



UID-11128

Ref No:DA/SBI/YN ROAD/781/2023-24

Date:09.10.2023

To,

The AGM  
State Bank of India,  
Industrial Finance Branch  
YN Road Indore (M.P.)

**VALUER'S OPINION**

Owner	Shri Vishal S/o Shri Santoshlal Jaiswal
Property Located at	Diverted land situated at Survey No.832/1 (After Batankan Survey No.832/1/3), Village-Chaayani, Patwari Halka No.27, Tehsil-Kalapipal & Dist-Shajapur (M.P.)
Present Market Value	<b>Rs.101.40Lakh (Rupees One Hundred One Lakh Forty Thousand Only)</b>
Realizable Value	<b>Rs.91.30Lakh(Rupees Ninety One Lakh Thirty Thousand Only)</b>
Distress Value	<b>Rs.81.10Lakh (Rupees Eighty One Lakh Ten Thousand Only)</b>
Guide line value	<b>Rs.18.72Lakh (Rupees Eighteen Lakh Seventy Two Thousand Only)</b>

**YOGESH DUBEY**

Approved Chartered Valuer  
A-7299, F-3893, M-110791  
IMCL No. STR/91

I.	GENERAL	
1.	Purpose for which the valuation is made	Business Loan
2.	a. Date of inspection	02.10.2023
	b. Date on which the valuation is made	09.10.2023
3.	List of documents produced for perusal	
	I. Sale deeds	Reg. no.MP389592018A1616664 dated 05.09.2018 of survey no.832/1 (Paiki) admeasuring 0.78Hectare
	II. Diversion order	Land has been diverted for Industrial & Mining vide diversion order no.0079/A-2/2023-24 dated 02.06.2023 (copy enclosed)
	III. Documents shortcomings if any noticed	Current year receipt of property tax, diversion tax, Batankan, Patwari Trace map and other property related documents is to be obtained at the time sanction/disbursement of loan.
4. 13	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Shri Vishal S/o Shri Santoshlal Jaiswal R/o:E.B.258, Scheme No.94 Indore (M.P.) Mob:89266-55655
5.	Brief description of the property (Including lease hold / free hold etc)	The property under valuation is a free hold open diverted land situated at Survey No.832/1 (After Batankan Survey No.832/1/3), Village-Chaayani, Patwari Halka No. 27, Tehsil-Kalapipal & Dist-Shajapur (M.P.) having land area 0.78hectare or 7800sq.mt. (As per sale deed, revenue record & Diversion order)
6.	Location of property	Property is situated at Kalapipal-Sehore Road, near Parvati River
	a. Plot No./Survey No.	Survey No.832/1 (After Batankan Survey No.832/1/3)
	b. Door No.	-
	c. T.S. No. / Village	Village-Chaayani
	d. Ward / Taluka	PATWARI HALKA 27
	e. Mandal / District	Dist-Shajapur (M.P.)
7.	Postal address of the property	Diverted land situated at Survey No.832/1 (After Batankan Survey No.832/1/3), Village-Chaayani, Patwari Halka No.27, Tehsil-Kalapipal & Dist-Shajapur (M.P.)
8.	City / Town	Dist-Shajapur (M.P.)
	Residential Area	Agriculture area
	Commercial Area	No
9.	Classification of the area	
	i. High / Middle / Poor	Middle
	ii. Urban / Semi Urban / Rural	Rural
10.	Coming under Corporation limit / Village Panchayat / Municipality	Village 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 is contemplated	N.A.

  
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13.	Boundaries of the property	As per sale deed	Actual
	EAST	Land of Purchaser	Open Land of Survey No.832/1/4 belonging to same owner
	WEST	Land of Purchaser	Open Land of Survey No.832/1/2 belonging to same owner
	NORTH	Kalapipal-Sehore Main Road	Kalapipal-Sehore Main Road
	SOUTH	Land of Other	Open Land of Other
14. 1	Dimensions of the site	As per Document	Actual
	EAST	-	Irregular shape
	WEST	-	Irregular shape
	NORTH	-	Irregular shape
	SOUTH	-	Irregular shape
14.2	Latitude, Longitude & Co-ordinate of the site	Latitude:23°19'30.0" Longitude:76°57'28.8"	
15.	Extent of the site	Land area of survey no. 832/1 (After Batankan Survey No.832/1/3) is 0.78hectare or 7800sq.mt. (As per sale deed, revenue record & Diversion order)	
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	0.78hectare or 7800sq.mt. (As per sale deed, revenue record & Diversion order)	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	Land is open and occupied by the owner.	
<b>II. CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality	Agriculture area	
2.	Development of surrounding area	Agriculture & Industrial	
3.	Possibility of frequent flooding / submerging	No	
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	2.00km. to 15.00 km.(Approx)	
5.	Level of land with topographical condition	Leveled	
6.	Shape of land	Irregular	
7.	Type of use to which it can be put	At present open land	
8.	Any usage restriction	N.A.	
9.	Is plot in town planning approved layout	Not available	
10.	Corner plot or intermittent plot?	Intermittent land	
11.	Road facilities	Yes	
12.	Type of road available at present	Bitumen road	
13.	Width of road – is it below 20ft. or more than 20 ft.	Above 20ft.	
14.	Is it a land – locked land?	No	
15.	Water potentiality	No	
16.	Underground sewerage system	No	
17.	Is power supply available at the site	Nearby Available	
18.	Advantage of the site		
	1.	Property is situated at Kalapipal-Sehore Road, near Parvati River	
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-	At present the property under valuation is an open land so it requires fencing & name plate/sign board should be installed for proper identification of land.	

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	coast / tidal level must be incorporated)	
<b>Part – A (Valuation of Land)</b>		
1.	Size of plot	0.78hectare or 7800sq.mt.
	North & South	-
	East & West	-
2.	Total extent of the plot	0.78hectare or 7800sq.mt.
3.	Prevailing market rate (Along with details / reference of at leaset two latest deals/transactions with respect to adjacent properties in the areas)	<b>Justification:-</b> General Information gathered from market and agents of property dealer of this area rates of plot is Rs.1100 to -1500/-per sq.mt. (depend upon location) Online sales instances of said location is not available, therefore sales instance of Sehore is taken from website of 99acres.com (copy enclosed). Based on physical inspection and considering location, plot size, surrounding developments, potential sustained and prevailing market rate in the area, present day fair open market value, accordingly evaluated. hence realizable value has been considered more than the guideline value.
4.	Guideline rate obtained from the registrar's office (an evidence thereof to be enclosed)	Rs.16,00,000/- per hectare for irrigated land & for diverted land 1.50x Irrigated land i.e. Rs.24,00,000/- per hectare
5.	Land: 0.78hectare or 7800sq.mt. @ Rs.24,00,000/-per hectare (As per Upbandh)	<b>Rs.18.72Lakh</b>
	<b>Total Guideline value</b>	<b>Rs.18.72Lakh</b>
6.	Assessed / adopted rate of valuation	Rs.1300/- per sq.mt.
7.	Estimated value of land	<b>Rs.101.40Lakh</b>

**Total abstract of the entire property**

Part – A	Land	<b>Rs.101.40Lakh</b>
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As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs.91.30Lakh (Rupees Ninety One Lakh Thirty Thousand Only)** and **distress value is Rs.81.10Lakh (Rupees Eighty One Lakh Ten Thousand Only)**

Place: Indore  
Date:09.10.2023

  
**YOGESH DURR** Signature  
Approved Chartered Valuer  
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The undersigned has inspected the property detailed in the valuation report dated...../...../..... I have gone through the report and to the best of my knowledge, we are satisfied with the value of the property evaluated at Rs..... by the approved valuer, which is realistic & reasonably fair and we broadly agree therewith.

Date: .....

**Signature**

(Name of the Branch Manager with office Seal)

## Remarks –

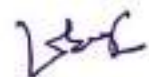
- (a) Valuation normally varies when purpose, time and policies changes, therefore, these aspects are to be kept in mind while referring above valuation report.
- (b) Legal Aspect of the property has not been considered and this valuation report is meant for the stated purpose only i.e. for collateral purpose. This report is for use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.
- (c) My representative have personally visited/inspected the property in presence of owner's representative Shri Ambrish Vyas Mob.74470-08067 on 02.10.2023 before preparing valuation report.
- (d) This valuation report contains 15 pages including 11 pages are of valuation report, 01 page of guideline, 01 page of Upbandh, 01 page of revenue record and 01 page of sales instance available on website [www.99acres.com](http://www.99acres.com)
- (e) At the time of our visit we found that Batankan, Seemankan & Trace map is not made available to us for proper identification of land, therefore, it is necessary to mortgaged all the three properties of survey no.832/1/2, 832/1/3, 832/1/4 & release collectively, as the properties belonging to same owner.
- (f) As the location, ownership, photos etc. have been obtained in the presence of owner/ representative and documents, information provided by the owner / re-presentative of the property, signature of owner is to be obtained on relevant documents including approved map, photographs and google map etc. for identification, confirmation and authenticity of property.
- (g) The valuer's opinion is purely an opinion and has no legal or contractual obligations on our part. It is an opinion in good faith & without prejudice, all due care taken while carrying out the assignment / preparation of report. Bankers if have any reservation, should clarify the same before taking final decision, thereafter we the valuer will not be responsible in what so ever manner and it is subject to Indore Jurisdiction only.
- (h) Valuation of property will be protected to some extent, if suitable insurance has been taken by the property owner.
- (i) I disown any /all kind of indemnity of what so ever in nature, other than the justification for the expressed Opinion in the Report
- (j) I do not certify ownership &/ or Genuineness of property related tendered documents.
- (k) All the value –FMV RV & DSV given is fair Opinion for the assets and applicable only- as on the date of evaluation and acceptance thereof is at sole discretion of the creditors.
- (l) Valuer opinion Pertains to the specific purpose mentioned and the same may differ for other then the Propose and date of valuation, due to various relevant factors associated therewith, when the stated purpose and date of valuation changes
- (m) Our work doesn't & didn't constitute validation of any information whatsoever provided/ made available to us for carrying out the assignment.
- (n) The Property valued as per tendered document / disclosed information to us. If any of the document and details given found untrue /unlawful then the report shall be treated as null and void.
- (o) This Valuer's Opinion is Subject to Indore Jurisdiction only & Issued without prejudice, subject to the legal verification of ownership of property including approval of construction permission from competent authority.

  
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**Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors  
DECLARATION- CUM- UNDERTAKING**

I, Yogesh Dubey son of Late Shri Damodarji Dubey R/o – 148-B, Sai Bag Colony, Limbodi, Khandwa Road, Indore (M.P.) 452020 do hereby solemnly affirm and state that:

- a) I am a citizen of India.
  - b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
  - c) The information furnished in my valuation report dated 09-10-2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
  - d) I / my representative have personally visited/inspected the property in presence of Representative Shri Ambrish Ji Mob.74470-08067 on 02.10.2023 before preparing valuation report. The work is not subcontracted to any other valuer and carried out by myself.
  - e) Valuation report is submitted in the format as prescribed by the Bank.
  - f) I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
  - g) I have not been removed/dismissed from service/employment earlier.
  - h) I have not been convicted of any offence and sentenced to a term of imprisonment.
  - i) I have not been found guilty of misconduct in professional capacity.
  - j) I have not been declared to be unsound mind.
  - k) I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
  - l) I am not an undischarged insolvent.
  - m) I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
  - n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
  - o) My Service Tax number as applicable is **ACEPD7758ESD001**
  - p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
  - q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
  - r) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
  - s) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
  - t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- (Annexure V- A signed copy of same to be taken and kept along with this declaration)




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- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- v) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- x) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y) Further, I hereby provide the following information.

S.N.	Particulars	Valuer Comment
1.	Background information of the asset being valued;	Documents provided by the Bank.
2.	Purpose of valuation and appointing authority	Assessment of Market, Estimated Realizable & Distress Sale value of assets for availing Loan from Bank.
3.	Identify of the valuer and any other experts involved in the valuation;	Er. Deepak Chandel
4.	Disclosure of valuer interest or conflict, if any;	No
5.	Date of appointment, valuation date and date report;	02.10.2023 & 09.10.2023
6.	Inspection and/or investigations undertaken;	Physical inspection and Local enquiry.
7.	Nature and sources of the information used or relied upon;	Market Survey.
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Land & Building Method and Market approach
9.	Restrictions on used of the report, if any;	N.A.
10.	Major factors that were taken into account during the valuation;	Local enquiry
11.	Major factors that were not taken into account during the valuation;	N.A.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faces by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	-

Date: 09.10.2023

Place : Indore



Signature

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## MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

  
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18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

*Explanation.*— For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

#### **Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

#### **Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Place: Indore**  
**Date: 09.10.2023**

  
**Signature** **YOGESH DUBEY**  
Approved Chartered Valuer  
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IMCL No. STR/91

**Address:-** Diverted land situated at Survey No.832/1 (After Batankan Survey No.832/1/3), Village-Chaayani, Patwari Halka No.27, Tehsil-Kalapipal & Dist-Shajapur (M.P.)

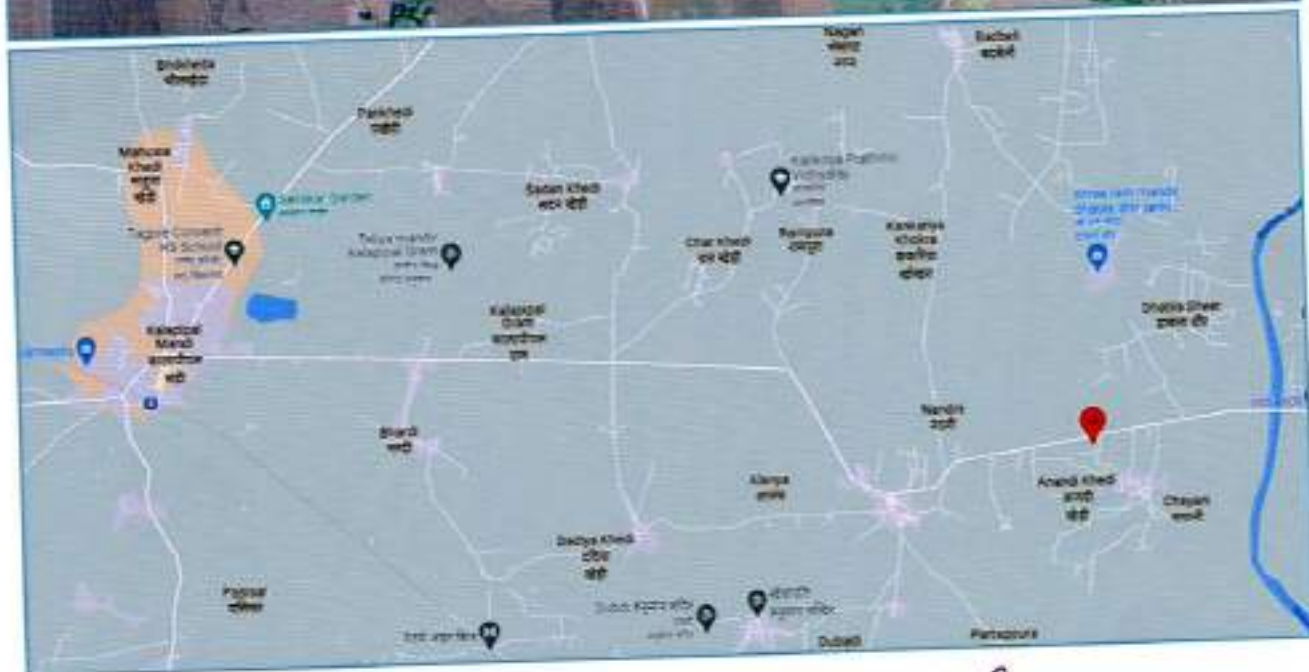


*Yogesh Dubey*

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**Address:-**Diverted land situated at Survey No.832/1 (After Batankan Survey No.832/1/3),  
Village-Chaayani, Patwari Halka No.27, Tehsil-Kalapipal & Dist-Shajapur (M.P.)



LATITUDE:23°19'30.0"N LONGITUDE: 76°57'28.8"E

*Yogesh*

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S.No	Mohala/Colony/Society/Village/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)			BUILDING MULTI (SQM)		AGRICULTURAL LAND (HCTARE)		AGRICULTURAL PLOT (SQM)	
		Residential	Commercial	Industrial	RCC	R/R	Tn. shala	Keehe khatu	Shop	Office	Godown	Residential	Commercial	Irigated	Un Irigated	Sub Class area	Sub Class area
22	Q2	28	60	35	65	7	6	28	100	115	112	102	150	118	128	171	178
Tehsil: KALAPIPAL, Sub-Area : NON-PLANNING AREA, Ward/Patwar Halqa: FATWARA HALKA 27																	
226	CHAYE	500	500	500	6500	4500	3300	2900	8900	7700	7700	0	0	100000	80000	500	500
228	HWALYANAGAR	500	500	500	6500	4500	3300	2900	8900	7700	7700	0	0	174300	80000	500	500
Tehsil: KALAPIPAL, Sub-Area : NON-PLANNING AREA, Ward/Patwar Halqa: FATWARA HALKA 28																	
227	BANDHAMANA	500	500	500	6500	4500	3300	2900	8900	7700	7700	0	0	145200	84000	500	500
228	JANGHEDI	500	500	500	6500	4500	3300	2900	8900	7700	7700	0	0	1411200	79000	500	500
229	HWALAKANAGAR	500	500	500	6500	4500	3300	2900	8900	7700	7700	0	0	1411200	79000	500	500

*Yogesh Dubey*  
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क्र.	भूमि का क्षेत्र	भूमि का क्षेत्रफल	व्यपवर्तित भूमि / मुख्य खनिज हेतु निर्धारित उत्खनन के उपयोग	अव्यपवर्तित भूमि
1	2	3	4	5
4	प्रदेश के नगरपरिषद क्षेत्रों एवं एवं गाइडलाइन में इस प्रावधान हेतु विशिष्ट रूप से उल्लिखित ग्रामों की सूची	(अ) जब भूमि का क्षेत्रफल 300 वर्गमीटर अथवा इससे कम हो	120 वर्गमीटर तक आवासीय / व्यवसायिक भूखण्ड की दर	120 वर्गमीटर तक आवासीय भूखण्ड की दर
			120 वर्गमीटर से अधिक 210 वर्गमीटर तक आवासीय / व्यवसायिक भूखण्ड की दर का 80 प्रतिशत	120 वर्गमीटर से अधिक 210 वर्गमीटर तक आवासीय भूखण्ड की दर का 80 प्रतिशत
			210 वर्गमीटर से अधिक 300 वर्गमीटर तक आवासीय / व्यवसायिक भूखण्ड की दर का 80 प्रतिशत	210 वर्गमीटर से अधिक 300 वर्गमीटर तक आवासीय भूखण्ड की दर का 80 प्रतिशत
		(ब) जब भूमि का क्षेत्रफल 300 वर्गमीटर से अधिक हो	प्रथम 300 वर्गमीटर तक (अ) अनुसार + शेष भूमि के लिए कृषि भूमि की अधिकतम दर (सिंचित) का डेढ़ गुना	प्रथम 300 वर्गमीटर तक (अ) अनुसार + शेष भूमि के लिए कृषि भूमि की दर
5	ग्रामीण क्षेत्र के लिये	(अ) जब भूमि का क्षेत्रफल 300 वर्गमीटर अथवा इससे कम हो	120 वर्गमीटर तक आवासीय / व्यवसायिक भूखण्ड की दर	120 वर्गमीटर तक आवासीय भूखण्ड की दर
			120 वर्गमीटर से अधिक 210 वर्गमीटर तक आवासीय / व्यवसायिक भूखण्ड की दर का 80 प्रतिशत	120 वर्गमीटर से अधिक 210 वर्गमीटर तक आवासीय भूखण्ड की दर का 80 प्रतिशत
			210 वर्गमीटर से अधिक 300 वर्गमीटर तक आवासीय / व्यवसायिक भूखण्ड की दर का 80 प्रतिशत	210 वर्गमीटर से अधिक 300 वर्गमीटर तक आवासीय भूखण्ड की दर का 80 प्रतिशत
		(ब) जब भूमि का क्षेत्रफल 300 वर्गमीटर से अधिक हो	व्यपवर्तित कृषि भूमि का मूल्यांकन सिंचित कृषि भूमि के मूल्य का डेढ़ गुना	भूमि के लिए कृषि भूमि की दर

2. ऐसे क्षेत्रों/ग्रामों जिनमें सड़क पर स्थित सम्पत्ति के मूल्य पृथक से निर्धारित हैं, को छोड़कर भूमि जो सड़क से 20 मीटर तक की दूरी पर स्थित है, के लिए सड़क से लगी हुई भूमि की दर उस भूमि के संपूर्ण क्षेत्रफल हेतु मान्य की जाएगी। सड़क से लगी हुई भूमि पर निम्नलिखित अवयव अनुसार मूल्यांकन किया जावेगा।

स.क्र.	रोड का प्रकार	अवयव
1	2	3
1	राष्ट्रीय राजमार्ग अथवा उनके बायपास पर	निर्धारित मूल्य से 100 प्रतिशत अधिक
2	राज्य मार्ग अथवा उनके बायपास पर	निर्धारित मूल्य से 50 प्रतिशत अधिक
3	अन्य प्रकार की सड़क	निर्धारित मूल्य से 20 प्रतिशत अधिक

3. सिंचित भूमि के मूल्यांकन में कुएं, ट्यूबवेल आदि का मूल्य पृथक से नहीं जोड़ा जायेगा, अर्थात् सिंचित भूमि की दर में सिंचाई के साधन का मूल्य निहित होगा।
4. वृक्षों का मूल्यांकन भूमि में सम्मिलित मानते हुये प्रतिफल में दर्शित मूल्य में ही शामिल माना जाएगा।
5. भारतीय रेल की अविकसित खुली भूमि (रेल ट्रेक सहित), जो विकास योजना में सम्मिलित हो, उस भूमि का मूल्यांकन कण्डिका-1 अनुसार किया जाएगा। निर्मित संपत्ति की स्थिति में अन्य उपबंधों अनुसार मूल्यांकन होगा।
6. जब कृषि भूमि के विभिन्न मू-स्वानियों (जो सहव्यापार न हों) द्वारा मिलकर एक दस्तावेज द्वारा भूमि का अंतरण किसी एक कानूनी व्यक्ति (legal person) को किया जाता है। कण्डिका-1 के प्रावधान सबसे अधिक मूल्य वाली भूमि पर लागू होंगे। शेष भूमियों पर कृषि भूमि अनुसार प्रति हेक्टेयर दर के मान से मूल्यांकन किया जाएगा। यह व्यवस्था अंतरित की गई उन भूमियों पर लागू होगी जो एक दूसरे से जुड़ी हुई हों। यदि एक संपत्ति का क्षेत्रफल स्लेब की सीमा से कम हो तो उक्त सीमा के अंतर्गत शेष भूमि का स्लेब अनुसार मूल्यांकन दूसरी संपत्ति से किया जाएगा।
7. जब विभिन्न पक्षकारों (जो एक ही परिवार के सदस्य न हों) के पक्ष में शहरी क्षेत्र में एक दस्तावेज द्वारा कृषि भूमि का अंतरण किया जाता है तो प्रत्येक दावेदार के भाग की भूमि का मूल्यांकन कृषि भूमि हेतु उपबंध की कण्डिका 1 को ध्यान में रखते हुये मान्य किया जाएगा। परिवार में माता, पिता, भाई, बहन, पति, पत्नी, पुत्र, पुत्री, दादा, दादी, पौत्र, पौत्री, सास, ससुर, देवरानी, जेठानी एवं बहू सम्मिलित माने जाएंगे।

99acres

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Home &gt; Commercial property for sale in Bhopal &gt; Agricultural land for sale in Bhopal &gt; Agriculture land for sale in Sehore

Posted on Nov 07, 2022

**₹9.5 Cr**

@ 86,36,363 per acres

Estimated LRM ₹ 7,58,700

Agricultural Farm Land for Sale

in Sehore, Bhopal, MP

Contact  
Dealer **MR**

SHORTLIST

SPID: X65663792

NOT AVAILABLE

Website: <https://www.99acres.com>

Overview

Dealer Details



Area

Plot area 11 acres

(46,450 sq. ft.)

Price

₹ 9.5 Crore

@ 86,36,363 per acres

Address

Sehore, Bhopal

Facing

North

No. of Open Sides

1

Possession

Immediate

Width of facing road

250.0 Feet

Transaction Type

Resale

Property Ownership

Freehold

Width of facing road

250.0 Feet

Property Code

X65663792

[www.99acres.com/X65663792](https://www.99acres.com/X65663792)

No. of Open sides

1

## About Property

Address: Sehore, Bhopal, M P

Situated at Bhopal Indore highway near near Kubereshwar dharam with frontage of approx 250 ft on highway and suitable for farm houses and for industrial project or any other project like mall, resort, project or hotel and marriage garden.

## Dealer Details

Name: Prerna Joshi

Phone: P. Joshi

Mobile P. Joshi

Joshi

View Phone Number

Properties Listed: 10

Locations: Sehore, Salaya

About P. Joshi

Real estate consultant

Address: Bhopal, Bhopal

**YOGESH DUBEY**

Approved Chartered Valuer

A-7299, F-3893, M-110791

IMCL No. STR/91

मध्यप्रदेश कम्प्यूटरीकृत भू-अभिलेख



## खसरा

प्रलप एक (नियम 6 देखिए)

मध्यप्रदेश भू-राजस्व संहिता (भू-सर्वेक्षण तथा भू-अभिलेख) नियम, 2020

ग्राम: चायनी			पटवारी हल्का: चायनी			तहसील: कालापीपल			जिला: शाजापुर		वर्ष: 2023-2024
भूमि के भाग की यूनिट आईडी	भूमि के भाग का प्रकार (सर्वेक्षण संख्यांक/ब्लॉक संख्यांक)	भू-खण्ड संख्यांक (ब्लॉक की दशा में)	1. क्षेत्रफल (हेक्टेयर/वर्ग मीटर में) 2. भूमि उपयोग जिसके लिए निर्धारण किया गया है 3. भू-राजस्व/भू-भाटक (रु. में)	1. भूमिस्वामी का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता 2. शासकीय भूमि	प्रत्येक भूमिस्वामी का अंश	1. सरकारी पट्टेदार का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता 2. पट्टे की अवधि के अधीन क्षेत्र	मौरुधी कृषक (यदि कोई हो) का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता	भूमि पर विलगन तथा प्रभार 1. बंधक 2. दृष्टिबंधक 3. भू-अर्जन प्रक्रियाधीन	फसल के ब्योरे		1. भूमि के सिंचाई संबंधी प्रास्थिति 2. भूमि पर संरचना/वृक्ष 3. अन्य अभियुक्तियाँ 4. वर्ष के दौरान कॉलम संख्या (1) से (9) तक में प्रविष्टियों में सुधार के आदेश
									फसल 1. खरीफ 2. रबी 3. जायद 4. अन्य	फसल के अधीन क्षेत्रफल	
1	2	3	4	5	6	7	8	9	10	11	12
1424356389 81A4JUD9TTN2H0	832/1/3 (5)		0.7800 हेक्टेयर	विशालजायसवाल पिता संतोषलाल जाति जायसवाल पता ईबी 258 स्क्रीम नम्बर इंदौर इंदौर कालापीपल शाजापुर मध्य प्रदेश भूमि स्वामी	1						बटवारा प्रकरण क्रमांक 15 आ.दि. 19/11/2018 के अनुसार ग्रामपंचायत द्वारा स्वीकार किया गया है नामांतरण क्र. य. विक्रय/प्रकरण क्रमांक 15 आ.दि. 19/12/2018

**YOGESH DUBEY**  
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