

Kh. No. 851/2

3658

5000Rs.

NIA 68326894

0

# VALUATION REPORT

Ref-	GR/KAS/09/20/A & B
Date-	29/09/2020

<b>Bank</b>	<b>Union Bank of India</b> <b>Branch- Indore</b>
<b>Owner or Borrower</b>	<b>Property (A&amp;B) M/S Sethi Agritech Private Limited, Khandwa</b> <b>Director - Smt. Asha Sethi W/O Shri Kamlesh Sethi</b>
<b>Location</b>	<b>Property (A &amp; B) - on Kh. No. 851/2 &amp; 851/3, P.H.No.88, at</b> <b>Gram- Dondwada, Teh - Khandwa, Distt- Khandwa (M.P.)</b>



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

## *Ashwini 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)

3658

5000 Rs.

**Kriti Consultants**

**Architectural & Structural Designer**

Anand Nagar, **KHANDWA (M.P.)** 450 001

0733-2249165, Mob. : 98272 - 78165

Email : ashwinibahety@rediffmail.com



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No.

Date :

**GR/KAS/09/20/A & B**

**“VALUATION REPORT”**

**29/09/2020**

**“GENERAL REPORT”**

To,

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

The valuation enclosed is prepared for land and building  
**Belongs To- Property (A&B) M/S Sethi Agritech Private Limited, Khandwa (M.P.)  
Director - Smt. Asha Sethi W/O Shri Kamlesh Sethi**

**Property (A & B) - on Kh. No. 851/2 & 851/3, P.H.No.88, at  
Gram- Dondwada, Teh - Khandwa, Distt- Khandwa (M.P.)**

The valuation includes cost of land and building

The value of property under question comes to **Rs. 66338000.00**

**Rupees Six Crore Sixty Three Lakh Thirty Eight Thousand Only**

So,

The Market value of property **Rs. 66338000.00**

However: Realizable value **Rs. 59704200.00**

Distress value **Rs. 56387300.00**

Value as per Govt. Guide line **Rs. 37272600.00**



**Er. ASHWINI BAHETY**

**Format-A**

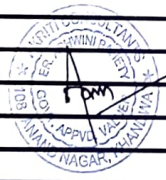
**UNION BANK OF INDIA**  
**Branch- Indore**  
**VALUATION REPORT**  
**(IN RESPECT OF LAND / SITE AND BUILDING)**  
**(To be filled in by the Approved Valuer)**

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

**GENERAL**

Purpose of which the valuation is made:	C.C. Limit	
Date of inspection	27/09/2020	
Date on which the valuation is made	29/09/2020	
List of documents produced for perusal	Photocopy of Sale Deed No - N.A., Diversion Order No-Property (A) - 29/A-2 /2009-2010 ,Date 05/01/2010 , Property (B) - Diversion Order No- 38/A-2/2016-2017, Date – 13/02/2017	
Name of the owner (s) and his / their address / addresses with share No. (Details of share of each owner in case of joint ownership)	Property (A&B) M/S Sethi Agritech Private Limited, Khandwa (M.P.) Director - Smt. Asha Sethi W/O Shri Kamlesh Sethi	
Brief description of the property	Property Is a Commercial Building	
Location of the property	Property (A & B) - on Kh. No. 851/2 & 851/3,P.H.No.88, at Gram- Dondwada, Teh - Khandwa, Distt- Khandwa (M.P.)	
Plot No. / Survey No	Kh. No. 851/2,P.H.No.88,	
S. No. / Village	at Gram - Dondwada, Teh - Khandwa , Distt- Khandwa (M.P.)	
Block / Taluka	Khandwa , Distt- Khandwa (M.P.)	
Block / District	Distt- Khandwa (M.P.)	
Postal address of the property	Property (A & B) - on Kh. No. 851/2 & 851/3,P.H.No.88, at Gram- Dondwada, Teh - Khandwa, Distt- Khandwa (M.P.)	
City / Town	Khandwa (M.P.)	
Residential /Commercial / Industrial Area	Commercial Area	
Classification of the area		
i) High/Middle/Poor	Middle Class	
ii) Urban/Semi-Urban/Rural	Rural	
Coming under Corporation limit/Village Panchayat/ Municipality	Under Village Panchayat limit	
Whether covered under any state/Central Govt. enactments (Urban Land Ceiling Act) Or notified under agency area / Scheduled area / Cantonment area	No	
Is it an agricultural land, any conversion to house site is contemplated	No	
	<b>Property (A) Kh no- 851/2</b>	
Boundaries of the property	<b>As Per Sale Deed</b>	<b>As Per Actual</b>
North	Land of Sethi Agritak Pvt. Limited	Land of Sethi Agritak Pvt. Limited
South	Kachha Road	Kachha Road
East	Land Kh.No. 851	Land Kh.No. 851
West	Land of Shri Sitaram Patel	Land of Shri Sitaram Patel

Boundaries of the property		Property (B) Kh no- 851/3	
		As Per Sale Deed	As Per Actual
North		Land of Kh. No. 851/1	Land of Kh. No. 851/1
South		Land of Sethi Agritak Pvt. Limited	Land of Sethi Agritak Pvt. Limited
East		Land of Kh. No. 858/1	Land of Kh. No. 858/1
West		Land of Shri Sitaram Patel	Land of Shri Sitaram Patel
North			228 M.
South			260 M.
East			240 M.
West			240 M.
Content of the site		<p>Property (A&amp;B) Plot Area = 301224 Sqft.</p> <p>Property (A) - Land Area = (1,50,694 Sqft.) Or Div. 1.40 Hect. Or 14000 Sqmt. Or 3.45 Acre (As Per Diversion Order) Div. Order No. 38/A-2/2016-2017, Date - 13/02/2017 Land Area = (1,50,612 Sqft.) Or Div. 1.40 Hect. Or 14000 Sqmt. Or 3.45 Acre (As Per Calculation)</p> <p>Property (B) - Land Area = (1,50,694 Sqft.) Or Div. 1.40 Hect. Or 14000 Sqmt. Or 3.45 Acre (As Per Diversion Order) Div. Order No. 38/A-2/2016-2017, Date - 13/02/2017 Land Area = (1,50,612 Sqft.) Or Div. 1.40 Hect. Or 14000 Sqmt. Or 3.45 Acre (As Per Calculation)</p> <p>So, Valuation Considered for Lower Land Area = (1,50,612 Sqft.) Or Div. 1.40 Hect. Or 14000 Sqmt. Or 3.45 Acre</p> <p>Property (A) - Land Area = 1,50,612 Sqft. Or 14000 Sqmt. Property (B) - Land Area = 1,50,612 Sqft. Or 14000 Sqmt.</p> <p><b>Total Plot Area (A+B) = 3,01,224 Sqft Or 28000 Sqmt.</b></p>	
of the site considered for valuation (Least of 14a & 14b)		N.A.	
er occupied by the owner / tenant? if occupied by since how long? Rent received per month.		N.A.	
<b>CHARACTERISTICS OF THE SITE</b>			
ification of Locality		Agricultural Area	
lopment of surrounding areas		Under Developeing	
bility of frequent flooding		No	
ability of the Civic amenities like : ol, Hospital, Bus Stop, Market etc.		Within 6.00 K.M.	
of land with topographical conditions		Leveled Plot	
of land		Regular Shape	
of use to which it can be put		Commercial Use	
sage restriction		No	
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 it a Land - locked Land?		No	
Water Potentiality		Available	
Underground sewerage system		Un Available	
Power supply is available in the site		Within 100 Ft.	
Advantages of the site		N.A.	
General remarks, if any			
ART - A	(Valuation of Land)		
Size of Plot		Plot Area = 301224 Sqft.	
Total extent of the Plot		2.80 Hect	
Prevailing Market rate		28000 Sqmt, or 301224 Sqft	
		Rs. 120 /Sqft.	
		Plot Area = 301224 Sqft.	
		Guide Line Rate =	
		Guide Line Value(Rs.) = 4069600	
Guideline rate obtained from the : Registrar's Office (an evidence thereof to be enclosed)		<p>Property (A&amp;B) = Land Area = 2.80 Hect. 28000 Sqmt.          First 300.00 Sqmt. X @ Rs. 3200/Sqmt. = Rs. 9,60,000.00 (I)          Remaining Area = 27700 Sqmt.          Or 2.77 Hect. @ Rs. 16,80,000/ Hect. * = Rs. 46,53,600.00 (II)</p> <p>Total G. Line rate (I+II) = Rs. 56,13,600.00          *Agri. Land Rs. 11,20,000 /Hect. X 1.50 = Rs. 16,80,000/Hect.          Rs. 5613600</p>	
Govt. Guideline Value		Rs. 110 /Sqft.	
Assessed / adopted rate of valuation		Market Value(Rs.) = 33134640	
Estimated value of Land			
ART - B	(Valuation of Building)		
<b>TECHNICAL DETAILS OF THE BUILDING</b>			
Type of building	Commercial		
Type of construction	R.C.C. & Load Bearing both		
Year of construction	2010		
Number of floors & height of each floor including basement, if any	Ground Floor	18' Ht	
Plinth area floor - wise ( Sqft)	Ground Floor	Annexure A	
Condition of the building	Normal		
i) Exterior			
ii) Interior			
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 members on authentic of approved plan	Not Available		



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

S. No.	Description	Ground Floor	Godown	
1	Foundation	R.C.C. Foundation		
2	Basement	N.A		
3	Superstructure	Brick Wall		
4	Joinery / Doors & windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Rolling Shutter		
5	RCC Works	R.C.C. Work		
6	Plastering	Plaster In CM 1:5		
7	Flooring, skirting, dadoing	I.P.S. Flooring		
8	Special finish as marble, granite, wooden paneling, drills	N.A		
9	Roofing including weather proof course	Yes		
10	Drainage	Open Drainage		
<b>COMPOUND WALL</b>		N.A		
Height				
Length				
Type of Construction				
<b>ELECTRICAL INSTALLATION</b>				
Type of wiring				
Class of fittings (Superior/Ordinary/Poor)		N.A		

**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 with the existing construction of same specification ( /Sqft)			
Replacement Value(Rs)			
Depreciation (Already considered in Building Rates)			
Present value of the building			
Total Value of Building	<b>Rs 33203000</b>	B	

**Annexure A**

RT - C	(Extra Items)	
	Portico	N.A.
	Ornamental front door	N.A.
	Plot / Varandah with steel grills	N.A.
	Overhead water tank	N.A.
	Extra steel / collapsible gates	N.A.
		N.A.



ART - D	(Amenities)	
Wardrobes		N.A.
Glazed Tiles		N.A.
Extra Sinks and Bath Tub		N.A.
Marble / Ceramic Tiles Floorin		N.A.
Interior Decorations		N.A.
Architectural elevation works		N.A.
Paneling works		N.A.
Aluminum works		N.A.
Aluminum hand rail		N.A.
False Ceiling		N.A.
		N.A.
		N.A.
		N.A.
		N.A.
		N.A.
		N.A.
		N.A.
		N.A.
		N.A.

ART - E	(Miscellaneous)	
Separate Toilet Room		N.A.
Separate Lumber Room		N.A.
Separate Water Tank / Sump		N.A.
Trees, Gardening		N.A.
		N.A.
		N.A.
		N.A.
		N.A.
		N.A.
		N.A.
		N.A.

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

TOTAL ABSTRACT OF THE ENTIRE PROPERTY		
Part - A	Land	Rs. 33134640
Part - B	Building	Rs. 33203000
Part - C	Extra items	N.A.
Part - D	Amenities	N.A.
Part - E	Miscellaneous	N.A.
Part - F	Service	N.A.
		<b>Total (Rs.) 66337640</b>
		<b>Say Rs. 66338000</b>

result of my appraisal and analysis, it is my considered opinion that the present market value of  
 above property in the prevailing condition with aforesaid specifications.

**Rs. 66338000**

**Rupees Six Crore SixtyThree Lakh ThirtyEight Thousand Only**

Khandwa



Date : 29/09/2020

undersigned have inspected the property detailed in the Valuation Report dated 29/9/2020  
have gone through the report and am satisfied, to the best of my knowledge that the value of the property  
is at Rs. 5.97 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 : 29/09/2020

Place : Khandwa

  
[ER. ASHWINI BAHETY]



# Guide Line

S No	VchabCatory Society/Road/Wage	BUILDING RESIDENTIAL (RCM)					BUILDING COMMERCIAL (RCM)			BUILDING MULTYUSE		AGRICULTURAL LAND/RECTARE		AGRICULTURAL PLOT/POK			
		Residential	Commercial	Industrial	RCC	Tn Trade	Kaccha kabala	Shop	Office	Godown	Residential	Commercial	Irigated		Un Irigated	Sub Class	Sub Class Area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
<b>Tehsil: KHANDWA</b>																	
<b>Sub-Area : NON-PLANNING AREA, Ward/Patwari Halka PATWARI HALKA 38</b>																	
1088	DORAVADA 1. MUKH ROAD SE JAGE KHASRA NUMBER 160, 61, 62, 166, 167, 168, 190, 191, 192, 193, 195, 197, 198, 199, 200, 201, 202, 211, 212, 213, 214.	2200	4300	2220	8200	6200	5000	4600	12700	11500	11500	0	0	4634000	2720000	2200	4300
1089	DORAVADA 2. SHEESH-ANIYA KHASRA N.JAMBER	1600	3200	1630	7600	5600	4400	4000	11600	10400	10400	0	0	1904000	1720000	1600	3200
<b>Tehsil: KHANDWA</b>																	
<b>Sub-Area : NON-PLANNING AREA, Ward/Patwari Halka PATWARI HALKA 39</b>																	
1090	TAKJIMCRI 1. MUKH ROAD SE JAGE KHASRA NUMBER	2200	4300	2220	8200	6200	5000	4600	12700	11500	11500	0	0	4650700	2741600	2200	4300
1091	TAKJIMCRI 2. SHEESH-ANIYA KHASRA N.JAMBER	1600	3200	1630	7600	5600	4400	4000	11600	10400	10400	0	0	1904000	1720000	1600	3200
<b>Tehsil: KHANDWA</b>																	
<b>Sub-Area : NON-PLANNING AREA, Ward/Patwari Halka PATWARI HALKA 41</b>																	
1092	CHCHLI BUDURS	900	1800	800	4900	3700	3300	3000	10200	9000	9000	0	0	326400	193300	900	1800
1093	DAGAD YA	900	1800	800	4900	3700	3300	3000	10200	9000	9000	0	0	326400	193300	900	1800
1094	KAVESHWAR	900	1800	800	4900	3700	3300	3000	10200	9000	9000	0	0	476500	299300	900	1800

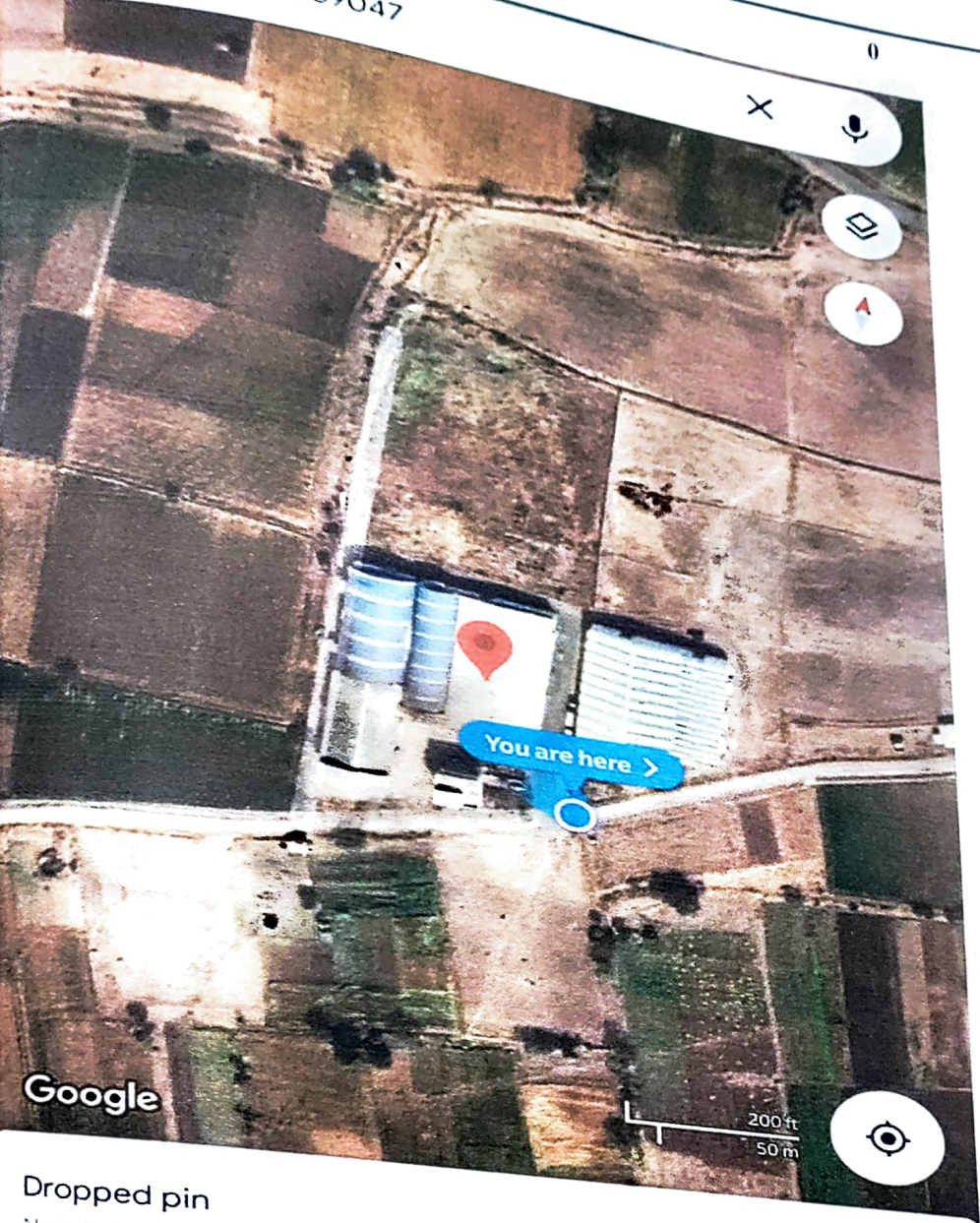
FORM NO. 0288

Financial Year: 2020-2021 Name of District: KHANDWA & date the ID: 2020202121102



[ER. ASHWINI BAHETY]

← 21.811988,76.259047



Google

Dropped pin

Near Haidarpur, Madhya Pradesh 450771 - 1 min



[ER. ASHWINI BAHETY]

3658

5000Rs.

Photograph



[ER. ASHWINI BAHETY]



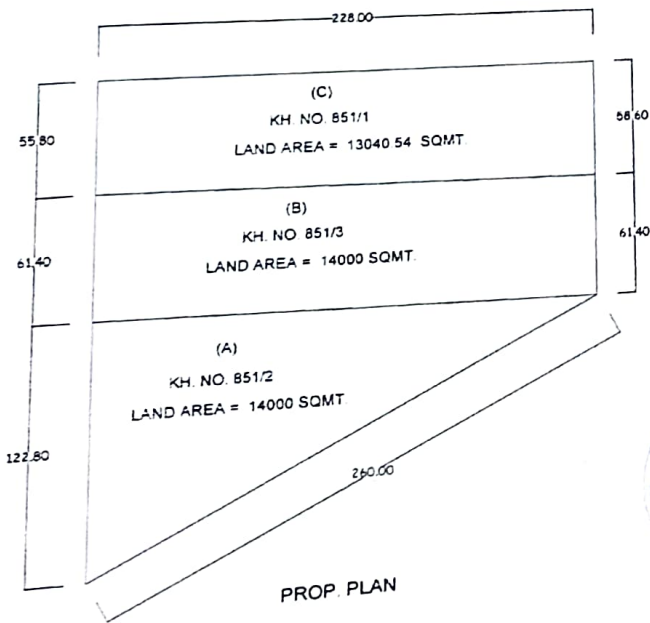
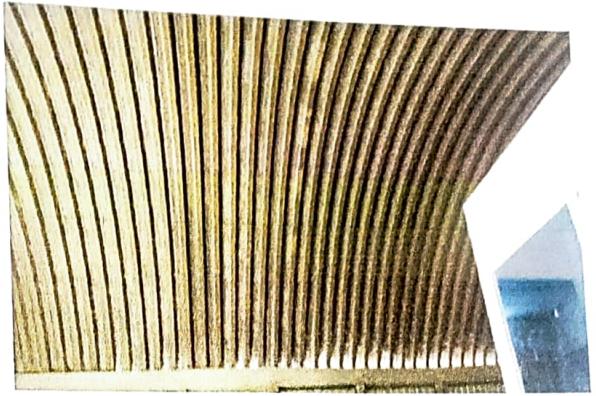


ASHWINI BAHETY  
 GOVT. APPROVALER  
 108, ANAND NAGAR, KHANDWA

ASHWINI CONSULTANTS  
 ER. ASHWINI BAHETY  
 GOVT. APPROVALER  
 108, ANAND NAGAR, KHANDWA

[Er. ASHWINI BAHETY]





S.No	Mohalla/Colony/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)			BUILDING MULTI (SQM)		Agriculture land Plot (HECTARE)			
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabelu	Shop	Office	Godown	Residential	Commercial	Irrigated	Un Irrigated	Sub Class wise Residential	Sub Class wise Commercial
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
<b>Tehsil: KHANDWA</b>																	
<b>Sub-Area : PLANNING AREA Ward/Patwari Halka: PATWARI HALKA 40</b>																	
1217	REHMAPUR(SIDHDI VINAYAK COLONY)	3500	7000	3500	12500	11500	9500	7500	20500	18500	18500	0	0	7140000	4200000	3500	7000
1218	SAMYAYIK PLETINUM RAHEMAPUR PARIVARTIT	3500	7000	3500	12500	11500	9500	7500	20500	18500	18500	0	0	7140000	4200000	3500	7000
1219	VISISTH GRAM CHHAIGAON DEVI ROAD SE ANDAR	2200	4400	2200	11200	10200	8200	6200	17900	15900	15900	0	0	3400000	2000000	2200	4400
1220	VISISTH GRAM CHHAIGAON DEVI ROAD PAR	4000	8000	4000	13000	12000	10000	8000	21500	19500	19500	0	0	7140000	4200000	4000	8000
1221	VISISTH GRAM CHHAIGAON DEVI(BADE KASBE)	3000	6000	3000	12000	11000	9000	7000	19500	17500	17500	0	0	7140000	4200000	3000	6000
1222	VISISTH GRAM REHMAPUR ROAD PAR	5000	10000	5000	14000	13000	11000	9000	23500	21500	21500	0	0	7140000	4200000	5000	10000
1223	VISISTH GRAM REHMAPUR ROAD SE ANDAR	2500	5000	2500	11500	10500	8500	6500	18500	16500	16500	0	0	3400000	2000000	2500	5000
1224	VISISTH GRAM REHMAPUR(BADE KASBE)	3200	6400	3200	12200	11200	9200	7200	19900	17900	17900	0	0	7140000	4200000	3200	6400

