



UID-11090

Ref No:DA/SBI/YN ROAD/772/2023-24

Date:09.10.2023

To,

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

VALUER'S OPINION

Owner	Govindah Nutrition Private Limited Through Director-Shri Vishal Jaiswal s/o Shri Santoshlal Jaiswal
Property Located at	Industrial unit situated at Survey No. 790/1, Patwari Halka No.27 Village- Chaayani Tehsil-Kalapipal Dist-Shajapur (M.P.)
Present Market Value	Rs.1165.40Lakh (Rupees One Thousand One Hundred Sixty Five Lakh Forty Thousand Only)
Realizable Value	Rs.990.60Lakh (Rupees Nine Hundred Ninety Lakh Sixty Thousand Only)
Distress Value	Rs.815.80Lakh (Rupees Eight Hundred Fifteen Lakh Eighty Thousand Only)
Guide line value	Rs.340.92Lakh (Rupees Three Hundred Forty Lakh Ninety Two Thousand Only)

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 Deed	Sale deed no.MP389592018A1377757 dated 01.06.2018
	II. Diversion order	Diversion order no.300/A-2/2017-18 dated 28.08.2018 (copy enclosed)
	III. Documents shortcomings if any noticed	Current year receipt of property tax, diversion tax and other property related documents is to be obtained at the time sanction/disbursement of loan.
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)	Govindah Nutrition Private Limited Through Director-Shri Vishal Jaiswal s/o Shri Santoshlal Jaiswal
5.	Brief description of the property (Including lease hold / free hold etc)	The property under valuation is a Industrial unit situated at Survey No. 790/1, Patwari Halka No.27 Village-Chaayani Tehsil-Kalapipal Dist-Shajapur (M.P.) consist of main plant building, office, canteen, work shop & refrigeration system, Panel room, separate space for boiler & fuel, security room, meter room, powder plant, transformer substation, ETP, weigh bridge etc. Main plant building (G+1floor): Ground floor of main plant building has been constructed with RCC framed structure, 8inch brick wall, plaster all over, color wash, kota stone flooring, electric & sanitary fitting are of good quality, MS shutter, wooden doors & windows are aluminium section with glass fitting and first floor of main plant building is constructed with a height of 20ft. with tin shed. Canteen, work shop & refrigeration system, Panel room, boiler & fuel, security room, office, meter room, powder plant, transformer substation, ETP: Constructed with RCC footing & column, Brick wall with plaster, kota stone & smooth cement flooring & covered with tin shed.
6.	Location of property	Property is situated at Kalapipal-Sehore Road, near Parvati River PATWARI HALKA 27
	a. Plot No./Survey No.	Survey No.790/1
	b. Door No.	-
	c. T.S. No. / Village	Village-Chaayani
	d. Ward / Taluka	Patwari Halka No.27
	e. Mandal / District	Tehsil-Kalapipal Dist-Shajapur (M.P.)
7.	Postal address of the property	Industrial unit situated at Survey No. 790/1, Patwari Halka No.27 Village-Chaayani Tehsil-Kalapipal Dist-Shajapur (M.P.)


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8.	City / Town	Indore	
	Residential Area	No	
	Commercial Area	No	
	Industrial Area	Yes	
9.	Classification of the area		
	i. High / Middle / Poor	Middle	
	ii. Urban / Semi Urban / Rural	Rural	
10.	Coming under Corporation limit / Village Panchayat / Municipality	Gram Panchayat Chaayani	
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.	
13.	Boundaries of the property	As per Sale Deed	Actual
	EAST	Land of Vishal Jaiswal	Land of Vishal Jaiswal of Survey No.790/2
	WEST	Other's Land	Other's Land (Survey No.833 & 834)
	NORTH	Land of Other & Vishal Jaiswal	Rasta on land of survey no.832/2 belonging to Shri Vishal Jaiswal and Remaining Land of survey no.832 & Land of Other
	SOUTH	Kaccha Rasta	Kaccha Rasta
14.1	Dimensions of the site	A As per Sale Deed	B Actual
	EAST	Not mentioned	
	WEST	Not mentioned	
	NORTH	Not mentioned	
	SOUTH	Not mentioned	
14.2	Latitude, Longitude & Co-ordinate of the site	Latitude:23°19'23.8" Longitude:76°57'31.8"E	
15.	Extent of the site	Total land area of survey no.790/1 is 3.27 hectare or 32700sq.mt. (As per sale deed, Revenue record & diversion order)	
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	3.27 hectare or 32700sq.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	Owner occupied	


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II. CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Industrial & Agriculture
2.	Development of surrounding area	Agriculture area
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	Industrial
8.	Any usage restriction	N.A.
9.	Is plot in town planning approved layout	Not available, Required
10.	Corner plot or intermittent plot?	Intermittent land
11.	Road facilities	Yes
12.	Type of road available at present	RCC & Kaccha Rasta
13.	Width of road – is it below 20ft. or more than 20 ft.	Above 20ft. approx.
14.	Is it a land – locked land?	No
15.	Water potentiality	Yes
16.	Underground sewerage system	Yes
17.	Is power supply available at the site	Yes
18.	Advantage of the site	
	1.	The property is situated at Kalapipal-Sehore Road, near Parvati River PATWARI HALKA 27
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
	1.	-
Part – A (Valuation of Land)		
1.	Size of plot	3.27 hectare or 32700sq.mt. (As per sale deed, Revenue record & diversion order)
	NORTH-SOUTH	-
	EAST & WEST	-
2.	Total extent of the plot	3.27 hectare or 32700sq.mt.
3.	Prevailing market rate (Along with details / reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Justification:- 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.

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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																														
	Plot: 3.27 hectare or 32700sq.mt. @ Rs.24,00,000/- per hectare	Rs.78,48,000																														
	Construction cost: Rcc Const:2568.58sq.mt.@Rs.6000/-per sq.mt. Steel framed (Tin shed roofing): 3868.93sq.mt.@Rs.2800/- per sq.mt.	Rs.154,11,480 Rs.108,33,004																														
Total CGL Value (Land + Const.)		Rs.340.92Lakh (Guideline Value)																														
5.	Assessed / adopted rate of valuation	Rs.1200/-per sq.mt.																														
6.	Estimated value of land	Rs.392.40Lakh																														
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)	RCC framed structure & Steel framed structure																														
	c. Year of construction	In year 2019																														
	Age of Building	03Years																														
	Residual life of building	57Years																														
	d. Number of floors and height of each floor including basement, if any	<table border="1"> <tr><td>MAIN PLANT (Ground floor)</td><td>25ft. approx.</td></tr> <tr><td>OFFICE AREA (GF)</td><td>11ft.-15ft. approx.</td></tr> <tr><td>CANTEEN</td><td>12ft.-14ft. approx.</td></tr> <tr><td>WORK SHOP & REFRIGIRATION (GF)</td><td>18ft.-20ft. approx.</td></tr> <tr><td>PANEL ROOM (GF)</td><td>18ft.-20ft. approx.</td></tr> <tr><td>BOILER & FUEL (GF)</td><td>25ft. approx.</td></tr> <tr><td>SECURITY ROOM (GF)</td><td>11ft.-15ft. approx.</td></tr> <tr><td>METER ROOM (GF)</td><td>18ft.-20ft. approx.</td></tr> <tr><td>MEZZANINE FLOOR</td><td>07ft.-8ft. approx.</td></tr> <tr><td>MAIN PLANT FIRST FLOOR</td><td>18ft.-20ft. approx.</td></tr> <tr><td>POWDER PLANT FIRST FLOOR</td><td>18ft.-20ft. approx.</td></tr> <tr><td>OFFICE AREA FIRST FLOOR</td><td>18ft.-20ft. approx.</td></tr> <tr><td>TRANSFORMER SUBSTATION</td><td>-</td></tr> <tr><td>ETP (GF)</td><td>16ft. approx.</td></tr> <tr><td>WEIGH BRIDGE</td><td>-</td></tr> </table>	MAIN PLANT (Ground floor)	25ft. approx.	OFFICE AREA (GF)	11ft.-15ft. approx.	CANTEEN	12ft.-14ft. approx.	WORK SHOP & REFRIGIRATION (GF)	18ft.-20ft. approx.	PANEL ROOM (GF)	18ft.-20ft. approx.	BOILER & FUEL (GF)	25ft. approx.	SECURITY ROOM (GF)	11ft.-15ft. approx.	METER ROOM (GF)	18ft.-20ft. approx.	MEZZANINE FLOOR	07ft.-8ft. approx.	MAIN PLANT FIRST FLOOR	18ft.-20ft. approx.	POWDER PLANT FIRST FLOOR	18ft.-20ft. approx.	OFFICE AREA FIRST FLOOR	18ft.-20ft. approx.	TRANSFORMER SUBSTATION	-	ETP (GF)	16ft. approx.	WEIGH BRIDGE	-
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		POWDER PLANT FIRST FLOOR	588.12 sq.mt.
		OFFICE AREA FIRST FLOOR	150 sq.mt.
		TRANSFORMER SUBSTATION	70 sq.mt.
		ETP	51.75 sq.mt.
		WEIGH BRIDGE	48 sq.mt.
	f. Condition of the building		
	i. Exterior – Excellent, Good, Normal, Poor	Good	
	ii. Interior – Excellent, Good, Normal, Poor	Good	
	g. Date of issue and validity of layout of approved map / plan	Layout Plan:- Not available Building Map:- Building map has been Sanctioned by Gram Panchayat Chayni, Janpad Panchayat Kalapipal (Memo no.& date not mentioned in map)	
	h. Approved map / plan issuing authority	Building Map:- Approved by Chayni (Janpad Panchayat Kalapipal)	
	i. Whether genuineness or authenticity of approved map / plan is verified	Valuation has been carried out on the basis of photocopy of approved map produced by the owner.	
	j. Any other comments by our empanelled valuers on authentic of approved plan	Signature of owner is to be obtained on approved map	


Specifications of construction (floor –wise) in respect of

S.N.	Description	Ground floor	Other Floors
	Foundation	RCC	-
-	Basement	-	-
-	Superstructure	RCC framed & Steel framed	RCC framed
	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	M.S. Main Gate, MS shutter, Wooden Doors & window are aluminum section with glass fitting	Wooden Doors & window are aluminum section with glass fitting
	RCC works	Yes	Yes
	Plastering	Yes	Yes
	Flooring, skirting, dadoing	Kota stone ,Vitrified Tiles & smooth cement finish	Kota stone ,Vitrified Tiles & smooth cement finish
	Special finish as marble, granite, wooden panelling, grills, etc	No	No
	Roofing including weather proof course	No	-
	Drainage	Yes	-
S.N.	Description	Ground floor	Other floors
	Compound wall	Yes	-
	Height	05ft.-7ft.(Approx)	-
	Length	Around the plot	-
	Type of construction	RCC, Brick & Fabricated	-
	Electrical installation		
	Type of wiring	Copper wire	Copper wire
	Class of fittings (Superior / ordinary / poor)	Good	Good
	Number of light points	As per requirement	As per requirement
	Fan points	As per requirement	As per requirement
	Spare plug points	As per requirement	As per requirement

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	Any other item	No	No
	Plumbing installation		
	No. of water closets and their type	04 (Approx)	-
	No. of wash basin	04(Approx)	02
	No. of urinals	06(Approx)	No
	No. of bath tubs	No	No
	Water meter, taps, etc.	As per requirement	As per requirement
	a. Any other fixtures	-	-

Details of valuation

S.N.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs. (in sq.ft.)	Replacement cost Rs.	De pre .	Net value after depreciations Rs.
1	Main Plant	2196.06 sq.mt. or 23638.38 sq.ft.	25ft. approx.	01years	1200/-	283,66,056	-	Rs.283,66,056
2	Office area	150sq.mt. or 1614.60 sq.ft.	11ft.-15ft. approx.	01years	900/-	14,53,140	-	Rs.14,53,140
3	Canteen	140sq.mt. or 1506.96 sq.ft.	12ft.-14ft. approx.	01years	800/-	12,05,568	-	Rs.12,05,568
4	Work shop & Refrigeration	294sq.mt. or 3164.61 sq.ft.	18ft.-20ft. approx.	01years	800/-	25,31,688	-	Rs.25,31,688
5	Panel Room	70sq.mt. or 753.48 sq.ft.	18ft.-20ft. approx.	01years	800/-	06,02,784	-	Rs.06,02,784
6	Boiler & Fuel	105sq.mt. or 1130.22 sq.ft.	25ft. approx.	01years	500/-	05,65,110	-	Rs.05,65,110
7	Security room	45sq.mt. or 484.38 sq.ft.	11ft.-15ft. approx.	01years	800/-	03,87,504	-	Rs.03,87,504
8	Meter room	9.00sq.mt. or 96.87sq.ft.	18ft.-20ft. approx.	01years	500/-	48,435	-	Rs.48,435
9	Mezzanine floor	372.52 sq.mt. or 4009.80 sq.ft.	07ft.-8ft. approx.	01years	1200/-	48,11,760	-	Rs.48,11,760
10	Main plant first floor	2196.06 sq.mt. or 23638.38 sq.ft.	18ft.-20ft. approx.	01years	1000/-	236,38,380	-	Rs.236,38,380
11	Powder plant first floor	588.12 sq.mt. or 6330.52 sq.ft.	18ft.-20ft. approx.	01years	1000/-	63,30,520	-	Rs.63,30,520
12	Office area first floor	150sq.mt. or 1614.60 sq.ft.	18ft.-20ft. approx.	01years	1000/-	16,14,600	-	Rs.16,14,600
13	Transformer sub station	70sq.mt. or 753.48 sq.ft.	-	01years	500/-	03,76,740	-	Rs.03,76,740
14	ETP	51.75 sq.mt. or 557.03 sq.ft.	16ft. approx.	01years	300/-	01,67,109	-	Rs.01,67,109
15	Weigh Bridge	48sq.mt. or 516.67 sq.ft.		01years	400/-	02,06,668	-	Rs.02,06,668
	Total Const. area	6485.51sq.mt						Rs.723,06,062 Say Rs.723.00 Lakh

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 gaters	-
	Total	-

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

1.	Modular kitchen with Chimney	-
2.	Glazed tiles	-
3.	Extra sinks and bath tub	-
4.	Marble / ceramic tiles flooring	-
5.	Interior decorations	-
6.	Architectural elevation works	-
7.	Panelling works	-
8.	Aluminium works	-
9.	Aluminium hand rails	-
10.	False ceiling	-
	Total	-

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

1.	Water supply arrangements (04 Nos. Tube well)	Rs.04.00Lakh
2.	Drainage arrangements	-
3.	Compound wall, Internal RCC road, Paving, main gate, Sewerage treatment plant, water tank etc.	Rs.46.00Lakh
4.	C.B. deposits, fittings etc.	-
5.	Pavement	-
	Total	Rs.50.00Lakh

Total abstract of the entire property

Part - A	Land	Rs.392.40Lakh
Part - B	Building	Rs.723.00Lakh
Part - C	Extra	-
Part - D	Amenities	-
Part - E	Services	Rs.50.00Lakh
Part - F	Miscellaneous	-
	Total	Rs.1165.40Lakh

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.990.60Lakh (Rupees Nine Hundred Ninety Lakh Sixty Thousand Only)** and Insurance value is **Rs.723.00Lakh (Rupees Seven Hundred Twenty Three Lakh Only)** distress value is **Rs.815.80Lakh (Rupees Eight Hundred Fifteen Lakh Eighty Thousand Only)**

Place: Indore

Date: 09.10.2023

YOGESH DUBEYSignature **Approved Chartered Valuer**
A-7299, F-3893, M-110791

The undersigned has inspected the property detailed in the valuation report dated... **IMCL No/STR/91** 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 Official 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) 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.
- (d) The valuation of assets including Plant & Machinery always depending upon the condition of assets with regard to its maintenance/wear & tear, its productivity / profitability in the light of market condition of its product on a particular time.
- (e) This valuation report contains 20 pages out of which 16 pages are of valuation report, 01 page of guideline, 01 page of upbandh, 01 page of revenue record, 01 page of available sales instance of site 99acres.com.
- (f) Cost of raw materials in city area & rural area is more or less is same, only labour cost might be less in some part of rural area due to cheap labour. As per the guideline of rural area, construction cost for RCC work is mentioned @Rs.6000/- per sq.mt. & cost for construction for steel structure mentioned in guideline @Rs.2800/- per sq.mt. which is on lower side & it is not justified. Looking to this aspect guideline value of said property comes to be low and actual cost of construction incurred in project is too high as compare to guideline value.
- (g) As per revenue record at present use of land bearing survey no.790/1 is agriculture, therefore, it is necessary to obtained establishment of industrial land use in online record by updation/amendment in revenue record before sanction/disbursement of loan.
- (h) At the time of our visit we found that approach to the said property starts from front side of adjoining land of survey no.782/2 in north direction, also one inside approach is also available in south direction. The land of survey no.782/2 belongs to same owner of this property, therefore, it is necessary to mortgaged both the properties of Survey no.790/1 & 782/2 and release collectively. T & CP layout of said property is not made available to us, therefore, at least NOC from T & CP department is necessary to be obtained.
- (i) 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.
- (j) 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.
- (k) Valuation of property will be protected to some extent, if suitable insurance has been taken by the property owner.
- (l) I disown any /all kind of indemnity of what so ever in nature, other than the justification for the expressed Opinion in the Report
- (m) I do not certify ownership &/ or Genuineness of property relented tendered documents.
- (n) 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.
- (o) 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
- (p) Our work doesn't & didn't constitute validation of any information whatsoever provided/ made available to us for carrying out the assignment.
- (q) 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.
- (r) I will not be responsible for the matters of legal in nature that affects the value and opinion expressed by us. And will not given any testimony or appear in court in this regard.
- (s) 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


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

- 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)
- 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


YOGESH DUBEY
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 A-7299, F-3893, M-110791
 IMCL No. STR/91

Signature

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

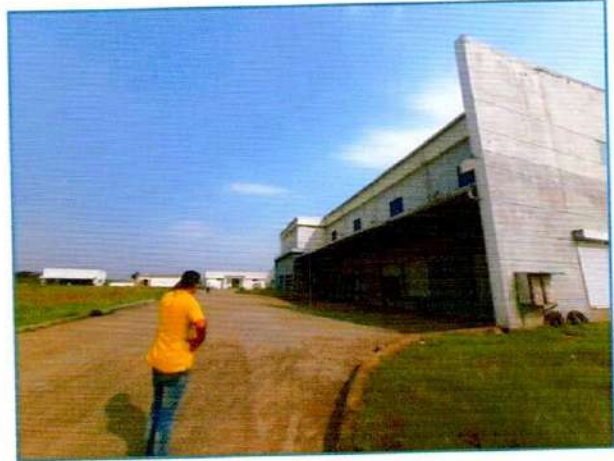

YOGESH DUBEY Signature
Approved Chartered Valuer
A-7299, F-3893, M-110791
IMCL No. STR/91

Address:-Industrial unit situated Land Survey No. 790/1, Patwari Halka No.27 Village-Chaayani Tehsil-Kalapipal Dist-Shajapur (M.P.)




YOGESH DUBEY
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Address:- Industrial unit situated Land Survey No. 790/1, Patwari Halka No.27 Village-Chaayani Tehsil-Kalapipal Dist-Shajapur (M.P.)



Yogesh Dubey

YOGESH DUBEY

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Address:- Industrial unit situated Land Survey No. 790/1, Patwari Halka No.27 Village-Chaayani Tehsil-Kalapipal Dist-Shajapur (M.P.)



LATITUDE:23°19'23.8"N LONGITUDE:76°57'31.8"E

Yogesh Dubey

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

10	Mohala/Colony/ Society/Road/Village	(2)										(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	Sub Clause wise	(17)	(18)			
		PLOT (SQM)			BUILDING RESIDENTIAL (SQM)			BUILDING COMMERCIAL (SQM)			BUILDING MULTISQM)																		AGRICULTURAL LAND(HECTARE)		
135	CHAYNI	500	500	500	500	6500	4500	3300	2900	8900	7700	7700	7700	0	0	1800000	800000	500	500	500											
Tahsil: KALAPIPAL Sub-Area : NON-PLANNING AREA, Ward/Patwar Halika: PATWARI HALKA 27																															
235	PIPALYANAGAR	500	500	500	500	6500	4500	3300	2900	8900	7700	7700	7700	0	0	1743000	983000	500	500	500											
Tahsil: KALAPIPAL Sub-Area : NON-PLANNING AREA, Ward/Patwar Halika: PATWARI HALKA 28																															
237	BABDIYAMANINA	500	500	500	500	6500	4500	3300	2900	8900	7700	7700	7700	0	0	1495200	846800	500	500	500											
238	JANGIKHEDI	500	500	500	500	6500	4500	3300	2900	8900	7700	7700	7700	0	0	1411200	796400	500	500	500											
239	KHAJURIALHADAD	500	500	500	500	6500	4500	3300	2900	8900	7700	7700	7700	0	0	1411200	796400	500	500	500											

Handwritten signature/initials

7. यह विभिन्न पक्षकारों (जो एक ही परिवार के सदस्य न हों) के पक्ष में शहरी क्षेत्र में एक दस्तावेज द्वारा कृषि भूमि से किया जाएगा।
क्षेत्रफल रजिस्ट्री की सीमा से कम ही तो वहां सीमा के अंतर्गत शेष भूमि का स्वतंत्र अज्ञेय मूल्यांकन रजिस्ट्री संपत्ति पर कृषि व्यवस्था अंतर्गत की गई वन भूमियां पर लागू होगी जो एक दूरदर्शी से जुड़ी हुई हों। यदि एक संपत्ति का वाली भूमि पर लागू होगी। शेष भूमियां पर कृषि भूमि अज्ञेय प्रति हैबिटपर दर के मान से मूल्यांकन किया जाएगा।

8. कृषि एक कर्तवी व्यक्ति (legal person) को किया जाता है। कालिङका-1 के प्राधान्य सबसे अधिक मूल्य वह कृषि भूमि के के विभिन्न भू-स्वामियों (जो सहजवादीदार न हों) द्वारा मिलकर एक दस्तावेज द्वारा कृषि भूमि का अज्ञेय मूल्यांकन कालिङका-1 अज्ञेय संपत्ति को स्थिति में किया जाएगा। निम्न संपत्ति की स्थिति में अन्य उपरोक्त अज्ञेय मूल्यांकन होगा।
5. भारतीय रेल की अधिकारित खुली भूमि (रेल ट्रैक सहित), जो विक्रय योजना में शामिल है, उस भूमि का
4. रजिस्ट्री का मूल्यांकन भूमि में शामिल मानते हुए प्रतिकूल में दर्शाते मूल्य में ही शामिल माना जाएगा।
3. स्थिति भूमि के मूल्यांकन में छुट्टी दायरे में आने के लिए का मूल्य प्रत्येक से नहीं जांचा जाएगा, अर्थात् स्थिति भूमि को दर में दिखाई के साधन का मूल्य निर्धारित होगा।

स.क्र.	श्रेणियों का प्रकार	अवधि
1	2	3
1	राज्यीय राजस्व/अज्ञेय जंगल बांधा पर	निर्धारित मूल्य से 100 प्रतिशत अधिक
2	राज्य मार्ग अज्ञेय जंगल बांधा पर	निर्धारित मूल्य से 50 प्रतिशत अधिक
3	अन्य पक्की सड़क	निर्धारित मूल्य से 20 प्रतिशत अधिक

2. मान्य की जाएगी। सड़क से लगी हुई भूमि पर निम्नलिखित अवधि अज्ञेय मूल्यांकन किया जाएगा।
20 मीटर तक की दूरी पर स्थित है, को लिए सड़क से लगी हुई भूमि की दर उस भूमि के संपूर्ण क्षेत्रफल है।
2. ऐसे क्षेत्रों/गामों विना सड़क पर स्थित संपत्ति के मूल्य प्रत्येक से निर्धारित है, को छोड़कर भूमि जो सड़क से

क्र.	भूमि का क्षेत्र	क्षेत्रफल	निर्धारित रजिस्ट्री/मूल्य खोजने हेतु
1	2	3	4
4	पट्टा के माध्यम से क्षेत्रों एवं गाड़लगाईन का क्षेत्रफल में इस प्राधान्य हेतु विहित रूप से उल्लिखित गामों की सूची	3	4
5	गामों क्षेत्र के लिए	(अ) जब भूमि का क्षेत्रफल 300 वर्गमीटर अथवा इससे कम हो	प्रथम 300 वर्गमीटर तक (अ) 120 वर्गमीटर तक आवासीय/व्यवसायिक भूखण्ड की दर 80 प्रतिशत 120 वर्गमीटर से अधिक 210 वर्गमीटर तक आवासीय/व्यवसायिक भूखण्ड की दर 80 प्रतिशत 210 वर्गमीटर से अधिक 300 वर्गमीटर तक आवासीय/व्यवसायिक भूखण्ड की दर 60 प्रतिशत
	(ब) जब भूमि का क्षेत्रफल 300 वर्गमीटर से अधिक हो	प्रथम 300 वर्गमीटर तक (अ) शेष भूमि के लिए कृषि भूमि की दर + अज्ञेय भूमि के लिए कृषि भूमि की दर	प्रथम 300 वर्गमीटर तक (अ) 120 वर्गमीटर तक आवासीय/व्यवसायिक भूखण्ड की दर 80 प्रतिशत 120 वर्गमीटर से अधिक 210 वर्गमीटर तक आवासीय/व्यवसायिक भूखण्ड की दर 80 प्रतिशत 210 वर्गमीटर से अधिक 300 वर्गमीटर तक आवासीय/व्यवसायिक भूखण्ड की दर 60 प्रतिशत
	(ब) जब भूमि का क्षेत्रफल 300 वर्गमीटर से अधिक हो	प्रथम 300 वर्गमीटर तक (अ) शेष भूमि के लिए कृषि भूमि की दर + अज्ञेय भूमि के लिए कृषि भूमि की दर	प्रथम 300 वर्गमीटर तक (अ) 120 वर्गमीटर तक आवासीय/व्यवसायिक भूखण्ड की दर 80 प्रतिशत 120 वर्गमीटर से अधिक 210 वर्गमीटर तक आवासीय/व्यवसायिक भूखण्ड की दर 80 प्रतिशत 210 वर्गमीटर से अधिक 300 वर्गमीटर तक आवासीय/व्यवसायिक भूखण्ड की दर 60 प्रतिशत

Property added to your shortlist

99acres

Commercial Buy

Post property FREE

Posted on Nov 07, 2022

Contact Dealer FREE Shortlist

Agricultural/Farm Land for Sale

₹ 9.5 Cr @ 86,36,363 per acres

Estimated EMI ₹ 7,58,769

REBA STATUS NOT AVAILABLE Website: http://reba.mp.gov.in/projects/

Overview

Dealer Details

Home > Commercial property for sale in Bhopal > Agricultural land for sale in Sehore

in Sehore, Bhopal, M.P.

Plot area 11 acres (665.15.66 sq.m.)

₹ 9.5 Crore @ 86,36,363 per acres

North Facing

Immediate Possession

No. of Open Sides 1

Width of facing road 250.0 Feet



Photos not shared by advertiser

Request Photos

Transaction Type	Resale
Property Ownership	Freehold
Width of facing road	250.0 Feet
Property Code	X65663792
No. of Open sides	1

About Property

Address: Sehore, Bhopal, M.P. Situated at Bhopal Indore highway near Kubereshwar dharm with frontage of approx 250 ft on highway and suitable for farm houses and for industrial project or any other project like mar resort project or hotel and marriage garden

Dealer Details

Prerna Joshi

Prerna P. Joshi

Joshi P.

Joshi

Properties Listed: 10
Localities: Sehore, Salaya

About P. Joshi
Real estate consultant
Address: Bhopal, Bhopal

View Phone Number

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

Yogesh Dubey





Village: चारणी Halika: चारणी Tehsil: कारणीया District: शिवनीय Year: 2022-2023

Unique ID of part land parcel	Type of plot	Area (ha./sq. metre)	1. Name of Bhumiswami, each	Share of Bhumiswami	1. Name of Government occupancy and charges	Encumbrances	Crop details	1. Irrigation status of land	2. Structures/trees on land	3. Other remarks on land	4. Orders for correction of entries during year in column no (1) to 9
1418057548 790/1 (S)	Block Number/a (Survey case of)	1. Area	1. Name of Bhumiswami, each	Share of Bhumiswami	1. Name of Government occupancy and charges	Encumbrances	Crop details	1. Irrigation status of land	2. Structures/trees on land	3. Other remarks on land	4. Orders for correction of entries during year in column no (1) to 9
	Block Number/a (Survey case of)	2. Land	Husband's/ joint	Husband's/ joint	father's/ mother's (any), his	husband's/ father's/ mother's/	Hypothecation	1. Mortgage	1. Under crop	2. Other remarks on land	3. Other remarks on land
	Block Number/a (Survey case of)	3. Land	assessed residence	address of name and land	address of name and land	residence	3. Ongoing	2. Rabi	3. Jayad	4. Other	4. Orders for correction of entries during year in column no (1) to 9
	Block Number/a (Survey case of)	4. Rent (in Rs.)	use for name and holding)	address of name and land	2. Period of residence	2. Period of residence	4. Other	3. Jayad	4. Other	4. Orders for correction of entries during year in column no (1) to 9	

1418057548 790/1 (S)	3.2700	रु 36461.00	मालिक-श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1
	3.2700	रु 36461.00	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1
	3.2700	रु 36461.00	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1	श्री.श.प्रा.देवदत्तश्री 1

Note :-

1. This form is only for the information of the applicant.
2. It cannot be used as evidence in any court of law.
3. For digitally signed copy please apply through IT Center, LSK, MPOnline or online.
4. For correction/amendment in entries, contact the concerned district/tehsil office.

YOGEESH DUBEY

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

Handwritten signature