



Registration and Stamp Department  
Madhya Pradesh

Registration Certificate

Registration Details

E-Registration Number	MP179142017A1309496
Registration Date	09/06/2017
Date of Printing e-Registration Certificate	09/06/2017
Market Value of Property (If Applicable)	12128800
Consideration / Secured / Premium Amount (Rs.)	33000000
Registration Fee (Rs.)	1000
Total Stamp Duty (Rs.)	82500
SR Name	JYOTI RAWAT
SRO Name	SUB REGISTRAR OFFICE INDORE 3

Mortgager-Self

Name: Manjulata Chouhan  
Father/Husband's Name: Shri Suresh Chouhan  
Address: D.F. 56, Scheme No. 74-C, Vijay Nagar,, INDORE, Madhya Pradesh, INDIA

Organisation Name: M/s Premier Products  
Authorized Person's Name: Shri Bhupesh Soni  
Address: 72/1, Muradpura, Dhar Road, Near Kalaria, Tehsil Depalpur,, INDORE, Madhya Pradesh, INDIA

Organisation Name: M/s Premier Products  
Authorized Person's Name: Shri Anshul Chouhan  
Address: 72/1, Muradpura, Dhar Road, Near Kalaria, Tehsil Depalpur,, INDORE, Madhya Pradesh, INDIA

[Signature Box]

Signature of Sub-Registrar

# JITENDRA JOSHI

B.E. (Civil), MBA, FIE, FIV, FIGV, MASE

Govt. Approved Income Tax Valuer, Chartered Engineer, Structural Engineer & Technical Expert

123, Roop Ram Nagar Colony, Manik Bagh Road, INDORE - 452 004 (M.P.) Tele Fax : 0731 - 4071719  
Mob. : 9617788410, 94250-53689 E-mail : charterederjoshi89@gmail.com

Present market value of the above property in the prevailing condition with aforesaid specifications is:	Rs. 2,16,00,000/- Say Rs. 2.16/- Crore	Rs. Two Crore Sixteen Lacs Only
Purchase value of the above property less 10% as of 12/08/2017 is Rs. 1,94,40,000/-	Rs. 1,94,40,000/- Say Rs. 1.94/- Crore	Rs. One Crore Ninety Four Lacs Only
Distress value of the above property less 20%	Rs. 1,72,80,000/- Say Rs. 1.73/- Crore	Rs. Two Crore Seventy Three Lacs Only

I hereby declare that-

- The information furnished in my valuation report dated 12/08/2017 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 interest in the property valued;
- I have personally inspected the property on 11/08/2017;
- I have not been convicted of any offence and sentenced to a term of imprisonment;
- All information and papers related to properties are provided by owner.
- We are not responsible for authentication of any document or details and not legally bound.

Note - Signature of the owner must be taken on the Photographs sheet attached with the valuation report for the confirmation/identification of the property.



Signature  
Jitendra Joshi

Life Fellow, Institution of Valuers (F-10218)

Place: Indore  
Date: 12/08/2017

## EMPANELED WITH

- Supporting Agency under Sarfaesi Act, 2002. ● State Bank of India ● Bank Of India ● Union Bank ● Central Bank of India
- Maharashtra Jhabua Gramin Bank ● IFCI Ltd. ● Govt. Register Valuer under Wealth Tax Act (Reg. No. CAT-I/V-212/80/77)
- Madhya Pradesh Finance Corp. and others also for Wealth Tax & Chartered Engineer Certifications
- Govt. Registered Agriculture Land Valuer under Wealth Tax Act (CAT-II/V-264/118/82)
- Chartered Engineer (Reg. No. F/117988/4)

PNB/2018/Mar/160

TO,  
Branch Head/AGM/CM  
Punjab National Bank  
Manoramaganj Branch

## VALUATION REPORT

Name Of Borrower :-	Premier Products
Name of Owner:-	Premier Products Partener ( Shri Jay Chauradiya S/o Shri Rajesh Chauradiya & Smt. Anjali Dasundi W/o Shri Ajay Singh Dasundi)
Address of property:-	Part Of Land Of Patwari Halka No.40 (New No. 85), Survey No. 72/1, Gram Muradpura, Tehsil Depalpur, Distt. Indore (M.P.)
Market Value :-	Rs. 92,38,000.00 Rupees Ninety Two Lac Thirty Eight Thousand Only
Realisable Value :-	83,14,200.00 Rupees Eighty Three Lac Fourteen Thousand Two Hundred Only
Distress Value:-	Rs. 73,90,400.00 Rupees Seventy Three Lac Ninety Thousand Four Hundred Only
Govt. Value :-	Rs. 70,23,800.00 Rupees Seventy Lac Twenty Three Thousand Eight Hundred Only
Date Of Valuation :-	28 March 2018



Enclosed :-

- 1 Valuation Report
- 2 Location Map
- 3 Govt. Guideline
- 4 Photographs

310, B.M. Tower, Opp. Lotus Showroom  
Sapna Sangeeta Road, Indore  
Ph. : 2409555, Mobile : 98261-44446  
Email : aka.valuer@gmail.com  
www.arvindagraval.co.in

This report is prepared under communication with Punjab National Bank Manoramaganj Branch only.  
We are not liable for use by any other person/Institution.



Approved Land use :	Industrial	
Type of property :	factory	
Plotted/ Flat :		
No of Rooms :		
Living/ Dinning :		
Bed Rooms :		
Toilets :		
Kitchen :		
Total No of floors :	1 Ground Floor +1 Upper Floor	
Floors on which the property is located :		
Approx age of the property :	1	
Residual age of the property :	Expected Total Life 50 Years and Balance 49 Year	
Type of Structure - RCC Framed / Stone / BB masonry	RCC	
5 <b>Tenure/ Occupancy Details -</b>	OWNER Occupied	
Status of Tenure :	Not Available	
Owned/ Rented :	OWNER Occupied	
No of years of Occupancy :		
Relationship of tenant or owner :	Not Applicable	
6 <b>Stage of Construction -</b>		
Stage of Construction	Constructed	
Under Construction / Completed	NA	
If under construction ,extent of completion	NA	
7 <b>Violations if any observed -</b>	NO	
Nature and extent of violations	NO	
8 <b>Area Details of the property -</b>	AS PER VALUATION	
Site Area	11190	Sq.Ft.
Plinth area	as per Valuation	
Carpet area	as per Valuation	
Saleable area	as per Valuation	
Remarks	AS PER VALUATION	



9 Valuation -	
i	Mention the value as per Government Approved Rates also
ii	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given
<b>Summary of Valuation -</b>	
i	Guideline Value :
a.	Land : AS PER ENCL 1 14,23,800.00
b.	Building : 70,00,000.00
ii	Fair Market Value : AS PER ENCL 1 92,38,000.00
iii	Realizable Value : 83,14,200.00
iv	Forced/ Distress Sale value : 73,90,400.00
10	<b>Assumptions / Remarks</b>
Qualifications in TIR/Mitigation suggested, if any	
ii	Property is SARFAESI compliant:: YES
iii	Whether property belongs to social infrastructure like hospital, school, old age home etc. NO
iv	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.NO
v	Details of last two transactions in the locality/area to be provided, if available. NOT AVAILABLE
vi	Any other aspect which has relevance on the value or marketability of the property
<b>MARKET SEARCH AND ADVERTISEMENT IN LOCAL NEWS PAPERS</b>	
11	<b>Declaration</b>
i	The property was inspected by the undersigned on 27/03/2018
ii	The undersigned does not have any direct/indirect interest in the above property
iii	The information furnished herein is true and correct to the best of our knowledge
iv	I have submitted Valuation report directly to the Bank
12	<b>Name address &amp; signature of valuer with Wealth Tax Registration No .</b>
	ARVIND AGRAWAL 310 B.M. Tower Opp. Lotus Showroom Sapna Sangeeta Road Indore
	F - 12973
	W.T Regn No. :- CAT-I/149/2003
	Signature of Valuer :
	Date of Valuation : 28/03/2018
13	<b>Enclosures Documents &amp; Photographs ( Geo-Stamping with date etc.)</b>



PNB/2018/Mar/160

Enclouser No.1

**FAIR MARKET VALUATION**

Proposed property is 1 Ground Floor +1 Upper Floor storied FACTORY on a land of 11190Sq.Ft. constructed in the year of 2017 0. Expected future life of building is 49 year depending upon maintainance. Property is OWNER Occupied at the

Area Consider  
Rate

11190 Sq.Ft.

200 Rs.Per Sq.Ft.

22,38,000.00

**VALUATION OF CONSTRUCTION**

Proposed Property is a Factory where land has taken in land part and construction is taken as per details given below.

S.N.	Particulars Of Item	Area in Sq.Ft.	Age Of Building	Rate	Cost	Depreciation Rs. @ 0/ year	Net Value
1	Ground Floor Rcc	5000	1	900	4500000	0	4500000
2	First floor GI	5000	1	500	2500000	0	2500000
3	0	0	1	0	0	0	0
4	0	0	1	0	0	0	0
5	0	0	1	0	0	0	0
6	0	0	1	0	0	0	0
7	0	0	1	0	0	0	0
	Total						7000000

TOTAL

7000000

Extra Item

0

Compound wall and other work

For Paving, Cement Concrete Road And Other Dev Work

Total 92,38,000.00

**FAIR MARKET VALUE 92,38,000.00**

Rupees Ninety Two Lac Thirty Eight Thousand Only

**REALISABLE VALUE 83,14,200.00**

Rupees Eighty Three Lac Fourteen Thousand Two Hundred Only

**DISTRESS SALE VALUE 73,90,400.00**

Rupees Seventy Three Lac Ninety Thousand Four Hundred Only

**GUIDE LINE VALUATION**

Current Govt. Rates were taken from Page 43 Patwari Halka No. 40 Gram Muradpura Copy attached herewith

As the property is Diverted Land where as per Govt Norms First 300 Sq.Mt Was Taken on Residential Rates ie Rs.

2600 and Remaining Area 740 Sq.Mt Area Was Taken at 1.5 times Rates for Agriculture Area in Hect./10000

$(300 \times 2600) + (1040 - 300) \times 1.5 \times 5800000 / 10000 = \text{Rs. } 1423800$  14,23,800.00

Government Construction Value for construction of 10000Sq.Ft.@560/- 56,00,000.00

TOTAL

70,23,800.00

Rupees Seventy Lac Twenty Three Thousand Eight Hundred Only

Valued property is located on co-ordinates 22.7015217 75.713686 Adinath Packaging Inside the Locality in the Muradpura area Location map attached.

Surrounding area of property are Un Developed Both Residential & Commercial Poor class Rural area under limit

Property was Purchased on 07/07/2014 wide deed No.2495Granth No 1899 Dated 07/07/2014 in Rs.

Property is freehold.

#VALUE!



Property was inspected in presence of Mr. Anshul having contact No. 9009577302

Name of Customer

Premier Products

Part Of Land Of Patwari Halka No.40 (New No. 85), Survey No. 72/1, Gram Muradpura, Tehsil Depalpur, Distt. Indore (M.P.)

Property Address

Valued property is located on co-ordinates 22.7015217 75.713686 Adinath Packaging Inside the Locality in the Muradpura area Location map attached.



Lalendipura  
लालेंदिपुरा

Khedapati Veer  
Hanuman Mandir  
खेडापति वीर  
हनुमान मंदिर

Muradpura  
मुरादपुरा

42 min drive - home

Dharnawad  
धर्नावाट

Pitreshwar  
Mahadev Mandir  
पितरेश्वर  
महादेव मंदिर

Markaz Maszid Pipliya  
मस्जिद मस्जिद  
पिपलिया

RAJU Darbar Finance

Mohna  
Uderav Maharaj mandir  
मोहना  
उदरव महाराज  
मंदिर

Ram Mandir  
राम मंदिर

Narmada Jhabua  
Grameen Bank  
नर्मदा जहाबुआ  
ग्रामीण बैंक

Dharawara Dham  
धरखारा धामपुर

Atmadarshan Tv  
आत्मादर्शन टीवी

Bank of Baroda -  
Banking Service Centre  
बैंक ऑफ बरोडा



Office1\files\Jan-2018\PNB\160 PNB premier vproduct



Sl No	Mokhla/Cahay/ Society/Road/Village	BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)				BUILDING MULTI (SQM)				Sub Clause with Commercial			
		Residential		Commercial		Shop		Office		Quadr		Residential		Commercial		(16)	(17)
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
<b>Tahsil: DEPALPUR Sub-Area : NON-PLANNING AREA, Ward/Patwari Haika: PATWARI HALKA 39</b>																	
329	BOREA	3100	4700	3100	5100	2100	6000	6100	13300	12700	12300	0	0	4800000	4800000	3100	4700
330	EALALATEA	1300	5300	1200	5200	2500	7000	6300	11700	11300	12700	0	0	7200000	7200000	3200	5300
331	KERTENTYAA SARANG	3000	4300	3000	3000	3000	6200	6000	13000	12500	12000	0	0	3000000	3000000	3000	4300
332	LALENDUPERA	1300	5000	1300	5000	2300	6800	6300	11500	11000	12500	0	0	5300000	5300000	3300	5000
333	PAMPUREA	3000	4500	3000	3000	3000	6200	6000	13000	12500	13000	0	0	3000000	3000000	3000	4500
334	BOJALAY	3000	4500	3000	3000	3000	6200	6000	13000	12500	12000	0	0	7200000	7200000	3000	4500
<b>Tahsil: DEPALPUR Sub-Area : NON-PLANNING AREA, Ward/Patwari Haika: PATWARI HALKA 40</b>																	
335	ALPANGAPURA	5000	7000	5000	11000	10000	2200	8000	14800	15200	15000	0	0	5800000	5800000	3000	7000
336	MEDALUPURA	2600	3900	2600	5600	7600	6100	5500	13400	11800	11400	0	0	5300000	5300000	2600	3900
337	PATWARI BRAGU	1100	4700	1100	5700	2100	6600	6100	11300	12700	12300	0	0	4800000	4800000	3100	4700
338	BOJALAY	2600	3900	2600	5600	7600	6100	5600	13400	11800	11400	0	0	5800000	5800000	2600	3900

