

VALUATION REPORT

Mr. Ravindra s/o Mr. Motiram Choudhary
(A/c : M/s. Suman Organics & Fertilizers Pvt. Ltd.)

Survey no. 92/1 & 93/2, Takali Road, Gram Baljhiri,
Teh. Pansemal, Distt. Badwani

STATE BANK OF INDIA

S.A.R.B.





277, Saket Nagar, Behind Eureka Hospital, INDORE - 452018
Mob. : 9425903126, 9301534026 Phone : 0731 - 4033395 E-mail : cke_papdiwal@yahoo.co.in

VALUER'S OPINION

Valuation of Land & Building

In my opinion, as per my knowledge, judgement and as per the information received by me, the valuation of the property,

Belonging to : Mr. Ravindra s/o Mr. Motiram Choudhary
(A/c : M/s. Suman Organics & Fertilizers Pvt. Ltd.)

Located at : Survey no. 92/1 & 93/2, Takali Road, Gram Baljhiri,
Teh. Pansemal, Distt. Badwani

is estimated : Rs. 12793000.00
(PMV) Rs. One Crore Twenty Seven Lakhs Ninety Three Thousand only

Realizable value : Rs. 10875000.00
Rs. One Crore Eight Lakhs Seventy Five Thousand only

Distress Sale Value : Rs. 8950000.00
Rs. Eighty Nine Lakhs Fifty Thousand only

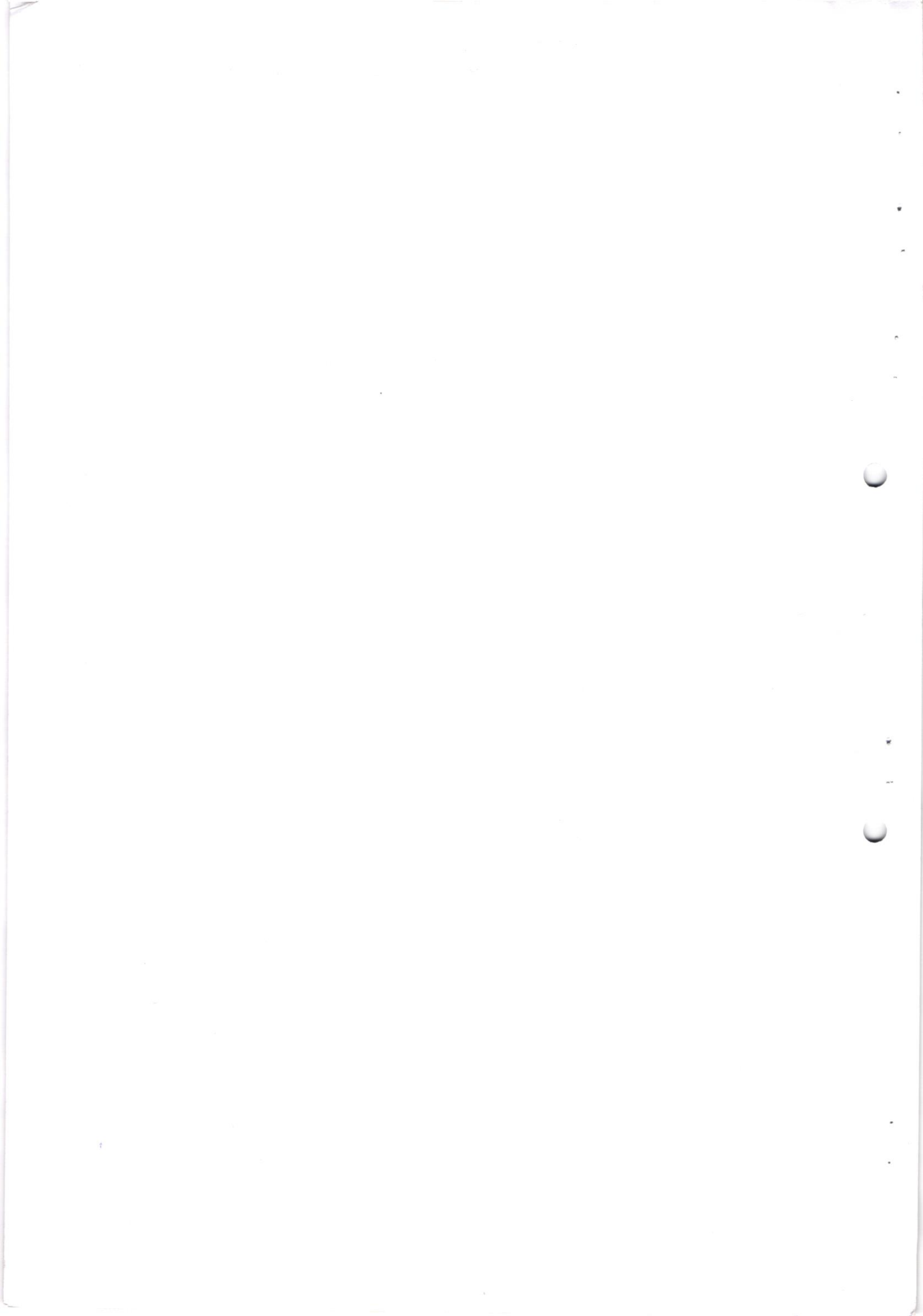
- (a) The information furnished in the Report is true and correct to the best of my knowledge and belief
(b) I have no direct or indirect interest in the property valued.
(c) I / my representative have personally inspected the property on 15-11-2022
(d) Value varies with the purpose. This report is not to be referred if the purpose is different other than mentioned in the report.

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

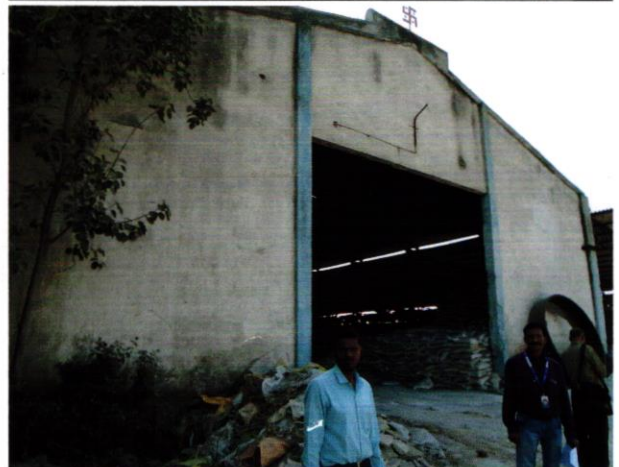
Place : Indore
Date : 29/11/2022
Ref No.: VR/12664/LB/SBI/11/22/SP/MK



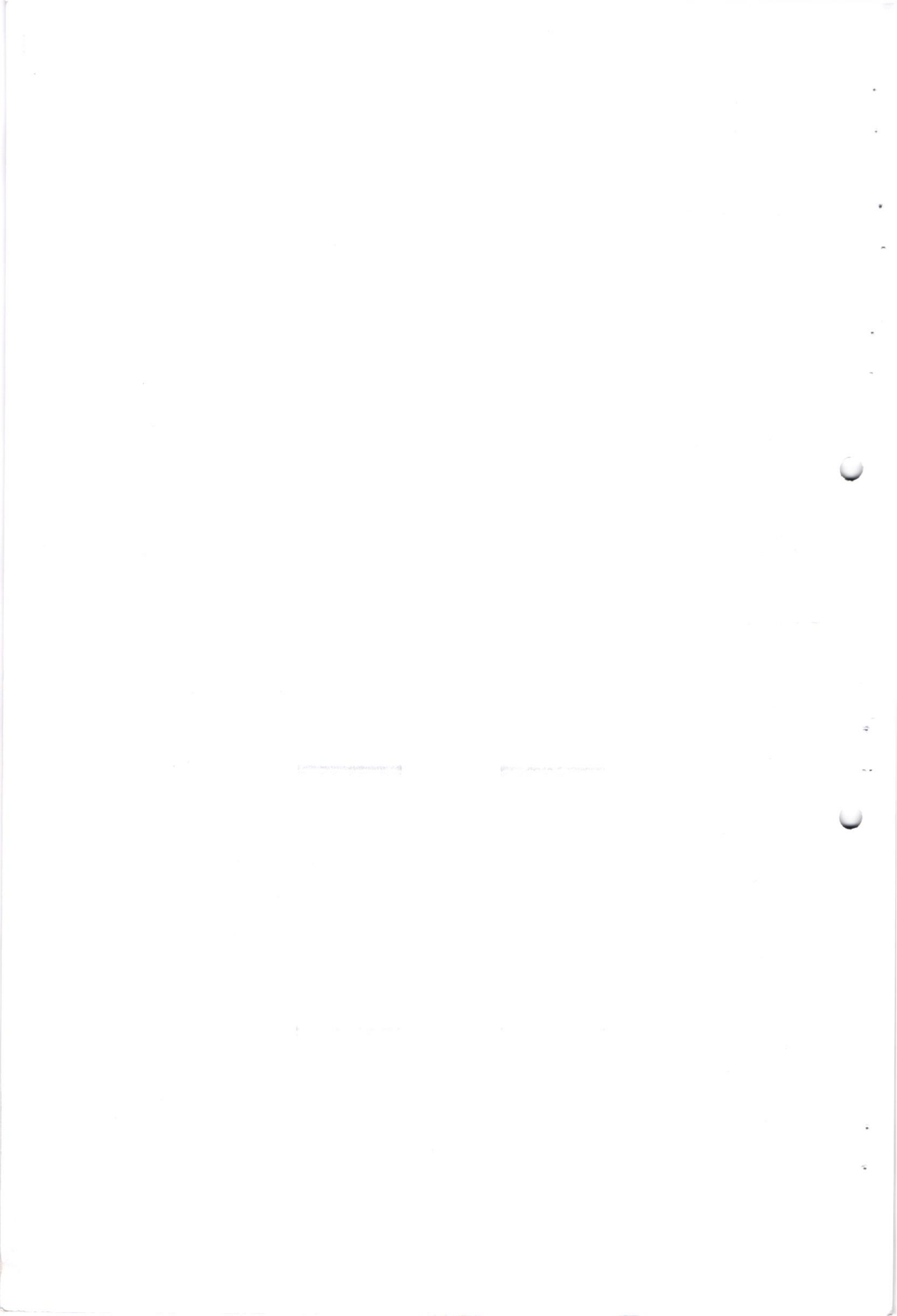
GOVT. REGD. VALUER (Under Wealth Tax Act – Reg. No. – 29/54) & CHARTERED ENGINEER (Reg. No.: M/115368/9)
State Bank of India, Punjab National Bank, Oriental Bank of Commerce, Central Bank of India, UCO Bank,
Canara Bank, IDBI Bank, IFCI Ltd., City Union Bank Ltd., Can Fin Homes Ltd., The Lakshmi Vilas Bank,
UTI Infrastructure Technology and Services Ltd., The Akola Janta Co-Op. Bank Ltd., Shubhlaxmi Mahila Co.-op. Bank Ltd.



Mr. Ravindra s/o Mr. Motiram Choudhary
Survey no. 92/1 & 93/2, Takali Road, Gram Balihiri,
Teh. Pansemal, Distt. Badwani



Handwritten signature and official stamp of the Surveyor.



MARKET VALUE

Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

REALIZABLE VALUE

According to IBAH and Book, 2011, Realizable Value (Orderly Liquidation Value) is defined as the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

DISTRESS SALE VALUE / FORCED SALE VALUE

The term "forced sale" is often used in circumstances where a seller is under compulsion to sell and that, as a consequence, a proper marketing period is not possible and buyers may not be able to undertake adequate due diligence. The price that could be obtained in these circumstances will depend upon the nature of the pressure on the seller and the reasons why proper marketing cannot be undertaken. It may also reflect the consequences for the seller of failing to sell within the period available

GOVERNMENT REGISTERED MARKET VALUE

The market value of any immovable property determined by Directorate of Registration and Stamp Duty, Government of Madhya Pradesh for the purpose of determination of Registration Fee and Stamp Duty for all transactions is known as Government Registered Market Value.

ASSUMPTIONS, SPECIAL ASSUMPTIONS AND LIMITATIONS

- a) I have not verified the title deeds of the properties with the record of Registrar's office as this is beyond the agreed scope of our services.
- b) I assume that the asset has been valued free & clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject asset or their ownership are assumed to exist.
- c) I have visually verified the land boundaries and no detailed survey & measurement was taken.
- d) I have visually inspected, physical condition / appearance of the property so no responsibility of latent defects of any nature whatsoever, which may affect value.
- e) The sale of subject property is assumed to be on all cash basis. Financial arrangement would affect the price at which the property may sell for if placed for the market.
- f) The actual realizable value that is likely to be fetched upon sale of the property under consideration shall entirely depend on and supply of the same in the market at the time of sale.
- g) In the course of valuation, I was provided written & verbal information to Bank authorities and owner of the property. I have evaluated the information provided to me through broad inquiry, analysis and review but have not carried out a due diligence. My conclusion on assumption and other information given to me by Bank / Owner.
- h) I have not made a specific compliance or analysis of the various permits and licenses under Central/ State / Local law or regulation applicable to the operation and uses of the subject property and the valuation does not consider the effect, if any of non-compliances.
- i) I reserve the right to amend this report in the event that, I receive further information that would materially affect my conclusion.



Shailesh Papdiwal

277, Saket Nagar, Behind Eureka Hospital,
Indore - 452018

To,

STATE BANK OF INDIA

Branch : S.A.R.B.

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

(To be filled in by the Approved Valuer)

I. GENERAL	
1.	Purpose for which the valuation is made : To assess the market value of the property for Bank purpose.
2.	A) Date of inspection : 15/11/2022
	B) Date of which the valuation is made : 29/11/2022
C) Contact person : Mr. Indoria (96176-35035) (Bank officer)	
3.	List of documents produced for perusal
i) Documents : Documents shown at branch	
4.	Name of the owner(s) and his / their address(es) with Phone no. (details of share of each owner in case of joint ownership) : Mr. Ravindra s/o Mr. Motiram Choudhary
5.	Brief description of the property (including leasehold / freehold etc.) : The immovable property under consideration is industrial premises on land admeasuring 1.214 Hect. Free hold land
6.	Location of property
	a) Plot No./ Survey No. : Survey no. 92/1 & 93/2
	b) Door No. :
	c) T.S. No./ Village : Gram Baljhiri
	d) Ward/ Taluka :
e) Mandal/ District : Badwani	
7.	Postal address of the property : Survey no. 92/1 & 93/2, Takali Road, Gram Baljhiri, Teh. Pansemal, Distt. Badwani

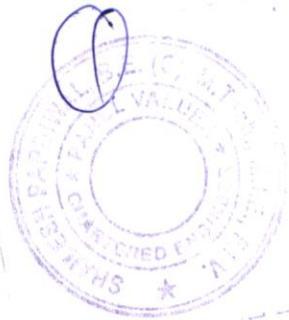




8.	City / Town			
	Residential Area		:	Mixed area
	Commercial Area		:	--
	Industrial Area		:	--
9.	Classification of the area			
	i)	High / Middle / Poor	:	
	ii)	Urban / Semi Urban / Rural	:	Rural
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Within Gram Panchayat Baljhiri
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		:	No
12.	In case it is an agricultural land, any conversion to house site plots is contemplated		:	Not applicable
13.	Boundaries of the property		As per deed	Actual
	North		: Land of Mr. Ravindra Choudhary	Land of Mr. Ravindra Choudhary
	South		: Land of Mr. Krishnakant	Land of Mr. Krishnakant
	East		: Road	Takali Road
	West		: Land of Mr. Dayaram Jadhav	Land of Mr. Dayaram Jadhav
14.1	Dimensions of the site		:	A
				B
				As per the deed
				Actual
14.2	Latitude, Longitude and Coordinates of the site		:	21 38 57.3 N, 74 41 48.8 E
15.	Extent of the site		:	1.214 Hect.
16.	Extent of the site considered for valuation (least of 14 A & 14 B)		:	1.214 Hect.
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		:	Occupied by owner

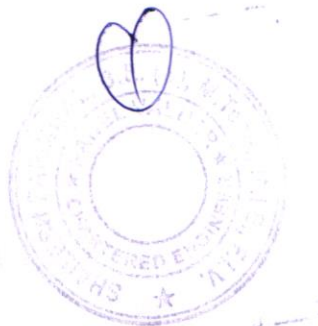


II. CHARACTERISTICS OF THE SITE	
1.	Classification of locality : Mixed area
2.	Development of surrounding areas : Under development
3.	Possibility of frequent flooding / submerging : No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc. : Within 2.0 km. distance
5.	Level of land with topographical conditions : Almost leveled
6.	Shape of land : Retangular
7.	Type of use to which it can be put : Industrial
8.	Any usage restriction : Other than Industrial
9.	Is plot in town planning approved layout? : Not available
10.	Corner plot or intermittent plot? : Intermittent
11.	Road facilities : Available
12.	Type of road available at present : Tar road
13.	Width of road – is it below 20 ft. or more than 20 ft. : 20 ft. wide road
14.	Is it a land – locked land? : No
15.	Water potentiality : Available
16.	Underground sewerage system : Not available
17.	Is power supply available at the site? : Available
18.	Advantage of the site
1.	:
2.	:
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 seacoast/ tidal level must be incorporated) : None





Part – A (Valuation of land)				
1.	Size of plot			
	North & South	:		
	East & West	:		
2.	Total extent of the plot	:	1.214 Hect.	
3.	Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs. 5000000/- per Hect. (As per valuation part)	
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs. 1040000/- per Hect. (For agricultural land)	
5.	Assessed / adopted rate of valuation	:	Rs. 5000000/- per Hect.	
6.	Estimated value of land	:	Rs. 6070000/-	
Part – B (Valuation of Building)				
1.	Technical details of the building		:	
	a)	Type of Building (Residential /Commercial / Industrial)	: Industrial	
	b)	Type of construction (Load bearing /RCC / Steel Framed)	: Load bearing / M.S. structure / Composite structure	
	c)	Year of construction	: 2007	
	d)	Number of floors and height of each floor including basement, if any	: G.F.	
	e)	Plinth area floor-wise	: As per valuation part	
	f)	Condition of the building		
		i)	Exterior – Excellent, Good, Normal, Poor	: Normal
		ii)	Inferior - Excellent, Good, Normal, Poor	: Normal
	g)	Date of issue and validity of layout of approved map / plan	:	Map not available
	h)	Approved map / plan issuing authority	:	Map not available
	i)	Whether genuineness or authenticity of approved map / plan is verified	:	--
	j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No comments



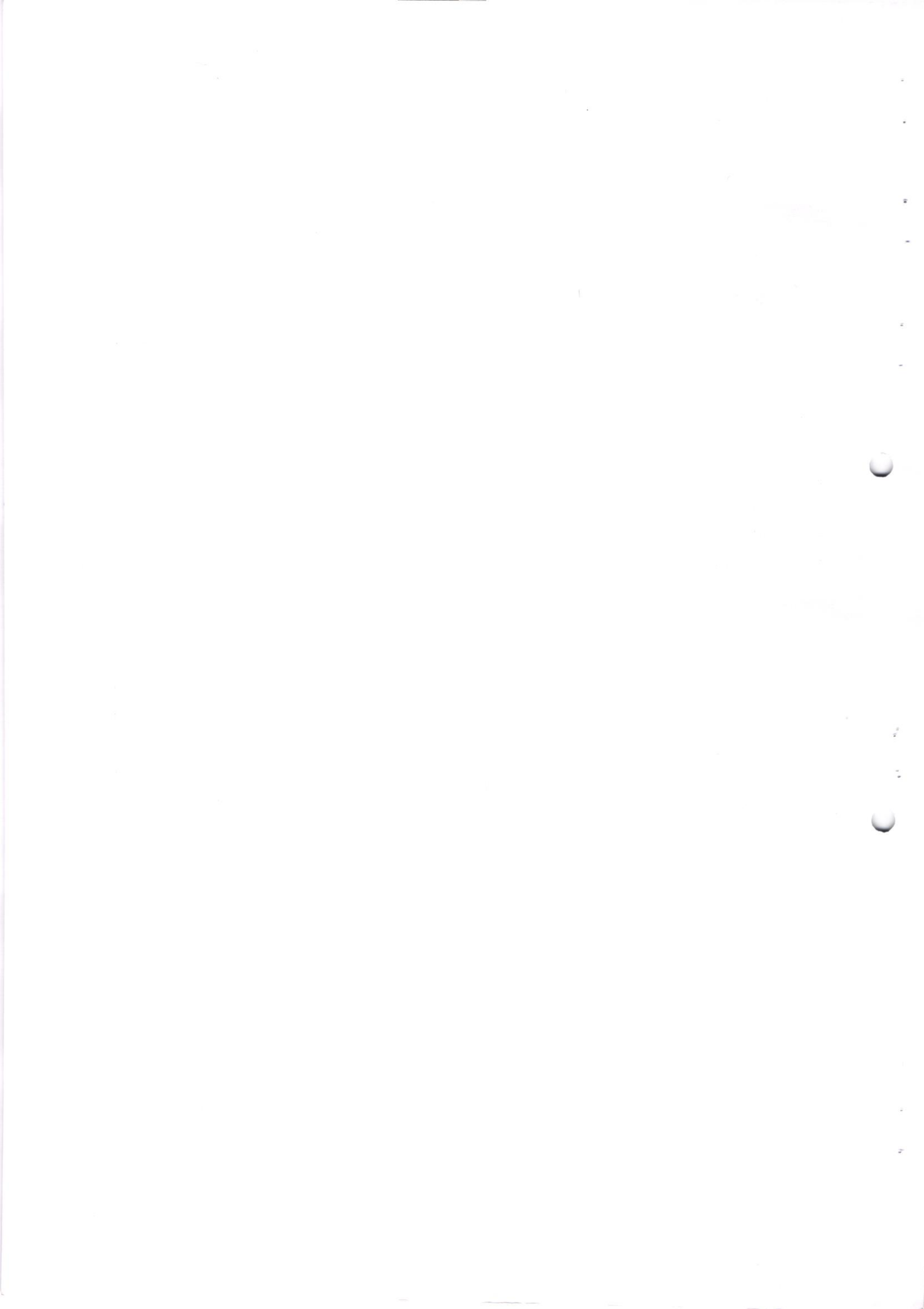


Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floors
1.	Foundation	Open foundation
2.	Basement	
3.	Superstructure	Brick masonry wall
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	MS
5.	RCC works	01:02:04
6.	Plastering	Cement plaster
7.	Flooring, Skirting, dadoing	C.C. / Kachcha / Rough stone flooring
8.	Special finish as marble, granite, wooden paneling, grills, etc	White wash / Oil Bound Distemper
9.	Roofing including weather proof course	A.C. sheet / G.I. sheet roofing
10.	Drainage	

2.	Compound wall	:	
	Height	:	
	Length	:	
	Type of construction	:	
3.	Electrical installation		
	Type of wiring	:	Surface
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	
	Fan points	:	
	Spare plug points	:	
	Any other item	:	
4.	Plumbing installation		
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meter, taps, etc.	:	
	f) Any other fixtures	:	





Details of valuation

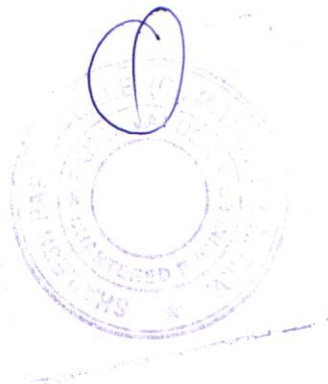
To assess the building replacement cost, prevailing rates for building has been adopted, considering the condition of building. (included depreciation)

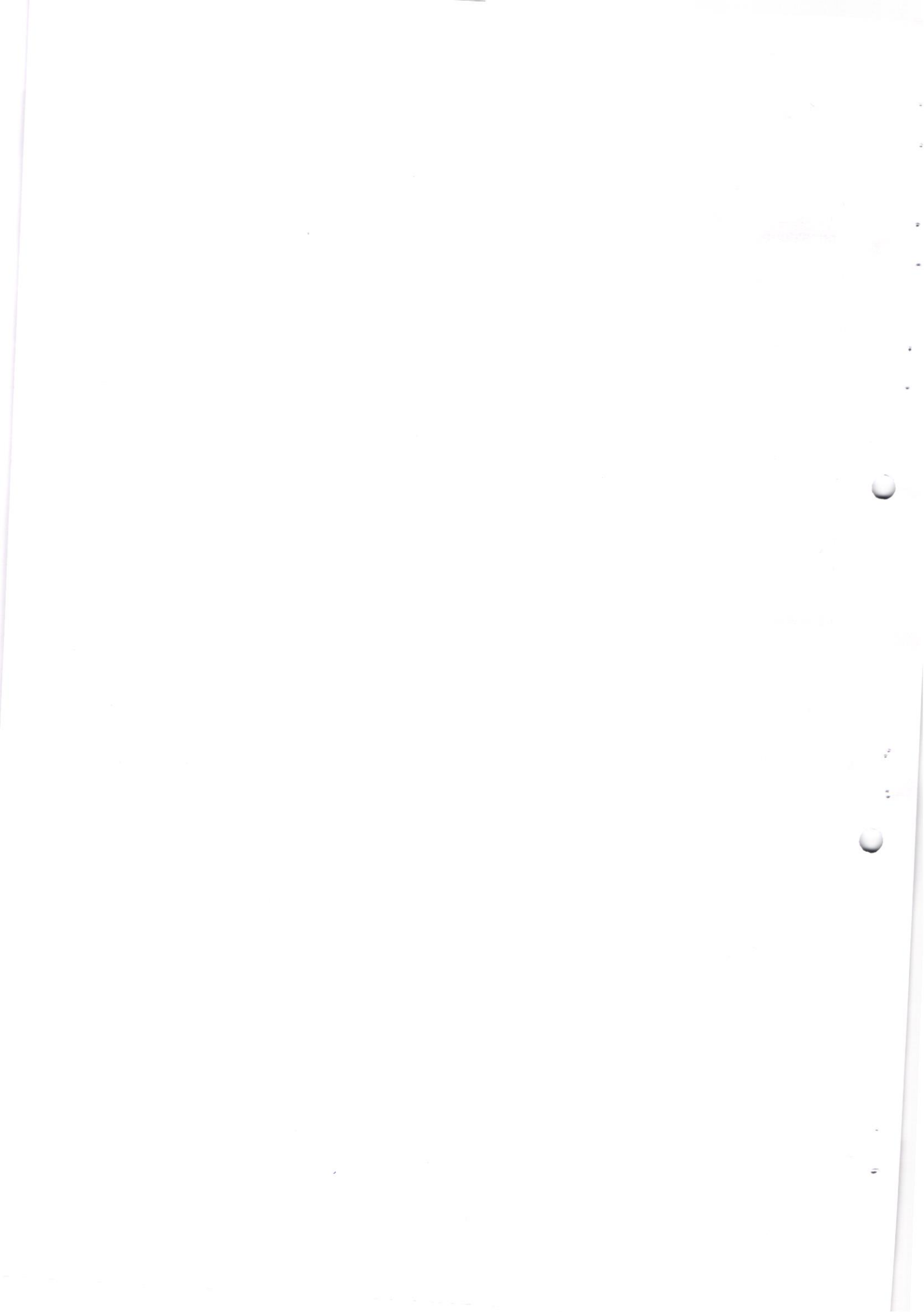
SNo	Particulars	Area (in sqmt.)	Rates (Rs. /per sqmt.)	Value (in Rs.)
1	Factory shed 1	910	2250/-	2047500/-
2	Factory shed 2	910	2250/-	2047500/-
3	Extension shed	780	1000/-	780000/-
4	Machine shed	130	2250/-	292500/-
5	Open shed	655	1000/-	655000/-
6	Office	70	2750/-	192500/-
7	Open shed in front of Office	9	1250/-	11250/-
8	Labour quarters	167	1750/-	292250/-
6	Godown (Store)	180	2250/-	405000/-
	TOTAL			6723500/-

Part C- (Extra Items)

(Amount in Rs.)

1.	Portico	:	--
2.	Ornamental front door	:	--
3.	Sit out/ Verandah with steel grills	:	--
4.	Overhead water tank	:	--
5.	Extra steel/ collapsible gates	:	--
	Total	:	--





Part D- (Amenities)**(Amount in Rs.)**

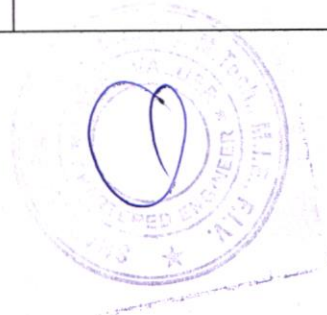
1.	Wardrobes	:	--
2.	Glazed tiles	:	--
3.	Extra sinks and bath tub	:	--
4.	Marble / ceramic tiles flooring	:	--
5.	Interior decorations	:	--
6.	Architectural elevation works	:	--
7.	Paneling works	:	--
8.	Aluminum works	:	--
9.	Aluminum hand rails	:	--
10.	False ceiling	:	--
	Total	:	--

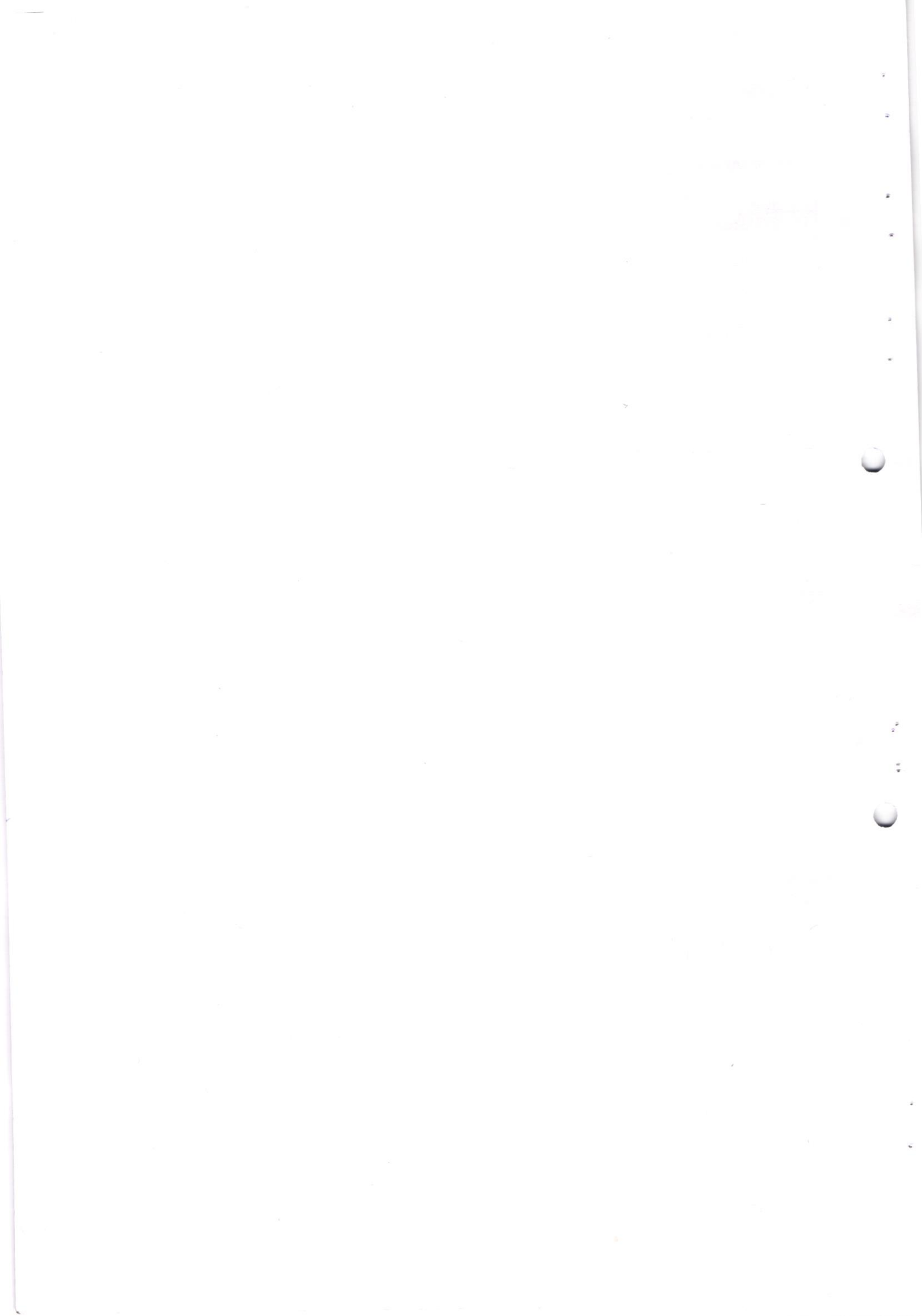
Part E- (Miscellaneous)**(Amount in Rs.)**

1.	Separate toilet room	:	--
2.	Separate lumber room	:	--
3.	Separate water tank/ sump	:	--
4.	Trees, gardening	:	--
	Total	:	--

Part F- (Services) (Amount in Rs.)

1.	Water supply arrangements	:	--
2.	Drainage arrangements	:	--
3.	Compound wall	:	--
4.	C. B. deposits, fittings etc.	:	--
5.	Pavement	:	--
	Total	:	--





Total abstract of the entire property

Part-A	Land	:	Rs. 6070000/-
Part-B	Building	:	Rs. 6723500/-
Part-C	Extra Items	:	
Part-D	Amenities	:	
Part-E	Miscellaneous	:	
Part-F	Services	:	
	Total	:	Rs. 12793500/-
	Say	:	Rs. 12793000/-

(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 in iii) Any likely income it may generate, may be discussed).

Valuation part

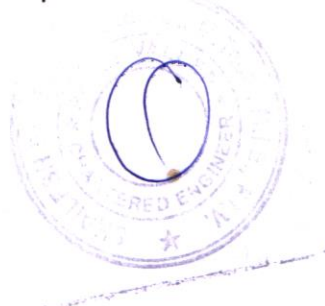
VALUE OF LAND

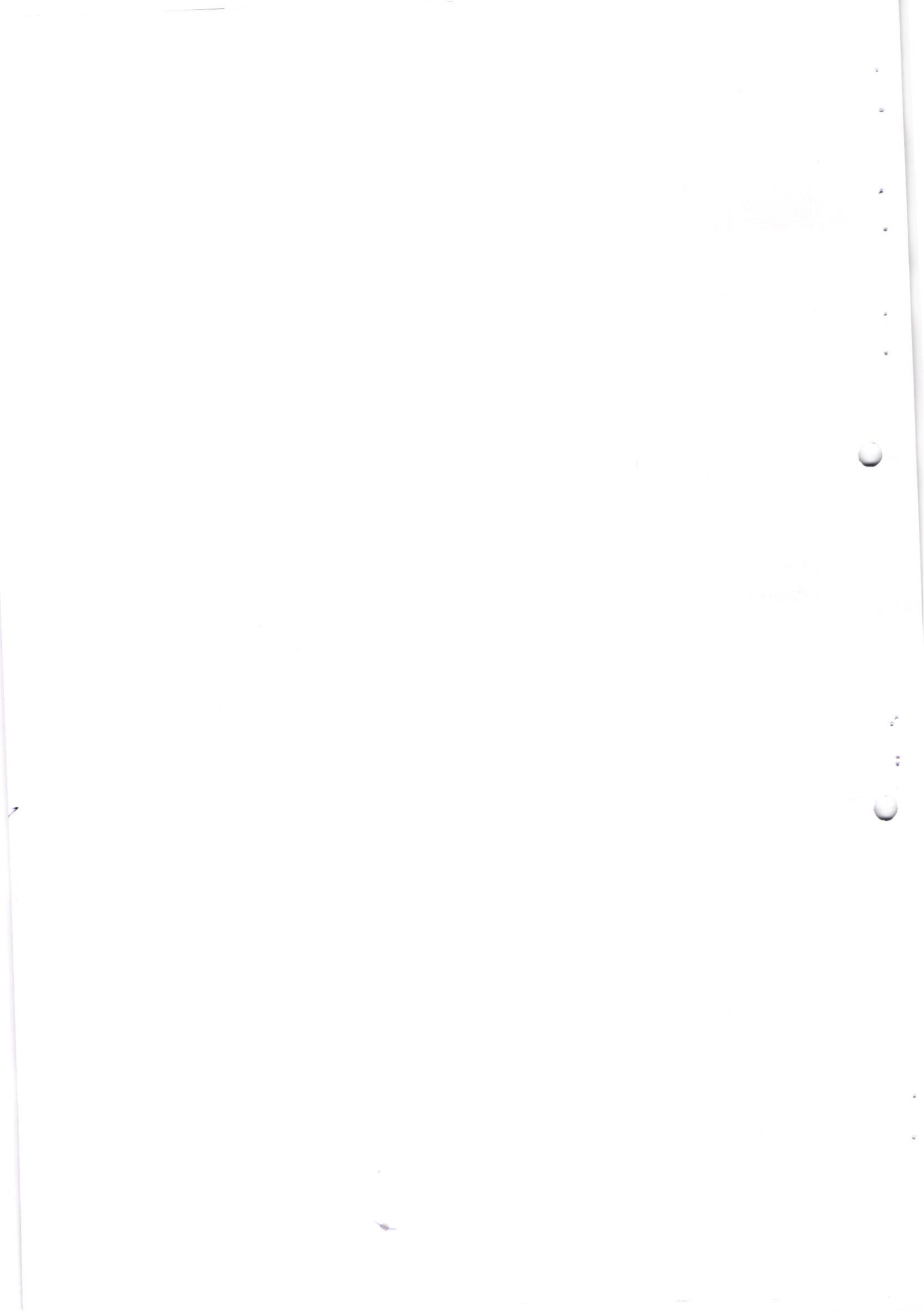
Collector guideline value

Collector guideline rate = Rs. 1040000/- per Hect.
Area = 1.214 Hect.
Value = 1.214 Hect x 1.5 x Rs. 1040000/- per Hect.
= Rs. 1893840/-

Considering the collector guideline rates for current & previous years, various factors like current market scenarios, demand and supply in the market, different attributes i.e. size, shape, area, location, improvements, usage of properties, type of area, amenities available in the vicinity of property, development of surrounding area etc. & necessary enquiries from local brokers & local personals has been made to assess the value of land & contribution for land is assumed as Rs. 5000000/- per Hect.

Area = 1.214 Hect.
Value = 1.214 Hect x Rs. 5000000/- per Hect.
= Rs. 6070000/-





VALUE OF BUILDING

To assess the building replacement cost, prevailing rates for building has been adopted (including depreciation), considering the condition of building.

As per Building part (Part – B) = Rs. 6723500/-

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. 12793000/- (Rs. One Crore Twenty Seven Lakhs Ninety Three Thousand only). The Realizable value of the above property is Rs. 10875000/- (Rs. One Crore Eight Lakhs Seventy Five Thousand only). The book value of the above property as of today is (to be submitted by owner) and the distress value Rs. 8950000/- (Rs. Eighty Nine Lakhs Fifty Thousand only).

Place : Indore
Date : 29/11/2022


Signature
(SHAILESH PAPDIWAL)
Panel Valuer

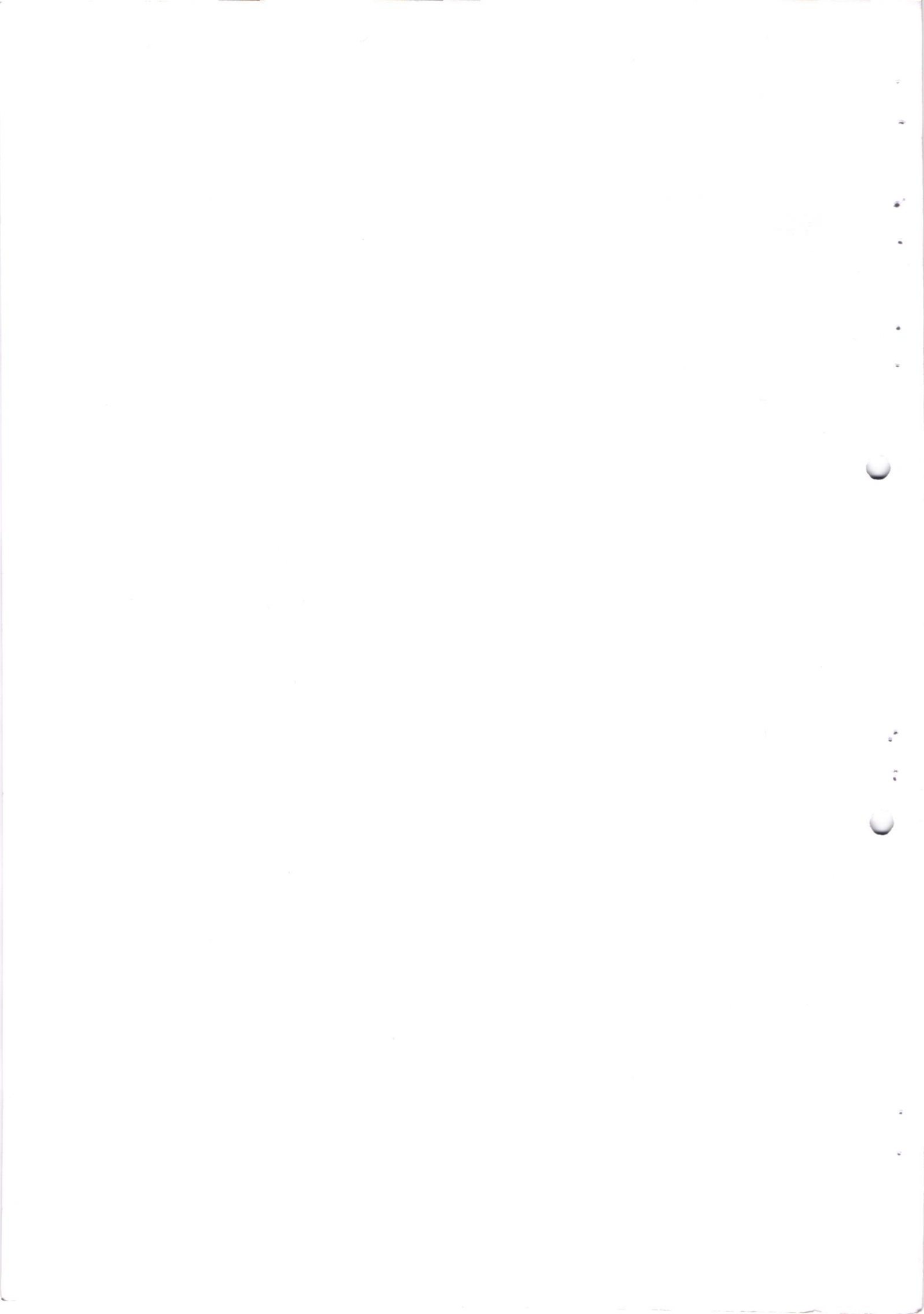
The undersigned has inspected the property detailed in the Valuation Report dated on . We are satisfied that the fair and reasonable market value of the property is Rs. (Rupees).

Signature
(Name of the Branch Manager with Official Seal)

Date:

Encl:

1. Collector Guideline rate
2. Photograph sheet with Satellite image of location.



S.No	Mohalla/Colony/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)			BUILDING MULTI(SQM)		AGRICULTURAL LAND(HECTARE)		AGRICULTURAL PLOT(SQM)	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabelu	Shop	Office	Godown	Residential	Commercial	Irrigated	Un irrigated	Sub Clause wise Residential	Sub Clause wise Commercial
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
Tehsil: PANSEMAL																	
Sub-Area : NON-PLANNING AREA, Ward/Patwari Halka: PATWARI HALKA 11																	
1168	BALJHIRI	1000	1900	1000	7000	5000	3800	3400	10300	9100	9100	0	0	1040000	520000	1000	1900
1169	BALJHIRI ROAD PAR 100 FEET TAK BAGDEV BABA KE MANDIR SE SATYAM HOTEL TAK	4800	9600	4800	10800	8800	7600	7200	18000	16800	16800	0	0	1760000	880000	4800	9600
1170	BALJHIRI ROAD PAR 100 SE 300 FEET TAK BAGDEV BABA KE MANDIR SE SATYAM HOTEL TAK	2800	5600	2800	8800	6800	5600	5200	14000	12800	12800	0	0	1760000	880000	2800	5600
1171	BALJHIRI ROAD PAR 300 FEET PASHCHAT BAGDEV BABA KE MANDIR SE SATYAM HOTEL TAK	1600	3200	1600	7600	5600	4400	4000	11600	10400	10400	0	0	1440000	720000	1600	3200
1172	BALJHIRI TAHSIL ROAD PAR - MPEB PULIYA SE GRAM TAKLI PULIYA TAK ROAD SE 100 FEET PASHCHAT	2800	5600	2800	8800	6800	5600	5200	14000	12800	12800	0	0	1120000	560000	2800	5600
1173	BALJHIRI TAHSIL ROAD PAR - MPEB PULIYA SE GRAM TAKLI PULIYA TAK ROAD SE 100 FEET TAK	4800	9600	4800	10800	8800	7600	7200	18000	16800	16800	0	0	1440000	720000	4800	9600
1174	BALJHIRI TEHSIL ROAD PAR MPEB PULIYA SE GRAM TAKLI PULIYA TAK ROAD SE 300 FEET PASHCHAT	1600	3200	1600	7600	5600	4400	4000	11600	10400	10400	0	0	1120000	560000	1600	3200
1175	DONDWADA	1100	2050	1100	7100	5100	3900	3500	10450	9250	9250	0	0	1220000	610000	1100	2050
1176	DONDWADA MALKATAR ROAD PAR	1100	2200	1100	7100	5100	3900	3500	10600	9400	9400	0	0	1700000	850000	1100	2200
1177	DONDWADA MALKATAR ROAD SE ANDAR	900	900	900	6900	4900	3700	3300	9300	8100	8100	0	0	1600000	800000	900	900

