

नगद रसीद वितरण

NIAG8326879

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VALUATION REPORT

Ref-	GR/AKS/09/20/E
Date-	29/09/2020

Bank	Union Bank of India Branch- Sapna Sangeeta Indore
Owner or Borrower	Smt. Asha Sethi W/O Shri Kamlesh Sethi
Location	on Kh.No. 874 & 875, P.H.No. 88/34, at Gram- Dondwada, Teh - Khandwa, Distt- Khandwa (M.P.)



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

Ashwini Consultants

Architectural & Structural Designer

Anand Nagar KHANDWA (M.P) 450001

733-2249165, Mob: 98272-78165

Email: ashwinibahety@rediffmail.com

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



Ref. No.

Date :

GR/AKS/09/20/E

“VALUATION REPORT”

29/09/2020

“GENERAL REPORT”

To,

The Branch Manager
Union Bank of India
Branch- Sapna Sangeeta Indore

The valuation enclosed is prepared for land only
Belongs To- Smt. Asha Sethi W/O Shri Kamlesh Sethi

on Kh.No. 874 & 875, P.H.No. 88/34, 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. 15440000.00**

Rupees One Crore FiftyFour Lakh Fourty Thousand Only

So,

The Market value of property **Rs. 15440000.00**

However:

Realizable value **Rs. 13124000.00**

Distress value **Rs. 11580000.00**

Value as per Govt. Guide line **Rs. 2664000.00**



Er. ASHWINI BAHETY

Format-A

UNION BANK OF INDIA
Branch- Sapna Sangeeta 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		
1	Purpose of which the valuation is made:	C.C. Limit
2	a) Date of inspection	27/09/2020
	b) Date on which the valuation is made	29/09/2020
3	List of documents produced for perusal	Photocopy of sale deed No. N.A.
4	Name of the owner (s) and his / their address / addresses with Phone No. (Details of share of each owner in case of joint ownership)	Smt. Asha Sethi W/O Shri Kamlesh Sethi
5	Brief description of the property	Property Is a Diverted Land
6	Location of the property	on Kh.No. 874 & 875, P.H.No. 88/34, at Gram- Dondwada, Teh - Khandwa, Distt- Khandwa (M.P.)
	Plot No. / Survey No	Kh.No. 874 & 875, P.H.No. 88/34,
	T.S. No. / Village	Gram- Dondwada, Teh - Khandwa., Distt- Khandwa (M.P.)
	Ward / Taluka	Khandwa , Distt- Khandwa (M.P.)
	Mandal / District	Distt- Khandwa (M.P.)
7	Postal address of the property	on Kh.No. 874 & 875, P.H.No. 88/34, at Gram- Dondwada, Teh - Khandwa, Distt- Khandwa (M.P.)
8	City / Town	Khandwa (M.P.)
	Residential / Commercial / Industrial Area	Agricultural Area
9	Classification of the area	Middle Class
	i) High/Middle/Poor	Rural
	ii) Urban/Semi-Urban/Rural	Under Village Panchayat limit
10	Coming under Corporation limit/Village Panchayat/ Municipality	No
11	Whether covered under any state/Central Govt. enactments (e.g. Urban Land Ceiling Act) Or notified under agency area / scheduled ara / Cantonment area	No
12	In case it is an agricultural land, any conversion to house site plots is contemplated	No
13	Boundaries of the property	As Per Sale Deed
	North	Common Road
	South	Common Road
	East	Land of Shri Hukum, Prabhu & Baliram
	West	Land of Smt. Menajbee
		As Per Actual
		Common Road
		Common Road
		Land of Shri Hukum, Prabhu & Baliram
		Land of Smt. Menajbee



1 Dimensions of the site		
North		
South		N.A
East		N.A
West		N.A
5 Extent of the site		N.A
		Plot Area = 3.285 Acre
		Kh.No. 874 = 0.720 Hect.
		Kh.No. 875 = 0.610 Hect.
		Total Land Area = 1.330 Hect.
		Land Area = 1.330 Hect. Or 3.285 Acre
6 Extent of the site considered for valuation (Least of 14a & 14b)		N.A.
7 Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month		N.A.
CHARACTERISTICS OF THE SITE		
1 Classification of Locality		Agricultural Area
2 Development of surrounding areas		Under Develepeing
3 Possibility of frequent flooding		No
4 Availability of the Civic amenities like : School, Hospital, Bus Stop, Market etc.		Within 6.00 K.M.
5 Level of land with topographical conditions		Leveled Plot
6 Shape of land		Irregular Shape
7 Type of use to which it can be put		Commercial Use
8 Any usage restriction		No
9 Is plot in Town Planning approved layout		No
0 Corner plot 'Or' Intermittent plot?		Intermittent Plot
1 Road facilities		Yes
2 Type of road available at present		Kaccha Road
3 Width of road - Is it below 20 ft. 'Or' more		Above 20 Ft.
4 Is it a Land - locked Land?		No
5 Water Potentiality		Available
6 Underground sewerage system		Un Available
7 Power supply is available in the site		Within 100 Ft.
8 Advantages of the site		N.A.
9 General remarks, if any		
PART - A (Valuation of Land)		
1 Size of Plot		Plot Area = 3.285 Acre
2 Total extent of the Plot 1.33 Hect		13300 Sqmt, or 3.285 Acre
3 Prevailing Market rate		Rs. 5000000 /Acre
		Plot Area= 3.285 Acre
		Guide Line Rate =



Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	<p>Guide Line Value(Rs.) =</p> <p>Land Area Hect. Or 12900 Sqmt. First 300.00 Sqmt. X @ Rs. 1600/Sqmt. = Rs. 4,80,000.00 (I) Remaining Area = 13000 Sqmt. Or 1.30 Hect. @ Rs 16,80,000/ Hect. * = Rs. 21,84,000.00 (II)</p> <p>Total G. Line rate (I+II) = Rs. 26,64,000.00 *Agri. Land Rs. 11,20,000 /Hect. X 1.50 = Rs. 16,80,000/Hect.</p>
Govt. Guideline Value	Rs. 2664000
Assessed / adopted rate of valuation	Rs. 4700000 /Acre
Estimated value of Land	Market Value(Rs.) = 15439500

PART - B (Valuation of Building)

TECHNICAL DETAILS OF THE BUILDING

a) Type of building	N.A.
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.
f) Condition of the building	N.A.
i) Exterior	N.A.
ii) Interior	N.A.
g) Date of issue and validity of layout of approved map / plan	N.A.
h) Approved map / plan issuing authority	N.A.
i) Whether genuineness or authenticity of approved map / plan is verified	N.A.
J) Any other comments by our empanelled valuers on authentic of approved plan	N.A.

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

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

N.A.



COMPOUND WALL	N.A
Height	N.A
Length	N.A
Type of Construction	N.A
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 with the existing construction of same specification (/Sqft)	N.A.		
Replacement Value (Rs)			
Depreciation (Already considered in Building Rates)			
Present value of the building			
Total Value of Building	Rs	B	

PART - C		(Extra Items)	
1	Portico		N.A.
2	Ornamental front door		N.A.
3	Sitout / Varandah with steel grills		N.A.
4	Overhead water tank		N.A.
5	Extra steel / collapsible gates		N.A. C

PART - D		(Amenities)	
1	Wardrobes		N.A.
2	Glazed Tiles		N.A.
3	Extra Sinks and Bath Tub		N.A.
4	Marble / Ceramic Tiles Floorin		N.A.
5	Interior Decorations		N.A.
6	Architectural elevation works		N.A.
7	Paneling works		N.A.
8	Aluminum works		N.A.
9	Aluminum hand rail		N.A.
10	False Ceiling		N.A. D



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]

← 21.812843,76.263829



You are here >

Shiv Mandir
शिव मंदिर

शारदा मंदिर

Google

200 ft
100 m



21°48'46.2"N 76°15'49.8"E
Jalkali Mori, Madhya Pradesh



[ER. ASHWINI BAHUGUNA]



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
E-mail - valmaassociates@yahoo.com

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.
Belonging to	Smt. Asha W/o Shri Kamlesh Sethi
Property Located at	Kh. no. 874 & 875, Patwari Halka no. 88, Village Dondwada Revenue Inspector Circle -Chhaigaon Makhan , Development Block- Chhaigaon Makhan , Tehsil Khandwa Dist. East Nimar Khandwa (M.P.)
Is Estimated	Rs. 143.16Lacs (Rs. One Hundred Forty Three Lacs Sixteen Thousand Only)
Realizable Value	Rs. 121.65Lacs (Rs. One Hundred Twenty One Lacs Sixty Five Thousand Only)
Distress Value	Rs. 114.50Lacs (Rs One Hundred Fourteen Lacs Fifty Thousand 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

Mahesh Agrawal
Chartered Engineer
& Govt. Regd. Valuer
M-130001-0
B.E. (Civil) MIB, FI
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 Diversion order no.06/A-2/2014-15 Dated 07.11.2014 for Industrial (Making of Industrial Bricks)
	i) Xerox copy	Smt. Asha W/o Shri Kamlesh Sethi
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)	
05.	Brief description of the property	Diverted Land
06.	Location of property	Kh. no. 874 & 875, Patwari Halka no. 88, Village Dondwada Revenue Inspector Circle -Chhaigaon Makhan , Development Block- Chhaigaon Makhan , Tehsil Khandwa Dist. East Nimar Khandwa (M.P.)
	i) Plot no. /Survey no.	N.A.
	ii) Door no.	Dodnwada
	iii) T.S.NO./Village	Tehsil East Nimar Khandwa
	iv) Ward/Taluka	Khandwa
	v) Mandal/District	Kh. no. 874 & 875, Patwari Halka no. 88, Village Dondwada Revenue Inspector Circle -Chhaigaon Makhan , Development Block- Chhaigaon Makhan , Tehsil Khandwa Dist. East Nimar Khandwa (M.P.)
07.	Postal address of the property	
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

Mahesh Agrawal
Chartered Engineer
& Govt. Regd. Valuer
 M-130001-0
 B.E. (Civil) MIB, FIV
 IMCL No. Str./59

1. The value of the property is Rs. 10000000

2. The value of the property is Rs. 10000000

3. The value of the property is Rs. 10000000

4. The value of the property is Rs. 10000000

5. The value of the property is Rs. 10000000

6. The value of the property is Rs. 10000000

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9. The value of the property is Rs. 10000000

10. The value of the property is Rs. 10000000

11. The value of the property is Rs. 10000000

12. The value of the property is Rs. 10000000

13. The value of the property is Rs. 10000000

Mahesh Agrawal
Chartered Engineer
& Govt Regd. Valuer
M-130001-3
B.E. (Civil) MIE, EIV
IMCL No. Bar 159

13.	Boundaries	East	As per documents	Actual
		West	Land of Hukum, Prabhu & Baliram	Land of Hukum, Prabhu & Baliram
		North	Land of Owner Purchased from Menaj bi	Land of Owner Purchased from Menaj bi
		South	Common road	Common road
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)			
17.	Whether occupied by the owner/tenant? if occupied by tenant, since how long? Rent received per month		Kh. No. 874 : 0.72hectare Kh. no. 875 : 0.61hectare Total 1.33hec or 13300sqmt. (as per diversion order 143160sqft) 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. 06/A-2/2014-15 Dated 07.11.2014 for Industrial (Making of Industrial Bricks)	
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	

Handwritten signature

Mahesh Agrawal
 Chartered Engineer
 & Govt. Regd. Valuer
 M-130001-0
 B.B. (Civil) MIE, FIV
 TMCL No. Str /50

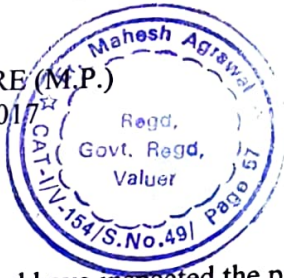
PART-E (miscellaneous)		
01	Separate toilet room	
02	Separate lumber room	N.A.
03	Separate water tank/ sump	N.A.
04	Trees gardening	N.A.
	TOTAL	N.A.
PART -F (Services)		
01.	Water supply arrangement	N.A.
02.	Drainage arrangement	N.A.
03.	Compound wall	N.A.
04.	C.B. deposits, fittings, etc.	N.A.
05.	Pavement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

TOTAL ABSTRACT OF THE ENTIRE PROPERTY			
01	PART-A	Land	143.16Lacs
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		143.16Lacs

[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. 143.16Lacs (Rs. One Hundred Forty Three Lacs Sixteen Thousand Only)** and the Realizable value is **Rs. 121.65Lacs (Rs. One Hundred Twenty One Lacs Sixty Five Thousand Only)** & Distress Value is **Rs. 114.50Lacs (Rs One Hundred Fourteen Lacs Fifty Thousand Only)**

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



Mahesh Agrawal
Chartered Engineer
& Govt Regd Valuer
M-130001-0
B.E. (Civil) MIE, FIY
IMCL No. Str 756 (1.1)

The undersigned have inspected the property detailed in the valuation report dated 02.11.2017 on 02.11.2017. We are Satisfied that the fair and reasonable market value of the property is Rs. 143.16 (Rupeesonly).

(Name of the Branch Manager with Office)

Date:

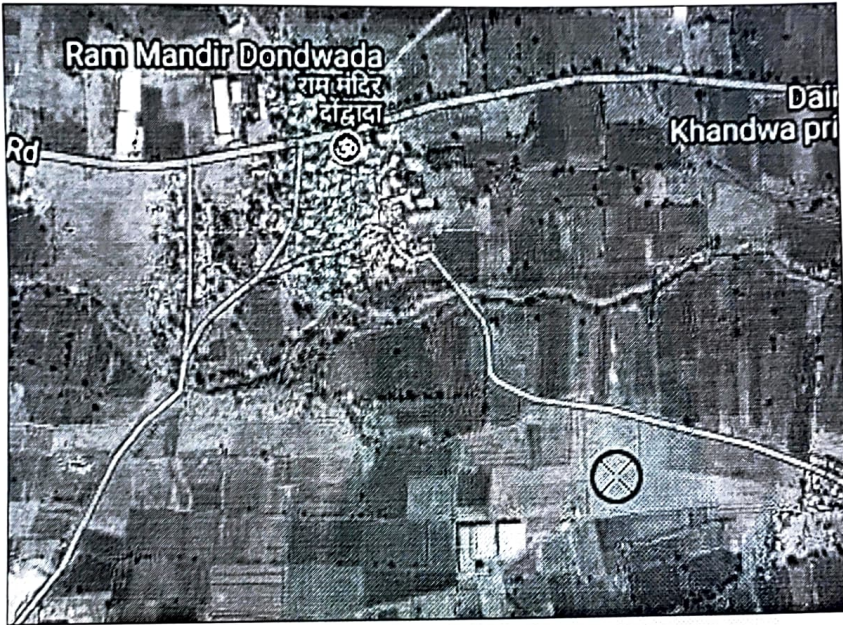
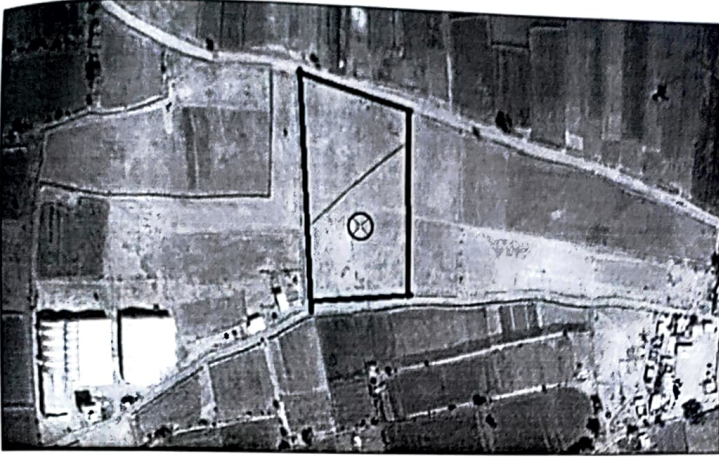
Kh. no. 874 & 875, Patwari Halka no. 88, Village Dondwada Revenue Inspector Circle - Chhaigaon Makhan, Development Block- Chhaigaon Makhan, Tehsil Khandwa Dist. East Nimar Khandwa (M.P.)

<p>उपयोग क्रम : कंप्यूटर का नाम : LRSDB जिला : छट्टवा पटवारी हल्का : दोंदवाडा</p>	<h2 style="margin: 0;">नक्शा प्रिंटआउट</h2>	<p>HIG BHOJIAK BHA-CLAMP तिथि : 06/11/2017 06:47:34 PM एम. निरीक्षक संख्या : 02 छट्टवा माकान वर्ष : 2017-2018</p>
<p>खसरा नंबर : 875 क्षेत्रफल : 0.610 हेक्टेयर भू-राजस्व : 0.00 रु धोरण का नाम : आधा पति कमजोरा सेठी पिछायेति नाम : जाति : निवास स्थान : सिवली - छट्टवा धाराणाधिकार का प्रकार : भूमि स्वामी</p>		<p>कारणवत : बालास अम पि.अधि.सुप्री.छट्टवा के अन्वयात्, ए.प्र.अ.06/ अ-2एच/2014-15 आदि, 07/11/2014 के अनुसूचक पूर्व रकबा परिवर्तित किया गया।</p>
<p>पंरजून जलकर के लिये सम्बन्धित खसरा दर्जे।</p>		
<p>सकल आधिकार के इस्तेमाल के लिये।</p>		
<p>नोट :-</p> <ol style="list-style-type: none"> 1. यह प्रचलित प्राथमिक जलकर का जाल है। 2. इसका उपयोग किसी भी न्यायालय में श्राव्य के रूप में नहीं किया जा सकता है। 3. प्रतियोगी में संशोधित/सम्पादित प्रतिलिपि हेतु सम्बन्धित जिला/सकलीन कार्यालय में संपर्क करें। 		

Mahesh Agrawal
 Chartered Engineer
 & Govt. Regd. Valuer
 M-130001-0
 B.B. (Civil) MIB, FIV
 IMCL No. Str./59

Kh. no. 874 & 875, Patwari Halka no. 88, Village Dondwada Revenue Inspector Circle -Chhaigaon Makhan,
Development Block- Chhaigaon Makhan , Tehsil Khandwa Dist. East Nimar Khandwa (M.P.)

Latitude:21.813198°
Longitude:76.261661°



Mahesh Agrawal
Chartered Engineer
& Govt. Regd. Valuer
M-130001-0
A.E. (Civil) MIB, FIY
TMCL No. Str.150

*Kh. no. 874 & 875, Patwari Halka no. 88, Village Dondwada Revenue Inspector Circle -Chhaigaon Makhan,
Development Block- Chhaigaon Makhan , Tehsil Khandwa Dist. East Nimar Khandwa (M.P.)*



*Mahesh Agrawal
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M-130001-0
A.E. (Civil) MIB, EIV
TMCL No. 88/159*