

NITIN UPADHYAY & ASSOCIATES



- Architect and Engineer
- Structural Engineers
- Chartered Engineer
- Govt. Approved Valuers
(Under Sec. 34AB of Wealth Tax Act)

Indore Office : Office No. 204, S.F. Harshdeep Avenue, At Plot No. 157, Chikitsak Nagar,
Near Bombay Hospital Choraha, Indore (M.P.)
Ujjain Office :- S.F. 217, Mahakal Terrace, Building No. 7, Shanku Marg, Freeganj, Ujjain (M.P.)

e-mail : er_upadhyay@rediffmail.com
Ph. 0734-4014032 Mob. 9179146414, 9425091283

Valuation Report

Date 02/01/2021

NAME OF BANK	State Bank Of India, State Bank Of India, State Bank Of India, Industrial Finance Branch , Y. N. Road , Indore (MP)
PROPERTY	It's a Industrial Open Plot
LOCATION AT	Plot No. -01 Paki , South west Part at Balaji Tulsian Industrial Estate , Village Kumdi , Tehsil sanwer , District Indore (MP)
OWNER NAME	Owner:-Mr. Mukesh Leelani s/o Mr. Shobhraj Leelani
FARE MARKET VALUE -Rs	10500000.00
GUIDELINE VALUE -Rs.	2450000.00
REALIZABLE SALE VALUE -Rs.	9450000.00
DISTRESS SALE VALUE -Rs.	8400000.00

NAME & ADDRESS OF VALUATION AGENCY

NITIN UPADHYAY & ASSOCIATES
S.F.204, Parshvnath Avenue Chikitsak Nagar , Indore (M.P.),
9425091283 ,9179146414

Mobile -

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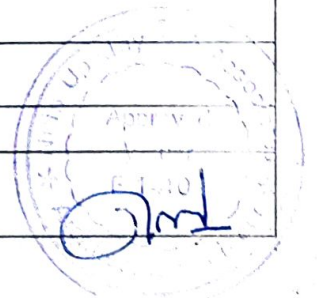
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VALUATION REPORT (IN RESPECT OF LAND /SITE & BUILDING)

To,
The Chief Manager,
State Bank Of India, Industrial Finance Branch

Y. N. Road , Indore (MP)

I. GENERAL:		
1	Purpose for which the valuation is made	To Assess Market Value , Value As Per Government Guidelines and Distress Of Forced Sale Value Of The Property For Bank Security Purpose For State Bank Of India.
2	(a) Date of Inspection	02/01/2021
	(b) Date on which the valuation is made	02/01/2021
3	List Of documents produced for perusal	Registry and approved map
4	Name of the legal owner (s) & address with Phone No. (Details of shares of each owner in case of joint ownership)	Owner:-Mr. Mukesh Leelani s/o Mr. Shobhraj Leelani (Single Ownership)
5	Brief description of the property/asset	It's a Industrial Open Plot
6	Location of the property/asset	Plot No. -01 Paki , South west Part at Balaji Tulsian Industrial Estate , Village Kumdi , Tehsil sanwer , District Indore (MP)
	a)Plot No. /Survey No.	Plot No. -01
	b)Door No.	NA
	c)T.S. No. / Village	Kumdi
	d)Ward / Taluka	Kumdi
	e) Mandal / District	Indore
	Postal Address of the property/asset	Same as above
	City / Town	Indore
	i) Residential Area	No
	ii)Commercial Area	No
	iii)Industrial Area	Yes
	Classification of Area	
i)	High/ Middle/ Poor	High Class
ii)	Urban/ Semi Urban/ Rural	Urban
	Coming under Corporation limit/village Panchayat/Municipality	Municipal Corporation Limit



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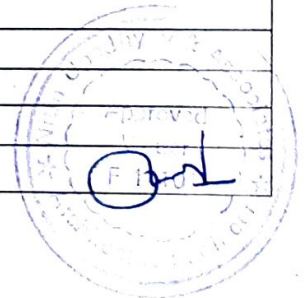


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Bombay Hospital Choraha, Indore (M.P.)
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covered under any State/Central Govt. Act (e.g. Urban land ceiling Act) or notified agency area/ Scheduled area/cantonment	No
Is it an agriculture land, any Conversion to house /site plots is contemplated/approved	NO
Boundaries of the property :	
As Per Deed:-	
East	Part of Plot No. -01 (Plot No. - 1 A)
West	Colony Road
North	Part of Plot No. -01 (Plot No. - 1 C)
South	Colony Road
As Per Actual on Site:-	
East	Part of Plot No. -01 (Plot No. - 1 A)
West	Colony Road
North	Part of Plot No. -01 (Plot No. - 1 C)
South	Colony Road
14 Dimension of Property	As per Deed-Mt As per Actual -Mt
North	
South	
East	
West	
15 Extent of the site	Office Area sq-ft 5000.00
16 Extent of the site considered for valuation (Least of 14a & 14b)	Plot Area Sq-m 464.68
17 Whether occupied by the owner/ tenant. If Occupied by the tenant since how long ? Rent received per month	Vacant Plot
II. CHARACTERISTICS OF THE SITE :	
1 Classification of Locality	Industrial Area
2 Development of surrounding areas	Good
3 Possibility of frequent flooding	NO
4 Feasibility to to the civic amenities like school , Hospital , Bus stop , Market etc.	All available in 500 m Radius.
5 Level of land with topographical conditions	Levelled
6 Shape of land	Regular in Shape
7 Type of use which it can be put	Industrial
8 Any usage restriction	industrial
9 Is plot in Town planning approved layout ?	Yes
10 Corner plot or intermittent plot	Corner Plot
11 Road facilities	Available
12 Type of road available at present	CC Road



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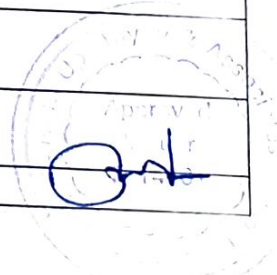
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13	Width of road is it below 20' or more then 20'	More than 20'															
14	Is it a Land - Locked Land	No															
15	Water potential	Good															
16	Underground sewerage system	NA															
17	Power supply availability in the site	Yes Available															
18	Advantages of the site	Property is situated Near main Road _ MR-10															
	1																
	2																
19	General remarks if any like threat of acquisition of land for public sevice purpose , road widening or applicability of CRZ provisions etc	Location of Property is Good															
	1																
	2																
Part - A (Valuation of Land)																	
1	Size Of Plot																
	North & South	5000.00 sq-ft															
	East & West																
2	Total Extent of Plot	5000.00															
3	Prevailing market rate- Rs.	/sqm															
		Rs. 2100/--2200/- Take Rs. 2100/- per sq-ft															
4	Guideline rate obtained from the Collector's / Register's office	As on date Mkt. Rate for per Unit area of land fetching more/less than the Govt. Enclosed															
	Guideline rate obtained from the Collector's / Register's office (an evidence there of to be enclosed)-	<table border="1"> <tr> <td>Plot Area</td> <td>5000.00</td> <td>Rate</td> <td>490.00</td> <td>2450000</td> </tr> <tr> <td>Construction GF</td> <td></td> <td>Rate</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total</td> <td>2450000.00</td> </tr> </table>	Plot Area	5000.00	Rate	490.00	2450000	Construction GF		Rate						Total	2450000.00
Plot Area	5000.00	Rate	490.00	2450000													
Construction GF		Rate															
			Total	2450000.00													
5	Assessed/ adopted rate of valuation –Rs.	2100.00															
		Say Rs. 2450000.00															
6	Estimated value of land – Rs.	10500000.00															
		/sqm															

PART – B (Valuation of Building) –

1	Technical details Of building	Open Plot
a	Type of Building (Residential/ Commercial/Industrial)	NA
b	Type of construction (Load –Bearing/RCC/Steel framed)	NA
c	Year of construction	NA



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d	Future Life	NA
e	No. of floors & height of each Floor including basement If any.	NA
f	Plinth Area of the building	NA
g	Plinth Area Floor-Wise	NA
	* As per Approved Map B/Up	NA
f	Condition of the building	
	i)Exterior- Excellent, Good , Normal Poor	NA
	ii)Interior - Excellent, Good , Normal Poor	NA
g	Date of issue And Vlidity of Layout of Approved Man/Plan	NA
h	Approved Map/Plan issuing authority	NA
i	Whether genuiness or authenticity of Approved Map/Plan is Verified	NA
j	Any Other Comments by Our Empanelled Valuer on authentic of approved plan	Location of property is good

SPECIFICATION OF CONSTRUCTION (FLOOR WISE) IN RESPECT OF

S.	Description	Open Plot
1	Foundation	NA
2	Super Structure	NA
3	Basement	NA
4	Joinery/Doors Windows (please Furnish details About size of Frames, shutters Glazing, fitting Etc & specify the Specials of the Timbers)	NA
5	RCC Work	NA
6	Plastering	NA
7	Flooring, Skirting, dadoing	NA
8	Special finish such as marble, Granite, wooden	NA
9	Roofing i/c Weather proof Course	NA
10	Drainage	NA
2	COMPOUND WALL:	Yes
	Height	2.00m
	Length	Whole plot covered
	Type of construction	Brick wall
	Condition	Good
3	ELECTRICAL INSTALATIONS	
	Type of wiring	NA
	Class of fittings (superior/ordinary/poor)	NA

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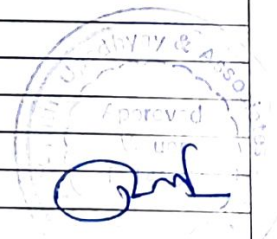
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	No. of light points	NA					
	Fan points spare plug	NA					
	Points any other items	-					
4	PLUMBING INSTALLATIONS						
a)	No. of water closets and their type	NA					
b)	No. of wash basins	NA					
c)	No. of Urinals	NA					
d)	No. of Bath Tubs	NA					
e)	Water meter Taps etc	NA					
f)	Any other Fixtures	NA					
Valuation Of Building							
S. No.	Particulars of Items	Plinth Area in Sq-m	Roof Height of Building in Meter	Estimated Replacement cost / sq-m Construction	Replacment Cost	Depriciation - 0% as Incomplete	Net Value After Depriciation
1							
2							
					TOTAL- Rs.		

PART C (Extra items)	
01. Portico	Nil
02. Ornamental	Nil
03. Sit out/ Veranda with Steel grills	Nil
04. Overhead water tank (1 KL Cap. Syntax)	Nil
05. Underground tank	Nil
06. Extra steel/ collapsible gates/MS R Shutter	Nil
TOTAL-Rs.	0.00
PART D (amenities)	
01. Wardrobes	Nil
02. Glazed tiles	Nil
03. Extra sink & bath tub	Nil
04. Marble / ceramic tiles flooring (Varanda	Nil
05. Interior decorations/Modular Kitchen	Nil
06. Architectural elevation works	Nil
07. Panelling works	Nil
08. Aluminium works	Nil
09. Aluminium hand rails	Nil
10. False ceiling	Nil
TOTAL-Rs.	0.00
PART E (Micellaneous)	
1. Separate toilet Room on GF/FF&SF	Nil



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1. Separate lumber Room	Nil
1. Separate water tank /sump	Nil
TOTAL-Rs.	0.00
PART F (Services)	
01. Water supply Arrangements	Nil
02. Drainage arrangements	Nil
03. Compound wall & Site Development	Nil
04. C.B. deposits, fittings etc	Nil
05. Pavement in MOS/Tower &Parapet Wall	Nil
TOTAL-Rs.	0.00

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

PART A	LAND	10500000.00
Part B	BUILDING	0.00
Part C	EXTRA ITEM	0.00
Part D	AMENITIES	0.00
Part E	MISLLANEOUS	0.00
Part F	SERVICES	0.00
	TOTAL Rs.	10500000.00
	Say Rs.	10500000.00

Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate

Photograph of owner/representative with property in background to be enclosed.

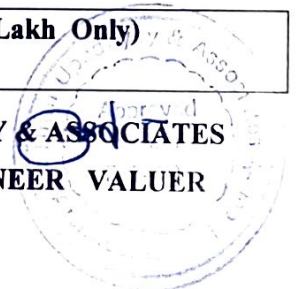
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevelling condition with aford said specifications is

Rs.	10500000.00	(Rs. One Crore Five Lakh Only)
The Guidline value is Rs.	2450000.00	(Rs. Twenty Four Lakh Fifty Thousand Only)
The Relisable Value is Rs.	9450000.00	(Rs. Ninety Four Lakh Fifty Thousand Only)
The Distress Sale Value is Rs.	8400000.00	(Rs. Eighty Four Lakh Only)

Date	02/01/2021
Place	Indore (MP)
Reg. No.	CAT - I/ V -148 ,2006

FOR NITIN UPADHYAY & ASSOCIATES
ARCHITECT ENGINEER VALUER



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The undersigned has inspected the property detailed in the valuation report Dated

on

I Have gone Through the Report & am satisfied that the fair & reasonable market

Date 02/01/2021

Signature
(Name of the Branch Manager with Official seal)

Date: Encl:

DECLARATION FROM VALUERS

I here by declare that-

- The Information furnished in my valuation report dated 2-01-2021 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 intrest in property valued
- I have personnaly inspected the property on Dated 02/01/2021
- I Have not been convicted of any offence and sentenced to a term of imprisonment

Date 02/01/2021

Place Indore (MP)

Reg. No. CAT - I/V -148 ,2006

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ARCHITECT ENGINEER VALUER



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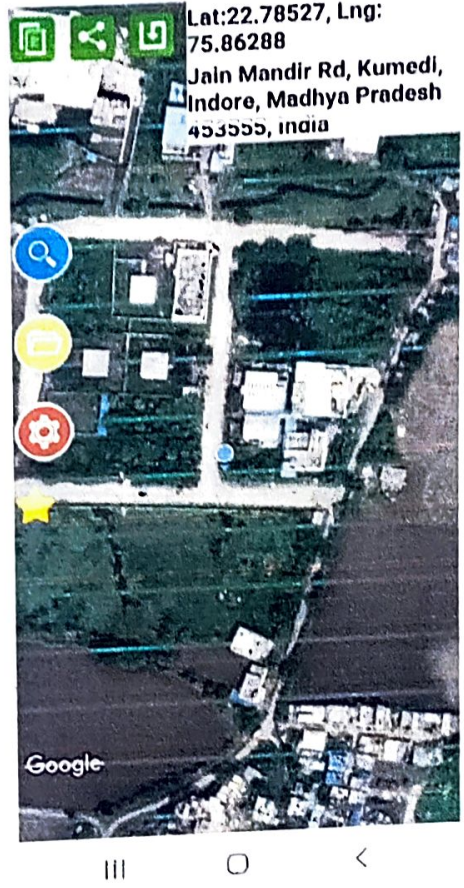
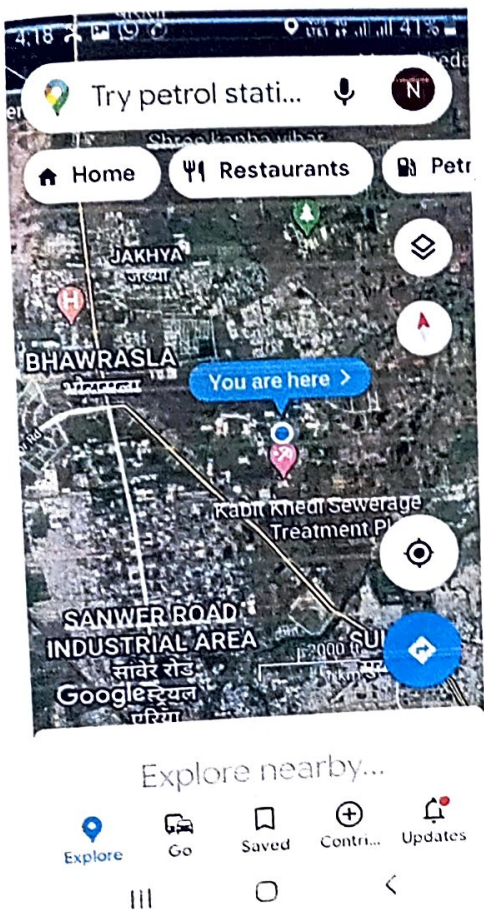
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KEY PLAN

Plot No. -01 Paki , South west Part at Balaji Tulsian Industrial Estate , Village Kumdi , Tehsil sanwer , District Indore (MP)



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Photographs

Plot No. -01 Paki , South west Part at Balaji Tulsayan Industrial Estate , Village Kumdi ,
Tehsil sanwer , District Indore (MP)

Owner:-Mr. Mukesh Leelani s/o Mr. Shobhraj Leelani

B/Tc



Handwritten signature

S.No	Mohalla/Colony/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)			BUILDING MULTI(SQM)		AGRICULTURE (LAND/HECTARE)			
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabelu	Shop	Office	Godown	Residential	Commercial	Irrigated	Un Irrigated	Sub Class Use	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
Tehsil: SAWER Sub-Area : NAGAR NIGAM INDORE, Ward/Patwari Halka: WARD NO. 19 (VISHWAKARMA)																	
4046	ATLANTIC INDUSTRIAL PARK	5200	5200	5200	17200	12400	10800	9200	18800	18400	18000	15200	30400	52000000	52000000	5200	5200
4047	BALAJI TULSIYAAN (100 FEET ROAD PAR) (KUMEDI)	5600	5600	5600	17600	12800	11200	9600	19200	18800	18400	16000	32000	56000000	56000000	5600	5600
4048	BALAJI TULSIYAAN (KUMEDI)	4800	4800	4800	16800	12000	10400	8800	18400	18000	17600	15200	30400	48000000	48000000	4800	4800
4049	KUMEDI ROAD PAR	5800	5800	5800	17800	13000	11400	9800	19400	19000	18600	16000	32000	22560000	22560000	5800	5800
4050	KUMEDI ROAD SE ANDAR	4600	4600	4600	16600	11800	10200	8600	18200	17800	17400	15200	30400	18560000	18560000	4600	4600
4051	LORD ADINATH RESIDENCY (KUMEDI)	10400	12800	10400	22400	17600	16000	14400	26400	26000	25600	15200	30400	104000000	104000000	10400	12800
4052	SCHEME 169 A (KUMEDI)	14400	21600	14400	26400	21600	20000	18400	35200	34800	34400	15200	30400	144000000	144000000	14400	21600
4053	SCHEME NO. 139, MUKHYA MARG SE ANDAR (KUMEDI)	14400	21600	14400	26400	21600	20000	18400	35200	34800	34400	15200	30400	144000000	144000000	14400	21600
4054	SCHEME NO. 139, MUKHYA MARG SE LAGA HUA (KUMEDI)	17600	26400	17600	29600	24800	23200	21600	40000	39600	39200	16000	32000	176000000	176000000	17600	26400
4055	SHREE RAM ENCLAVE (KUMEDI)	16800	16800	16800	28800	24000	22400	20800	30400	30000	29600	17600	35200	168000000	168000000	16800	16800