

Sharda Prasad Khare
Advocate

Office:

7/6, Vijay Nagar,
Behind G.Sachchanand Market,
INDORE (M.P.)
☎ 98931-29677

DATE: 08.03.2021

To

900294457

NIAB8326954

71.44%

VALUATION REPORT

Ref- GR/KAS/01/2021/C
Date- 06/01/2021

Bank	Union Bank of India Branch- Indore
Owner or Borrower	Owner - Shri Kamlesh Sethi S/O Shri Manakchand Sethi Borrower- Speedgro Agro. Overseas L.L.P., Director - Shri Aakash Sethi S/O Shri Kamlesh Sethi
Location	on Kh. No. 851/1, P.H.No. 88, at Gram- Dondwada, Teh - Khandwa, Distt- Khandwa (M.P.)



Reg.No. CAT- I/1/51 of 2002

Akriti Consultants

Architectural & Structural Designer

108, Anand Nagar KHANDWA (M.P) 450001

Ph.: 0733-2249165, Mob: 98272-78165

E-mail: ashwinibahety@rediffmail.com

Er. Ashwini Bahety

B.E. (Civil), M.Sc(REV), A.M.I.E, F.I.V
Chartered Engineer and Regd. Valuer
(Govt. of India, Ministry of Finance)

Advocate
kri Consultants

Structural & Structural Designer

Khand Nagar, KHANDWA (M.P.) 450 001
733-2249165, Mob. : 98272 - 78165
ashwinibahety@rediffmail.com



DATE: 08.03.2021

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B.E. (Civil), M.Sc. (REV), A.M.I.E., F.I.V.
Chartered Engineer and

Regd. Valuer (Govt. of India, Ministry of Finance)

Date :

GR/KAS/01/2021/C

“VALUATION REPORT”

06/01/2021

“GENERAL REPORT”

To,

**The Branch Manager
Union Bank of India
Branch- Indore**

The valuation enclosed is prepared for land only
Belongs To- **Owner - Shri Kamlesh Sethi S/O Shri Manakchand Sethi
Borrower- Speedgro Agro. Overseas L.L.P.,
Director - Shri Aakash Sethi S/O Shri Kamlesh Sethi**

**on Kh. No. 851/1, P.H.No. 88, at Gram- Dondwada, Teh - Khandwa,
Distt- Khandwa (M.P.)**

The valuation includes cost of land only

The value of property under question comes to **Rs. 17041000.00**

Rupees One Crore Seventy Lakh FortyOne Thousand Only

So,

The Market value of property **Rs. 17041000.00**

Realizable value **Rs. 15336900.00**

Distress value **Rs. 14484850.00**

Value as per Govt. Guide line **Rs. 3328800.00**



Er. ASHWINI BAHETY

Sharda Prasad Khare
Advocate

Office:

7/6, Vijay Nagar,
Behind G.Sachchanand Market,
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☎ 98931-29677

DATE: 08.03.2021

To,
Branch Manager,

Format-A

UNION BANK OF INDIA
Branch- Indore
VALUATION REPORT
(IN RESPECT OF LAND / SITE AND BUILDING)
(To be filled in by the Approved Valuer)

Er. Ashwini Bahety
108, Anand Nagar,
Khandwa (M.P.)

GENERAL		C.C. Limit
Purpose of which the valuation is made:		05/01/2021
a) Date of inspection		06/01/2021
b) Date on which the valuation is made		Photocopy of Sale Deed No Property (C) -A1/458, Dt- 28/01/2010, N.A., Agreement No. BM126171, Serial No. 186/21, Dt- 05/01/2021, Consent Letter - BM126176, Serial No. 187/21, Dt- 05/01/2021.
List of documents produced for perusal		Owner - Shri Kamlesh Sethi S/O Shri Manakchand Sethi Borrower- Speedgro Agro. Overseas L.L.P., Director - Shri Aakash Sethi S/O Shri Kamlesh Sethi
Name of the owner (s) and his / their address / addresses with Phone No. (Details of share of each owner in case of joint ownership)		Property Is a Land Only
Brief description of the property		on Kh. No. 851/1, P.H.No. 88, at Gram- Dondwada, Teh - Khandw Distt- Khandwa (M.P.)
Location of the property		on Kh. No. 851/1, P.H.No.88, at Gram - Dondwada, Teh - Khandwa , Distt- Khandwa (M.P.)
Plot No. / Survey No		Khandwa , Distt- Khandwa (M.P.)
P.S. No. / Village		Distt- Khandwa (M.P.)
Ward / Taluka		on Kh. No. 851/1, P.H.No. 88, at Gram- Dondwada, Teh - Khandw Distt- Khandwa (M.P.)
Mandal / District		Khandwa (M.P.)
Postal address of the property		Agricultural Area
City / Town		Middle Class
Residential /Commercial / Industrial Area		Rural
Classification of the area i) High/Middle/Poor ii) Urban/Semi-Urban/Rural		Under Village Panchayat limit
Coming under Corporation limit/Village Panchayat/ Municipality		No
Whether covered under any state/Central Govt. enactments (e.g. Urban Land Ceiling Act) Or notified under agency area / Scheduled area / Cantonment area		No
In case it is an agricultural land, any conversion to house site plots is contemplated		No
Kh no- 851/1		
Boundaries of the property	As Per Sale Deed	As Per Actual
North	Land of Shri Samkit Jain	Land of Shri Samkit Jain
South	Land of Shri Sethi Agritech	Land of Shri Sethi Agritech
East	Land of Khasra No. 858/2, of Smt. Asha Sethi	Land of Khasra No. 858/2, of Smt. Asha Sethi and Approach Road *
West	Land of Shri Sitaram Patel	Land of Shri Sitaram Patel



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To, _____

<p>*Note- There is a approach road through adjoining properties of sisterconcern on south side as per notarised agreement (No- 186/21 Dt -5-1-21) and notarised consent letter (No- 187/21 Dt-5-01-2021) the four boundaries of approach road to subject property as follows East-Land of Kh No- 858/1 , West- Remaining land of Kh No- 851/2 , 851/3 , North - Land of Kh No- 851/1 , South - Common Road</p>	
North	N.A.
South	N.A.
East	N.A.
West	N.A.
Extent of the site	<p>Plot Area = 154915 Sqft.</p> <p>Land Area = (1,54,915 Sqft.) Or Div. 1.44 Hect. Or 14400 Sqmt. Or 3.56 Acre (As Per Diversion Order) Land Area = 1,54,915 Sqft. Or 14400 Sqmt.</p>
Extent of the site considered for valuation (Least of 14a & 14b)	N.A.
Whether occupied by the owner / tenant? if occupied by tenant since how long? Rent received per month.	N.A.
CHARACTERISTICS OF THE SITE	
Classification of Locality	Agricultural Area
Development of surrounding areas	Under Develepeing
Possibility of frequent flooding	No
Availability of the Civic amenities like : School, Hospital, Bus Stop, Market etc.	Within 6.00 K.M.
Level of land with topographical conditions	Leveled Plot
Shape of land	Regular Shape
Use of use to which it can be put	Commercial Use
Any usage restriction	No
Plot in Town Planning approved layout	No
Corner plot 'Or' Intermittent plot?	Intermittent Plot
Road facilities	Yes
Type of road available at present	Kaccha Road
Width of road - Is it below 20 ft. 'Or' more	Above 20 Ft.
Is a Land - locked Land?	No
Water Potentiality	Available
Underground sewerage system	Un Available
Water supply is available in the site	Within 100 Ft.
Advantages of the site	N.A.
Special remarks, if any	
Area (Valuation of Land)	
Area of Plot	Plot Area = 154915 Sqft.
Area of Plot	1.44 Hect
Area of Plot	14400 Sqmt, or 154915 Sqft
Area of Plot	Rs. 120 /Sqft.
Area of Plot	Plot Area= 154915 Sqft.
Area of Plot	Guide Line Rate =



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To,
The Branch Manager,

Guideline rate obtained from the :
Registrar's Office
(an evidence thereof to be enclosed)

Guide Line Value(Rs.) = 4069600
Property (A,B,&C) = Land Area = 1.44 Hect. 14400 Sqmt.
First 300.00 Sqmt. X @ Rs. 3200/Sqmt. = Rs. 9,60,000.00 (I)
Remaining Area = 14100 Sqmt.
Or 1.41 Hect. @ Rs. 16,80,000/ Hect. * = Rs. 23,68,800.00 (II)

Total G. Line rate (I+II) = Rs. 33,28,800.00
*Agri. Land Rs. 11,20,000 /Hect. X 1.50 = Rs. 16,80,000/Hect.

Govt. Guideline Value

Rs. 3328800

Assessed / adopted rate of valuation
Estimated value of Land

Rs. 110 /Sqft.

Market Value(Rs.) = 17040672

PART - B (Valuation of Building)

TECHNICAL DETAILS OF THE BUILDING

a) Type of building	Commercial
b) Type of construction	N.A.
c) Year of construction	N.A.
d) Number of floors & height of each floor including basement, if any	N.A.
e) Plinth area floor - wise (Sqft)	N.A.
Condition of the building i) Exterior ii) Interior	N.A.
Date of issue and validity of layout of approved map / plan	Not Available
Approved map / plan issuing authority	Not Available
Whether genuineness or authenticity of approved map / plan is verified	Not Available
Any other comments by our empanelled assessors on authentic of approved plan	Not Available

SPECIFICATION OF CONSTRUCTION (FLOOR - WISE) IN RESPECT OF:

S. No.	Description	Ground Floor		
		Godown		
1	Foundation	N.A.		
2	Basement	N.A.		
3	Superstructure	N.A.		
4	Joinery / Doors & windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	N.A.		
	RCC Works	N.A.		
	Plastering	N.A.		
	Flooring, skirting, dadoing	N.A.		
	Special finish as marble, granite, wooden paneling, drills	N.A.		
	Roofing including weather proof course	N.A.		
	Drainage	N.A.		
	OUND WALL	N.A.		



Arda Prasad Khare
Advocate

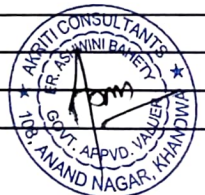
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Length	
Type of Construction	
ELECTRICAL INSTALLATION	
Type of wiring	N.A
Class of fittings (Superior/Ordinary/Poor)	

DETAILS OF VALUATION				
Description	Ground Floor			
Plinth Area (Sqft.)				
Year of Construction				
Age of Building (Years)				
Residual Life of Building (Years)				
Replacement cost of construction of the existing construction of the specification (/Sqft)		N.A.		
Replacement Value(Rs)				
Appreciation (Already considered Building Rates)				
Present value of the building				
Value of Building	Rs N.A.		B	
C	(Extra Items)			
Access			N.A.	
Decorative front door			N.A.	
Verandah / Varandah with steel grills			N.A.	
Overhead water tank			N.A.	
Rolling steel / collapsible gates			N.A.	
			N.A.	C
D	(Amenities)			
W.C. / Toilets			N.A.	
Wall Tiles			N.A.	
Sinks and Bath Tub			N.A.	
Decorative / Ceramic Tiles Floorin			N.A.	
Decorations			N.A.	
Structural elevation works			N.A.	
Painting works			N.A.	
Plaster works			N.A.	
Iron hand rail			N.A.	
Wiring			N.A.	
			N.A.	D
(Miscellaneous)				
W.C. / Toilet Room			N.A.	
W.C. / Toilet Room			N.A.	
Water Tank / Sump			N.A.	
Painting			N.A.	
			N.A.	E



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ART - F	(Services)		
	Water supply arrangements		N.A.
	Drainage arrangements		N.A.
	Compound wall		N.A.
	C.B. deposits, fittings etc.		N.A.
	Pavement		N.A.

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land	Rs. 17040672
Part - B	Building	Rs. N.A.
Part - C	Extra items	N.A.
Part - D	Amenities	N.A.
Part - E	Miscellaneous	N.A.
Part - F	Service	N.A.
		Total (Rs.) 17040672
		Say Rs. 17041000

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.
Rs. 17041000

Rupees One Crore Seventy Lakh FourtyOne Thousand Only

Place : Khandwa

Date : 06/01/2021

undersigned have inspected the property detailed in the Valuation Report dated _____ on _____ have gone through the report and am satisfied, to the best of my knowledge that the value of the property at Rs. 1.53 cr by the approved valuer is realistic.

APPROVED VALUER

Branch Manager / Officer - in-charge of Advance Department

DECLARATION

- 1 The information furnished in this report is true correct to the best of my knowledge and belief.
- 2 I have no direct or indirect interest in property valued.
- 3 I have personally visited the property & valued the right property.
- 4 I have not been convicted or sentenced to a term of imprisonment.
- 5 I have not been found guilty of misconduct in my professional capacity.
- 6 I am not responsible for legal aspect of property valued.
- 7 Rate of land / plot applied as per local enquiry.

Date : 06/01/2021

Place : Khandwa

[ER. ASHWINI BAHETY]

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7/6, Vijay Nagar,

DATE: 08.03.2021

Guide Line

S.No	Mohalla/Colony/Society/Field/Village	PLOT (sqm)			BUILDING RESIDENTIAL (sqm)			BUILDING COMMERCIAL (sqm)			BUILDING MULTIPURPOSE		LAND (HECTARE)		PLOT (SQM)		
		Residential	Commercial	Industrial	PCC	FBC	Tin shade	Kacha khabra	Shop	Office	Godown	Residential	Commercial	Integrated	Un integrated	Sub Class wise	Sub Class wise
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
Tehsil KHANDWA																	
Sub-Area : NON-PLANNING AREA, Ward/Patwaril Halika: PATWARI HALKA 38																	
1088	DONDIVDA 1 MUCHROAD SELAGE KHASRA NUMBER 160 161, 192, 193, 167, 168, 190, 191, 192, 193, 194, 197, 198, 199, 200, 201, 209, 211, 212, 213, 214.	2200	4300	2200	8200	6200	5000	4800	12700	11500	11500	0	0	4524000	2720000	2200	4300
1089	DONDIVDA 2 SHESHANIYA KHASRA NUMBER	1600	3200	1800	7600	5600	4400	4000	11600	10400	10400	0	0	1934000	1120000	1600	3200
Tehsil KHANDWA																	
Sub-Area : NON-PLANNING AREA, Ward/Patwaril Halika: PATWARI HALKA 39																	
1090	TAKLI VORI 1 MUCHROAD SELAGE KHASRA NUMBER	2200	4300	2200	8200	6200	5000	4800	12700	11500	11500	0	0	4550700	2741600	2200	4300
1091	TAKLI VORI 2 SHESHANIYA KHASRA NUMBER	1600	3200	1800	7600	5600	4400	4000	11600	10400	10400	0	0	1934000	1120000	1600	3200
Tehsil KHANDWA																	
Sub-Area : NON-PLANNING AREA, Ward/Patwaril Halika: PATWARI HALKA 41																	
1092	CICHJI BUJURG	900	1800	900	6900	4900	3700	3300	10200	9000	9000	0	0	326400	192000	300	1800
1093	DAGADYA	900	1800	900	6900	4900	3700	3300	10200	9000	9000	0	0	326400	192000	300	1800
	KAYESHWAR	900	1800	900	6900	4900	3700	3300	10200	9000	9000	0	0	476000	280000	300	1800

[ER. ASHWINI B. BHETTY]

