. 929.36 Per sq.ft.
   2. **(Rs. 10000 per sq.mtr. ÷ 10.76)**
   3. Value of land by adopting GLR : Rs. 7,43,488

Says Value Rs. 7,43,000.00

1. **VALUE BY ADOPTING PMR**

Prevailing market rate unit rate adopted in this : Rs. 3850 Per sq.ft. valuation after considering the characteristics

Of the subject plot.

Value of land by adopting PMR : Rs. 30,80,000.00

Say Value Rs. 30,80,000.00

**PART C-BUILDING**

Type of Building : Nil

Type of Construction : Nil

|  |
| --- |
| 1. |
| 2. |
| 3. |
| 4. |
| 5. |

Quality of Construction : Nil

Appearance of Building : Nil Maintenance/Condition of the Building : Nil

Plinth Area : Ground Floor- Nil.

First Floor-Nil.

No. of Floor & Height of Each Floor : Ground Floor - Nil

First floor- Nil

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Floor | Year of Construction (as reported/as per actual observation/as per deed) | Roof | Plinth Area Main Portion A | Cantilevere d Portion  B | Total A+50 of B |
| G.F. F.F | Nil Nil | Nil Nil | Nil Nil. | Nil Nil | Nil  Nil |
|  |  |  | Total | = | Nil |

1. Drawing Approval:-
   1. Date of issue & validity of layout of approved map/plan- N i l l
   2. Approved Map/Plan issuing Authority - Nill
   3. Whether genuineness or authentic of approved map/plan is verified - Nill
   4. Any other comments by our empanelled valuers on authentic of approved Plan -Nil
2. Value of building is estimated by adopting suitable unit plinth area rate depending upon the

specification. Depreciation is calculated by straight line method assuming a salvage value of NIL

**VALUATION OF BUILDING DESCRIPT**

|  |  |  |
| --- | --- | --- |
| SPECIFICATION | GROUND FLOOR | FIRST FLOOR |
| Foundation | Nil | Nil |
| Floor Finish | Nil | Nil |
| Super Structure | Nil | Nil |
| Roof | Nil | Nil |
| Doors | Nil | Nil |
| Windows | Nil | NIl |
| Weathering Course | Nil | Nil |
| Plinth Area | Nil | Nil |
| Year of Construction (As reported/as observed/as per the deed | Nil | Nil |
| Age of the building | Nil | Nil |
| If the age is not exactly known further life expected. | Nil | Nil |
| Total life of the building estimated. | Nil | Nil |
| Estimate / Present Value | Nil | Nil |

|  |  |  |
| --- | --- | --- |
| **Less:** Depreciation | Nill | Nill |

# DETAILED VALUATION

|  |  |
| --- | --- |
| 01. | **PLOT VALUE :** 800 sq.ft x 3850 per sq.ft = Rs. 30,80,000.00  Say Value Rs. 30,80,000.00 |
| 03. | **MARKET VALUATION :** Rs. 30,80,000.00 |
| 04. | **REALIZEBLE VALUATION** : Rs. 27,72,000.00  (90% of market value) |
| 05. | **DISTRESS VALUATION** : Rs. 26,18,000.00  (85% of market value) |
| 06. | **GUIDELINE VALUATION :** 800 sq.ft x 929.36 per sq.ft =Rs. 7,43,488  (s.no. 850) Say Value Rs. 7,43,000.00  **NOTE**: Plot will fetch more value because construction not considered. |

PART-D- AMENTTIES & EXTRA ITEMS

(Value after Depreciation)

|  |  |  |
| --- | --- | --- |
| 01. | Portico : | Rs.Nil |
| 02. | Ornamental front door : | Rs.Nil |
| 03. | Sitout/Varandah with steel grills : | Rs.Nil |
| 04. | Overhead Water Tank : | Rs.Nil |
| 05. | Extra Steel/Collapsible Gates : | Rs.Nil |
| 06. | Stair Tower : | Rs.Nil |
| 07. | Wardrobes : | Rs.Nil |
| 08. | Glazed Tiles : | Rs.Nil |
| 09. | Extra sinks & bathtub : | Rs.Nil |
| 10. | Marble/ceramic tiles flooring : | Rs.Nil |
| 11. | Interior Decorations : | Rs.Nil |
| 12. | Architectural elevation works : | Rs.Nil |
| 13. | Panelling works : | Rs.Nil |
| 14. | Aluminum works : | Rs.Nil |
| 15. | Aluminum handrails : | Rs.Nil |
| 16. | False Ceiling : | Rs.Nil |
| 17. | Separate toilet room : | Rs.Nil |
| 18. | Separate lumber room : | Rs.Nil |
| 19. | Separate water tank /sump : | Rs.Nil |
| 20. | Trees, gardening :  **Total** : | Rs.Nil  **Rs. NIL** |

PART-E SERVICES

(Value after Depreciation)

1. Water Supply arrangements : Rs. Nil Open Well : Rs.Nil

Deep bore &Pump : Rs.Nil

Hand Pump : Rs.Nil

Corporation Tap : Rs.Nil

Underground level sump : Rs.Nil

1. Drainage arrangements : Rs.Nil

Underground severage : Rs.Nil

1. Compound Wall : Rs.Nil
2. Porch, paving, septic tank etc. : Rs.Nil
3. Steel gate : Rs.Nil
4. E.B.Deposits, Water deposits,draings,depositsetc.: Rs.Nil
5. Electrical fittings&others:-
   1. Typeofwiring : Rs.Conduit
   2. Class offitting : Rs. Ordinary(Superior/Ordinary/Poor)
   3. No.oflightpoints : Rs.Nil
   4. FanPoints : Rs.Nil
   5. SparePlugPoints : Rs.Nil
   6. Anyotheritem : Rs.Nil

|  |  |  |
| --- | --- | --- |
| 01. | Plumbing Installation:-  (a) No.ofwaterclosets : | Rs.Nil |
|  | (b) No.ofWash basins : | Rs.Nil |
|  | 1. No.of urinals : 2. No.ofbathtubs : 3. Watermeter,taps,etc : | Rs.Nil  Rs.Nil Rs.Nil |
|  | (f) Anyotherfixtures : | Rs.Nil |

* 1. Any Other : Rs.Nil

**Total** : **Rs.Nil**

**PART-F-ABSTRACT VALUE**

PART DESCRIPTION VALUE BY ADOPTING

|  |  |  |
| --- | --- | --- |
|  | GLR Rs. | PMRRs. |
| B. Land | Rs. 7,43,000.00 | Rs. 30,80,000.00 |
| C. Building | Rs. Nil | Rs. Nil |
| D. Amenities | Rs. Nil | Rs. Nil |
| E. Services | Rs. Nil | Rs. Nil |
| Total | Rs. 7,43,000.00 | Rs. 30,80,000.00 |
| Say | Rs. 7,43,000.00 | Rs. 30,80,000.00 |

Factors favoring for an additional value

* + 1. Nil 2. Nil

Add. (+) Rs.Nil

Factors favoring for less value

1. Nil 2. Nil

Less (-) Rs.Nil

## Present Market Value Rs. 30,80,000.00

**(Rs. Thirty Lac, Eighty Thousand Only)**

As a result of my appraisal & analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 30,80,000.00 (Rupees Thirty Lac, Eighty Thousand Only)** and the book value of the above is **Rs. 7,43,000.00 (Rupees Seven Lac, Forty Three Thousands Only).** The realizable value of the above property is **Rs. 27,72,000.00 (Rupees Twenty Seven Lac, Seventy Two Thousand Only)** and the distress sale value is **Rs. 26,18,000.00 (Rupees Twenty Six Lac, Eighteen Thousands Only).**

**ER.NIKHIL SAHU**

PLACE: Jabalpur (M.P.) **APPROVED VALUER**

DATE: 13 / 08 / 2024

**PART-G-CERTIFICATE**

1. It is here by certified that in my opinion.
   1. The present market value of the property by adopting prevailing market rate for land/building is

## Rs. 30,80,000.00 (Rupees Thirty Lac, Eighty Thousand Only)

* 1. The Realizable Value is **Rs. 27,72,000.00 (Rupees Twenty Seven Lac, Seventy Two Thousand Only)**
  2. The Distress Sale Value is **Rs. 26,18,000.00 (Rupees Twenty Six Lac, Eighteen Thousands Only).**
  3. The book value of the above is **Rs. 7,43,000.00 (Rupees Seven Lac, Forty Three Thousands Only)**

1. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.
2. VALUE varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in (1).
3. The property was inspected 12/08/2024 in the presence of **Owner**
4. The legal aspects were not considered in this valuation.
5. This valuation work is under taken by this valuer based upon the request from **MANAGER , CANARA Bank,Jabalpur M. P.**

Place: Jabalpur(M.P.) **(PanelValuer)**

Date: 13/08/2024 **Er.Nikhil Sahu**

Note:This report contains(18)Pages.

I here by declare that

FORMAT-A DECLARATION FROM VALUERS

The information furnished in my valuation report dated 13/08/2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

I have no direct or indirect interest in the property valued;

I have personally inspected the property on The 12/08/2024 is not sub-contracted to any other valuer and carried out by myself.

I have not been convicted of any offence and sentenced to a term of imprisonment; I have not been found guilty of misconduct in my professional capacity.

I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the “Standards” enshrined for valuation in the Part-B of the above hand book to the best of my ability.I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the “Standards” as enshrined for valuation in the IVSin“General Standards” and “Asset Standards”as applicable.

I abide by the Model Code of Conduct for empanelment of valuer in the Bank. I am registered underSection34ABoftheWealthTaxAct, 1957.

I am the proprietor who is competet to sign this valuation report. Further,I here by provide the following information.

Particulars Valuer comment

1. Background information of the asset being valued-Nil
2. Purpose of valuation and appointing authority-Nil
3. Identity of the valuer and any other experts involved in the valuation-Nil
4. Disclosure of valuer interest or conflict,if any-Nil
5. Date of appointment, valuation date and date of report-already discussed in Report
6. Inspections and/or investigations undertaken- Yes
7. nature and sources of the information used or relied upon –Yes Reliable
8. proceduresadoptedincarryingoutthevaluationandvaluationstandardsfollowed-

Comparision Method with depreciation

1. restrictions on use of the report,if any-Nil
2. major factors that were taken into account during the valuation- Considered
3. major factors that were taken into account during the valuation- Considered
4. Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer,which shall not befor the purpose of limiting his responsibility for the valuation report

- Report made with Care

**Date: 13/08/2024**

Place: Jabalpur

**Er. Nikhil Sahu**

FORMAT-B

**MODEL CODE OF CONDUCT FOR VALUERS**

{Adopted in line with Companies (Registered Valuers and Valuation Rules,2017)} All valuers empanelled with bank shall strictly adhere to the following code of conduct: **Integrity and Fairness:**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straight forward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care:**

1. A valuer shall render at all times high standards of service, exercise due diligence,ensure proper care and exercise independent professional judgment.
2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that maybe specified from time to time
3. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
4. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
6. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest:**

1. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, Whether directly connected to the valuation assignment or not.
2. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent interms of association to the company.
3. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
4. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
5. A valuer shall not deal insecurities of any subject company after anytime when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities

And Exchange Board of India

(Prohibition of Insider Trading)

Regulations,2015 or till the timeth evaluation report becomes public, whichever is earlier.

1. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to accompany or client’s needs.
2. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation/incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
3. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

**Confidentiality:**

1. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

**Information Management:**

1. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
2. Avaluershallappear,co-operateandbeavailableforinspectionsandinvestigationscarriedoutbytheauthority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
3. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
4. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation,for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

**Gifts and hospitality:**

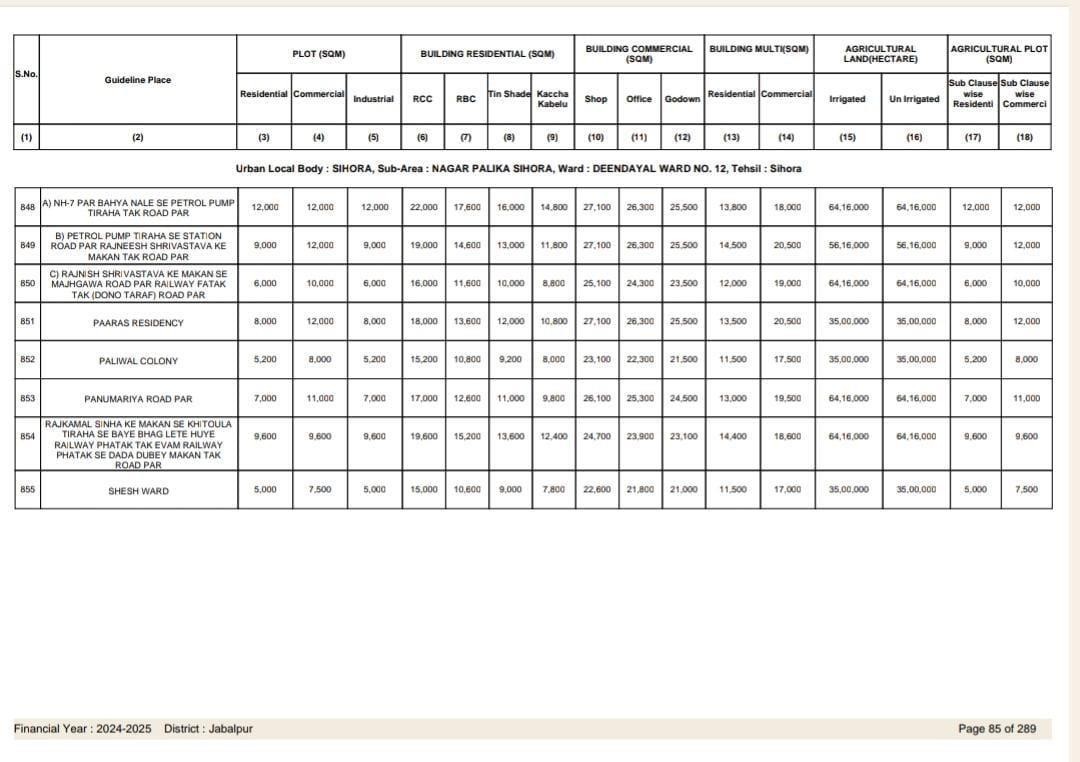
1. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
2. Explanation.- For the purposes of this code the term ‘relative’ shall have the same meaning as defined

inclause (77)ofSection2oftheCompaniesAct, 2013(18of2013).

1. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.
2. Remuneration and Costs.
3. A valuer shall provide services for remuneration which is charged in a transparent manner, is areas on able reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
4. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.
5. Occupation, employability and restrictions.
6. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/its assignments.
7. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date:13/08/2024 Place: Jabalpur

**Er. Nikhil Sahu**



Refer to Jabalpur Guideline S.no. 850 of page no. 85

