

नगद रसौद विवरण

VALUATION REPORT : 5th CollateralUnion Bank of India,
S.S. Road Branch Indore (M.P.)

VALUATION OF IMMOVLE PROPERTY

BELONGING TO

Shri Kamlesh S/o Shri Manakchand Sethi &
Smt. Asha W/o Shri Kamlesh Sethi

Borrower

M/s Sethi Agritech Pvt. Ltd. Khandwa

LOCATED AT

Kh. no. 878, Patwari Halka no. 38, Village Dondwada Revenue Circle Chhaigaon

Makhan , Development Block- Chhaigaon Makhan , Tehsil Khandwa Dist. East

Nimar Khandwa (M.P.)

Mahesh Agrawal & Associates**B.E. (Civil), FIV, MIE**

Govt. Regd. Approved Valuer & Chartered Engineer

Office :- 117 First floor "President Tower", Madhumilan Talkies Square, Indore-1

Phone: 0731-(O) 4044404, 4044402, 4044437 (R) 4090444, Mob.98275-31133

E-mail-valmaassociates@yahoo.com

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MAHESH AGRAWAL & ASSOCIATES

CHARTERED ENGINEER, GOVT. APPROVED VALUER
ARCHITECT & INTERIOR DESIGNER

117-118, President Tower, Madhu Milan Talkies Chouraha, INDORE-1
Ph.: 0731 - (O) 4044402, 4044404, 4044437 (R) 4090444, Mob : 98275 - 31133
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CERTIFICATE

Valuation of Diverted land

This is certify that, as per my knowledge and judgment and as per the information received by me, that the valuation of the property submission to Union Bank of India, S.S. Road Branch Indore (M.P.)

Borrower	M/s Sethi Agritech Pvt. Ltd. Khandwa
Belonging to	Shri Kamlesh S/o Shri Manakchand Sethi & Smt. Asha W/o Shri Kamlesh Sethi
Property Located at	Kh. no. 878, Patwari Halka no. 38, Village Dondwada Revenue Circle Chhaigaon Makhan, Development Block- Chhaigaon Makhan, Tehsil Khandwa Dist. East Nimar Khandwa (M.P.)
Is Estimated	Rs. 138.85Lacs (Rs. One Hundred Thirty Eight Lacs Eighty Five Thousand Only)
Realizable Value	Rs. 118.00Lacs (Rs. One Hundred Eighteen Lacs Only)
Distress Value	Rs. 111.00Lacs (Rs. One Hundred Eleven Lacs Only)

and I hereby declare that

- The information furnished in the part I & II is true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the property valued.
- I have personally inspected the property on 28.10.2017
- Report issued without prejudice.

Place: Indore

Date: 02.11.2017

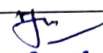



MAHESH AGRAWAL
APPROVED VALUER
F-11140


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Chartered Engineer
& Govt Regd. Valuer
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IMCL No. Str/15

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


I. GENERAL		
01.	Purpose for which valuation is made	To assess the market value of the property for Loan Purpose for Union Bank of India S.S. Road Indore (MP)
02.	a) Date of Inspection	28.10.2017
	b) Date on which valuation is made	02.11.2017
03.	List of documents produced for perusal	Xerox copy of sale deed no. A-1/582 Dated 24.05.2013 Diversion order no.33/A-2/2014-15 Dated 31.03.2015 for Industrial (Food-Seeds Processing)
	i) Xerox copy	
04.	Name of the owner(s) and his/their address (es) with phone no. (details of share of each owner in case of joint ownership)	Shri Kamlesh S/o Shri Manakchand Sethi & Smt. Asha W/o Shri Kamlesh Sethi
05.	Brief description of the property	Diverted Land
06.	Location of property	
	i) Plot no. /Survey no.	Kh. no. 878, Patwari Halka no. 38, Village Dondwada Revenue Circle Chhaigaon Makhan , Development Block- Chhaigaon Makhan , Tehsil Khandwa Dist. East Nimar Khandwa (M.P.)
	ii) Door no.	N.A.
	iii) T.S.NO./Village	Dodnwada
	iv) Ward/Taluka	Tehsil East Nimar Khandwa
	v) Mandal/District	Khandwa
07.	Postal address of the property	Kh. no. 878, Patwari Halka no. 38, Village Dondwada Revenue Circle Chhaigaon Makhan , Development Block- Chhaigaon Makhan , Tehsil Khandwa Dist. East Nimar Khandwa (M.P.)
08.	City/Town	-
	Residential area	N.A.
	Commercial area	Yes Developing
	Industrial area	Yes Developing
09.	Classification of locality	
	i) High/ Middle/Poor	Middle class
	ii) Urban/Semi Urban/Rural	Semi Urbane
10.	Coming under Corporation limit/Village/Panchayat/Municipality	Gram Panchayat
11.	Whether covered under any State/Central Govt. enactments(e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	N.A.
12.	In case it is an agricultural land, any conversion to house site plots in contemplated	Already diverted land


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13.	Boundaries		As per documents	Actual
		East	Govt Land of Kh. no. 887	Govt Land of Kh. no. 887
		West	Land of Kh. no. 876	Land of Kh. no. 876
		North	Land of Kh. no. 877/1877/2 & 877/3	Land of Kh. no. 877/1877/2 & 877/3
		South	Land of Kh. no.879	Land of Kh. no.879
14.	Dimension of the site (As per deed) (a)		Actual (b)	
	East		-	
	West		-	
	North		-	
	South		-	
15.	Extent of the site		-	
16.	Extent of the site considered for valuation (Least & 14 a of 14 b		1.29hec or 12900sqmt. (as per diversion order 138854sqft)	
17.	Whether occupied by the owner/tenant? if occupied by tenant, since how long ? Rent received per month		Owner occupied	
II CHARACTERISTICS OF THE SITE				
01.	Classification of locality		Middle class	
02.	Development of surrounding areas		Mixed area	
03.	Possibility of frequent flooding/sub-merging		No	
04.	Feasibility to the civic amenities like School/Hospital/Bus stop/ Market, Etc.		All about 2.0Km	
05.	Level of land with topographical conditions		Leveled	
06.	Shape of land		Irregular	
07.	Type of use to which it can be put		Mixed	
08.	Any usage restriction		Diversion order no.33/A-2/2014-15 Dated 31.03.2015 for Industrial (Food-Seeds Processing)	
09.	Is plot Town Planning approved layout?		-	
10.	Corner plot or Intermittent plot		Intermittent	
11.	Road facilities		Available	
12.	Type of road available at present		Kachcha road	
13.	Width of land-is it below 20ft. or more then 20ft.		>20'	
14.	Is it a Land Locked Land?		No	
15.	Water potentiality		N.A.	
16.	Underground sewerage system		N.A.	
17.	Power supply is available in the site		Available in the area	
18.	Advantage of the site		The property situated in developing commercial & Industrial area	
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea- coast/tidal level must be incorporated)		No	


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PART-A (Valuation of land)	
01.	Size of plot
	North & South
	East & West
02.	Total extent of the plot
03.	Prevailing market rate
04.	Guide line rate obtained from register's office (an evidence, there of to be enclosed)
05.	Assessed /adopted rate of valuation
06.	Estimated Value of land
PART -B (Valuation of building)	
01.	TECHNICAL DETAILS OF THE BUILDING
	a) Type of building (Residential/commercial/Industrial)
	b) Type of construction (Load bearing/R.C.C./Steel Framed)
	c) Year of construction/ Age of property
	Remaining Life of building
	d) Number of floors & heights of each floor including basement, if any
	e) Plinth area floor wise
	f) Condition of the building
	i) Exterior- Excellent, Good, Normal, Poor
	ii) Interior- Excellent, Good, Normal, Poor
S.	Description
N.	
A	Foundation
B	Basement
C	Super structure
D	Joinery/ Doors & windows (please furnish details about size of frames, shutters, glazing, fittings, etc, and specify the species of timber)
E	R.C.C. works
F	Plastering
G	Flooring, Skirting, dadoing
H	Special finish as marble, granite, wooden, paneling, drills etc.
I	Roofing including water proof course
J	Drainage


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02 COMPOUND WALL		
	Height	N.A.
	Length	N.A.
	Type of construction	N.A.
03. ELECTRICAL INSTALLATION		
	Type of wiring	N.A.
	Class of fittings/ Superior/Ordinary/poor)	N.A.
	Number of Light Points	N.A.
	Fan Points	N.A.
	Spare Plug Points	N.A.
	Any other item	N.A.
04. Plumbing Installation		
a)	No. of water closets and their type	N.A.
b)	No. of wash basins	N.A.
c)	No. of Urinals	N.A.
d)	No. of bath tubs	N.A.
e)	Water meters, taps etc.	N.A.
f)	Any other fixtures	N.A.

DETAILS OF VALUATION:

S.no	Particular of item	Plinth area Sqft.	Age of bldg.	Estimated replacement Rate of construction	Replacement Cost in	Depreciation	Net Value After deprecations
PART-C (Extra items)							
01	Portico				N.A.		
02	Ornamental front door				N.A.		
03	Sit out/ Verandah with steel grills				N.A.		
04	Overhead water tank				N.A.		
05	Extra steel / Collapsible gates				N.A.		
	TOTAL						
PART-D(amenities)							
01	Ward robes				N.A.		
02	Glazed tiles				N.A.		
03	Extra Sinks & bath tub				N.A.		
04	Marble /Ceramic flooring				N.A.		
05	Interior decorations				N.A.		
06	Architectural elevation works				N.A.		
07	Paneling works				N.A.		
08	Aluminum works				N.A.		
09	Aluminum hand rails				N.A.		
10	False ceiling/Modular Kitchen				N.A.		
	TOTAL				N.A.		


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PART-E (miscellaneous)		
01	Separate toilet room	N.A.
02	Separate lumber room	N.A.
03	Separate water tank / sump	N.A.
04	Trees gardening	N.A.
TOTAL		
PART -F (Services)		
01.	Water supply arrangement	N.A.
02.	Drainage arrangement	N.A.
03.	Compound wall 1650sqft @ 250/-	4.13Lacs
04.	C.B. deposits, fittings, etc.	N.A.
05.	Pavement	N.A.
TOTAL		

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

01	PART-A	Land	138.85Lacs
02	PART-B	Building	N.A.
03	PART-C	Extra Items	N.A.
04	PART-D	Amenities	N.A.
05	PART-E	Miscellaneous	N.A.
06	PART-F	Services	N.A.
TOTAL			138.85Lacs

[Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also such aspects as i) salability ii) Likely rental values in future and iii) any likely income it may generate may be discussed.

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 138.85Lacs (Rs. One Hundred Thirty Eight Lacs Eighty Five Thousand Only)** and the Realizable value is **Rs. 118.00Lacs (Rs. One Hundred Eighteen Lacs Only)** & Distress Value is **Rs. 111.00Lacs (Rs One Hundred Eleven Lacs Only)**

Place: INDORE (M.P.)
Date: 02.11.2017



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Chartered Engineer
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B.E. (Civil) MIE, FIV
IMCB No. Su/59
2/11/17

The undersigned have inspected the property detailed in the valuation report dated
on.....
We are Satisfied that the fair and reasonable market value of the property is Rs. 138.85 (Rupees
.....only).

Signature
(Name of the Branch Manager with Office Seal)

Date:

रसीद विवरण

नगद रसीद विवरण

रसीद विवरण
कच्ची का नाम: शारदाप्रसाद खरे

- 7 -

Ch. no. 878, Patwari Halka no. 38, Village Dondwada Revenue Circle Chhaigaon Makhan, Development
Chhaigaon Makhan, Tehsil Khandwa Dist. East Nimar Khandwa (M.P.)
Latitude: 21°48'46.50"N
Longitude: 76°15'50.25"E



Handwritten signature

Mahesh Agrawal
Chartered Engineer
& Govt Regd. Valuer
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M.B. (Civil) MIB, E
MCL No. Str./5

Kh. no. 878, Patwari Halka no. 38, Village Dondwada Revenue Circle Chhaigaon Makhan , Development Block-
Chhaigaon Makhan , Tehsil Khandwa Dist. East Nimar Khandwa (M.P.)




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