

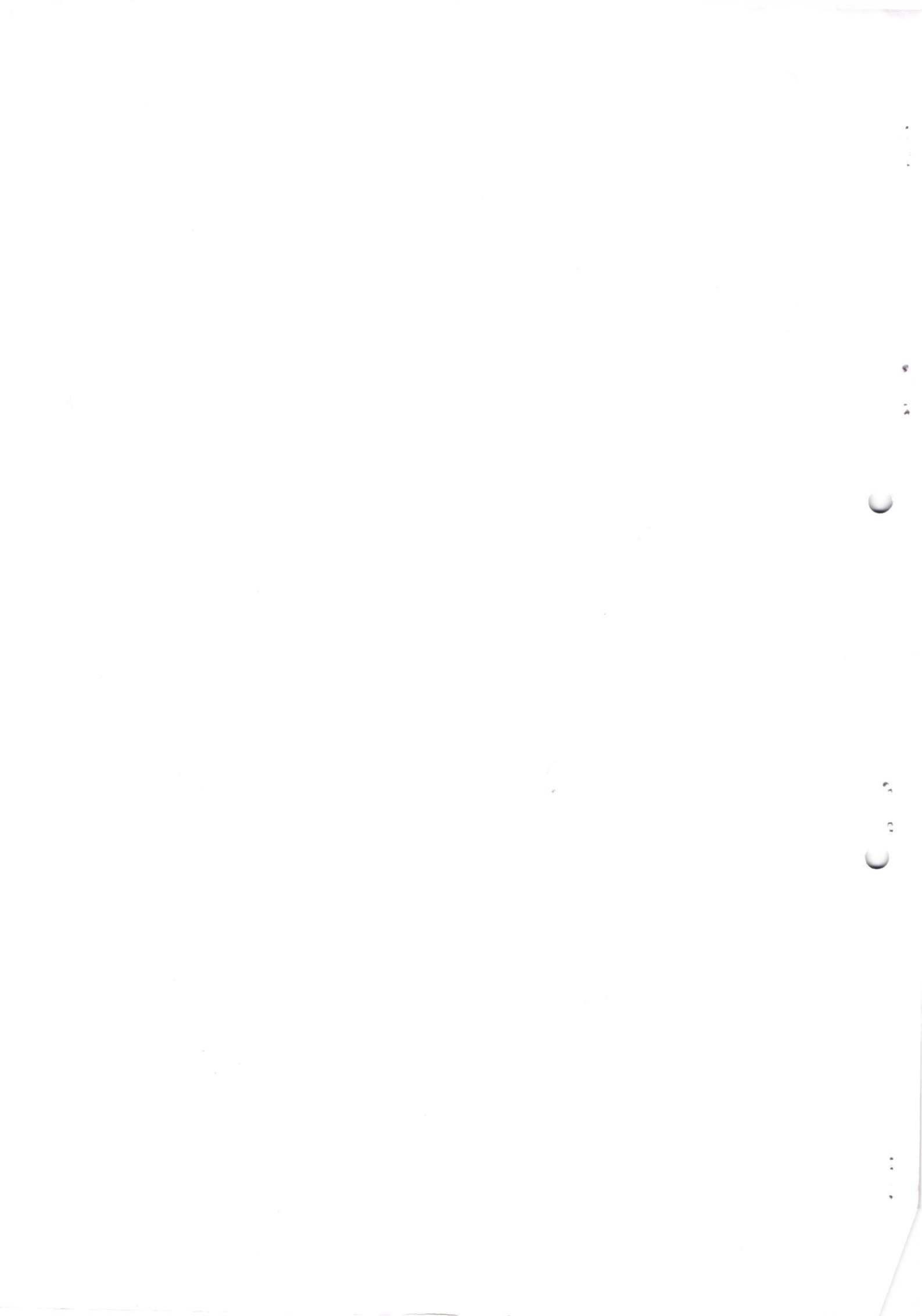
VALUATION REPORT

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

House no. 317 (Front part), Nadi Road, Ward no. 3,
Pansemal, Distt. Badwani

STATE BANK OF INDIA

S.A.R.B.





S H A I L E S H
P A P D I W A L
B.E. (C), M.Tech., M.I.E., F.I.V., M.P.V.A.I

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.)

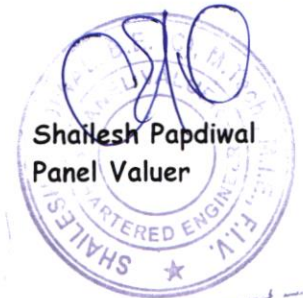
Located at : House no. 317 (Front part), Nadi Road, Ward no. 3,
Pansemal, Distt. Badwani

is estimated : Rs. 4371000.00
(PMV) Rs. Forty Three Lakhs Seventy One Thousand only
Realizable value : Rs. 3715000.00
Rs. Thirty Seven Lakhs Fifteen Thousand only
Distress Sale Value : Rs. 3060000.00
Rs. Thirty Lakhs Sixty Thousand only

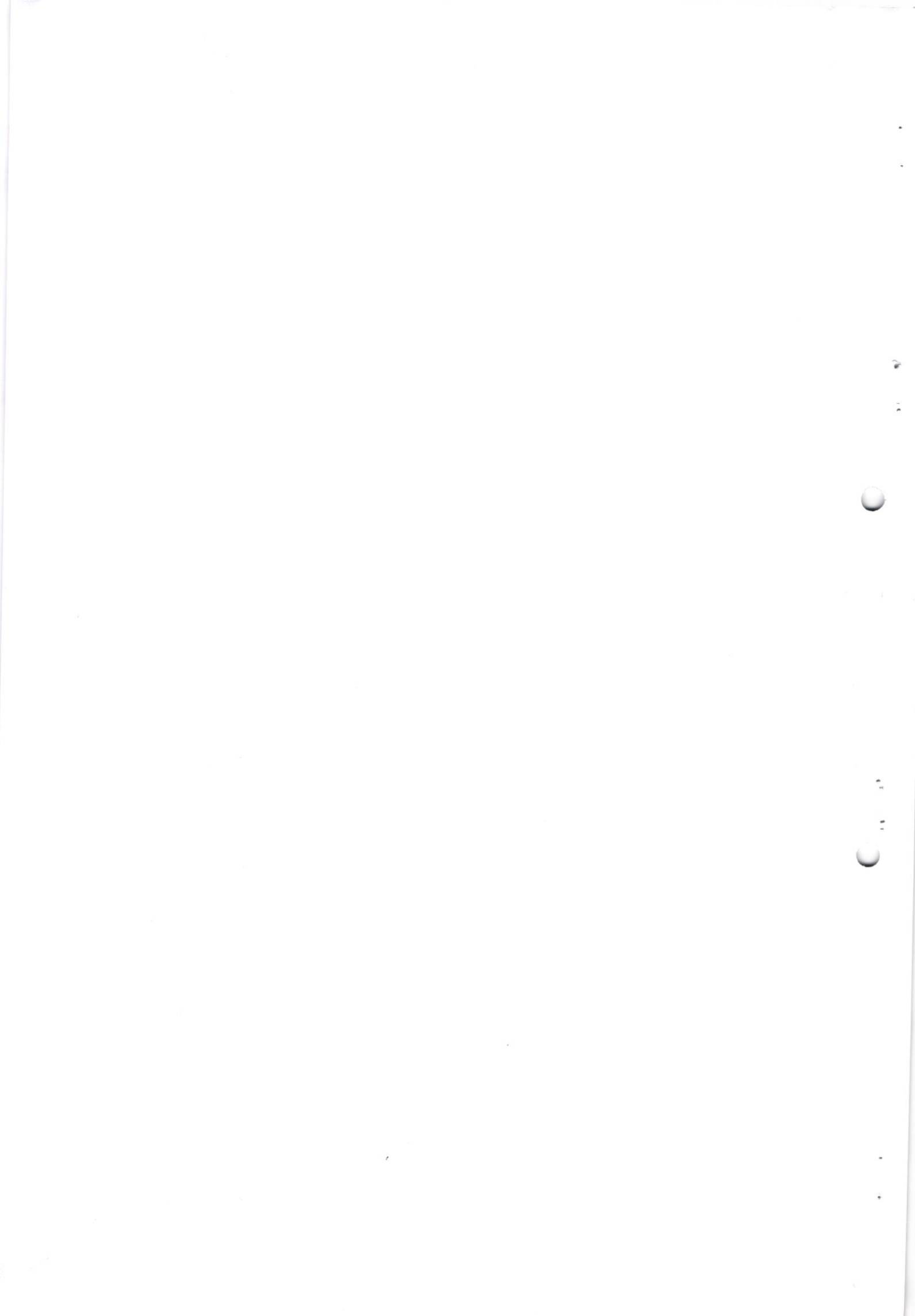
- (a) The information furnished in the Report is true and correct to the best of my knowledge and belief
(b) I have no direct or indirect interest in the property valued.
(c) I / my representative have personally inspected the property on 15-11-2022
(d) Value varies with the purpose. This report is not to be reffered 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/12662/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.



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 in 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

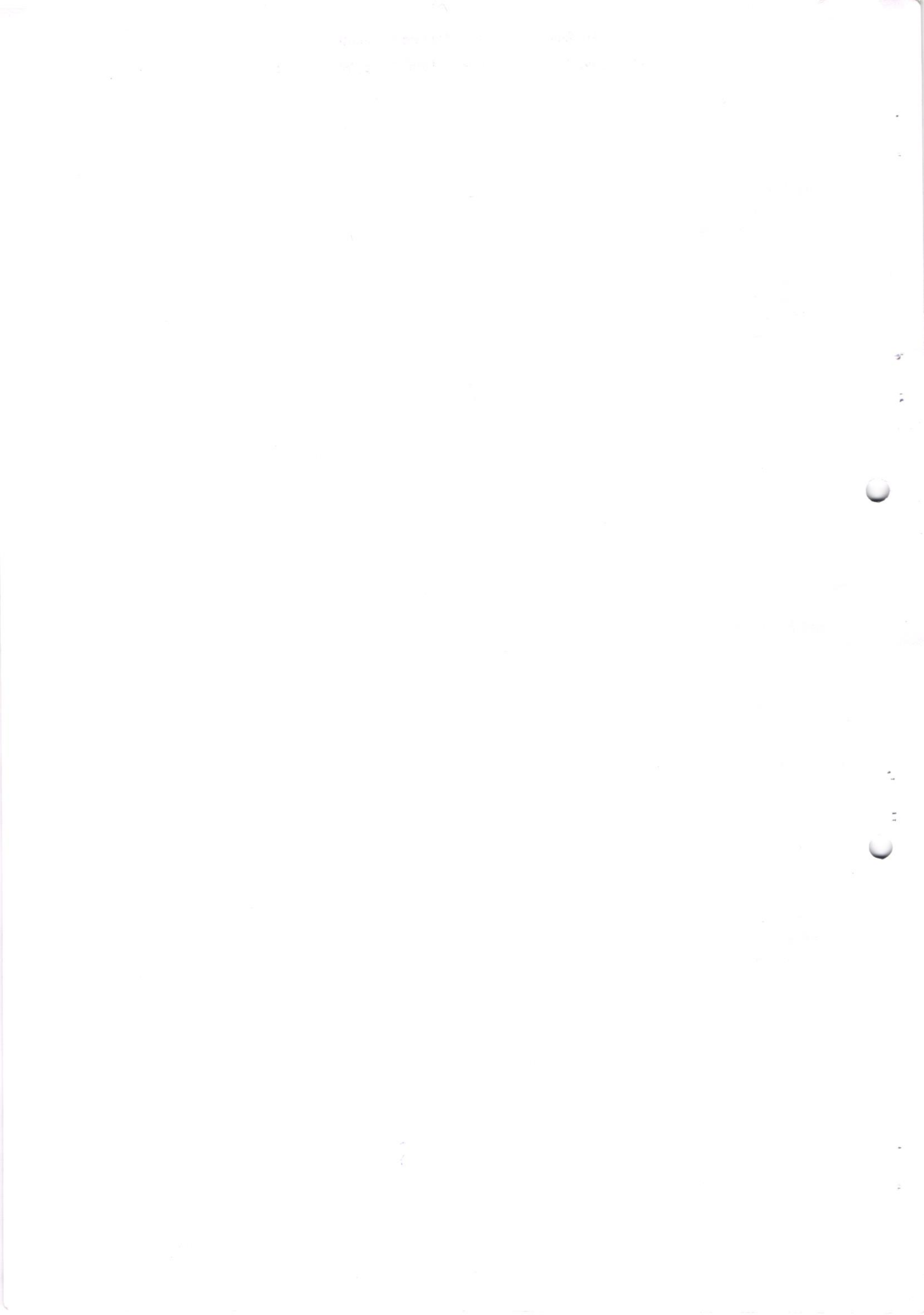
GOVERNMENT REGISTERED MARKET VALUE

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.

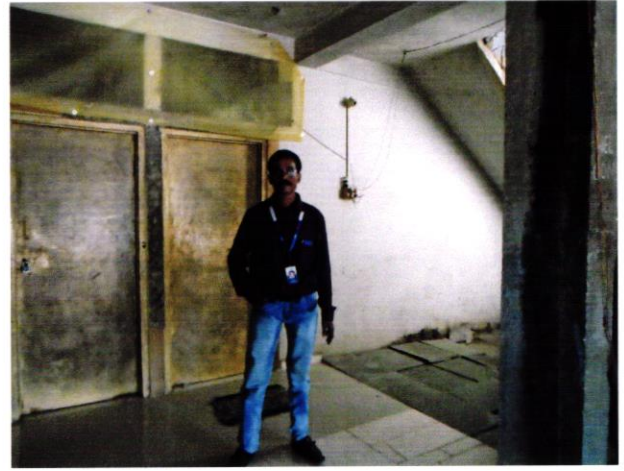
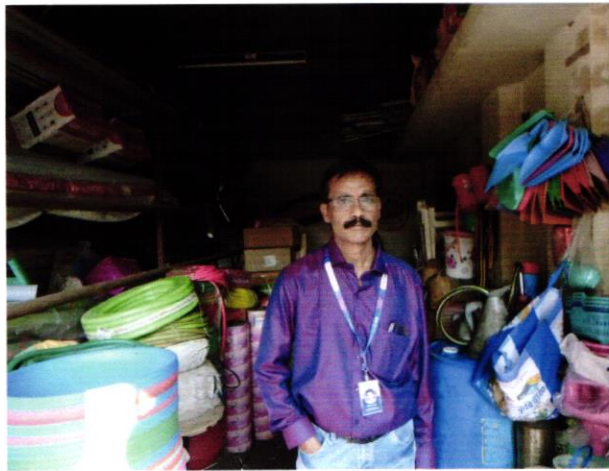
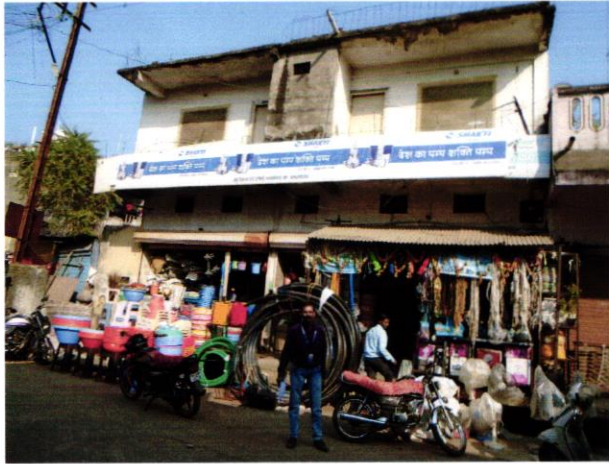
ASSUMPTIONS, SPECIAL ASSUMPTIONS AND LIMITATIONS

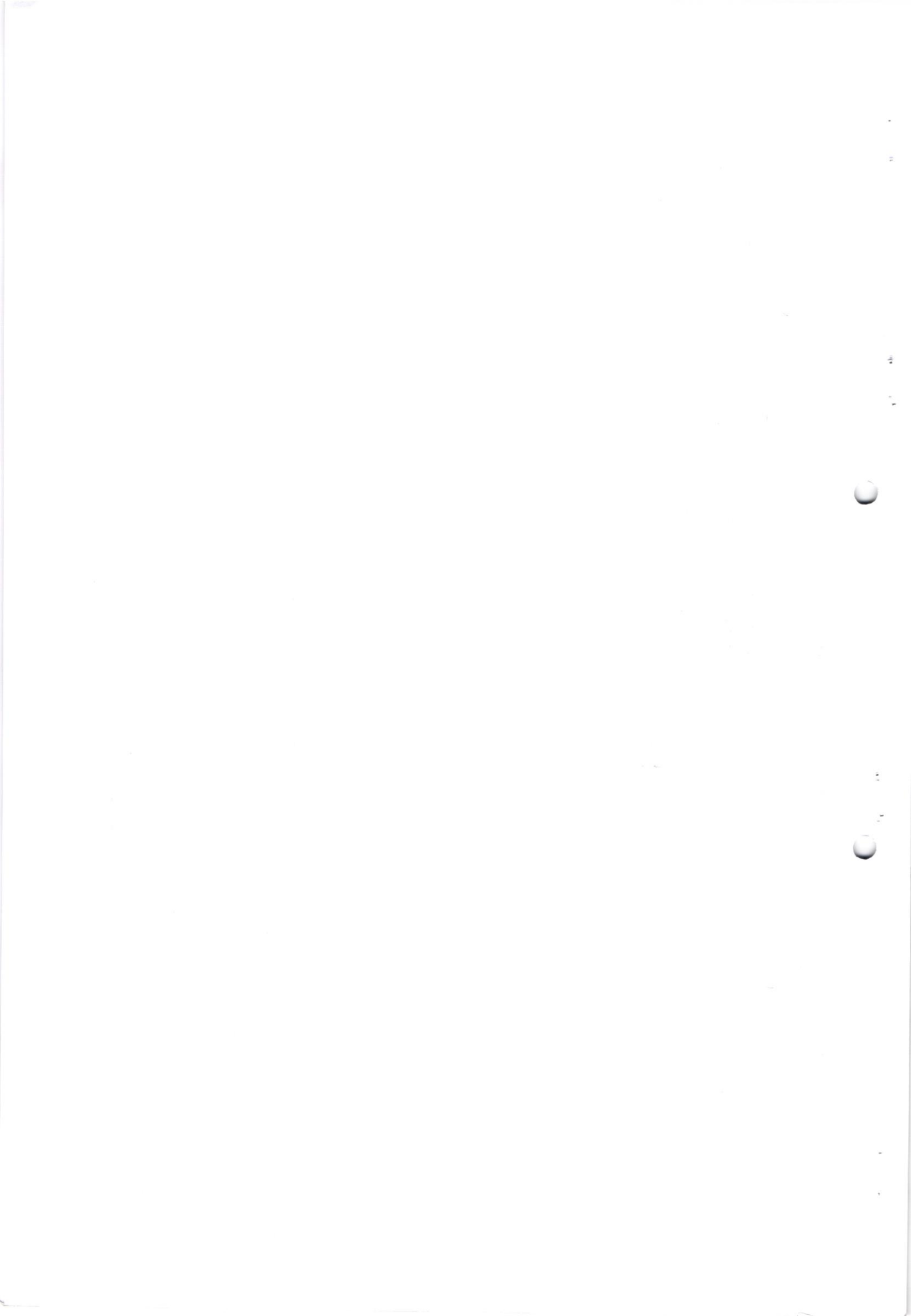
- a) I have not verified the title deeds of the properties with the record of Registrar's office as this is beyond the agreed scope of our services.
- b) I assume that the asset have been valued free & clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject asset or their ownership are assumed to exist.
- c) I have visually verify 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 compliances or analysis of the various permits and licenses under Central/ State / Local law or regulation applicable to the operation and uses of the subjected 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.





Mr. Ravindra s/o Mr. Motiram Choudhary
House no. 317 (Front part), Nadi Road, Ward no. 3,
Pansemal, Distt. Badwani





ShaileshPapdiwal

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

To,

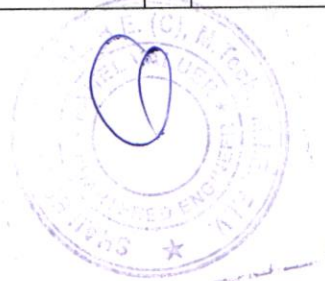
STATE BANK OF INDIA

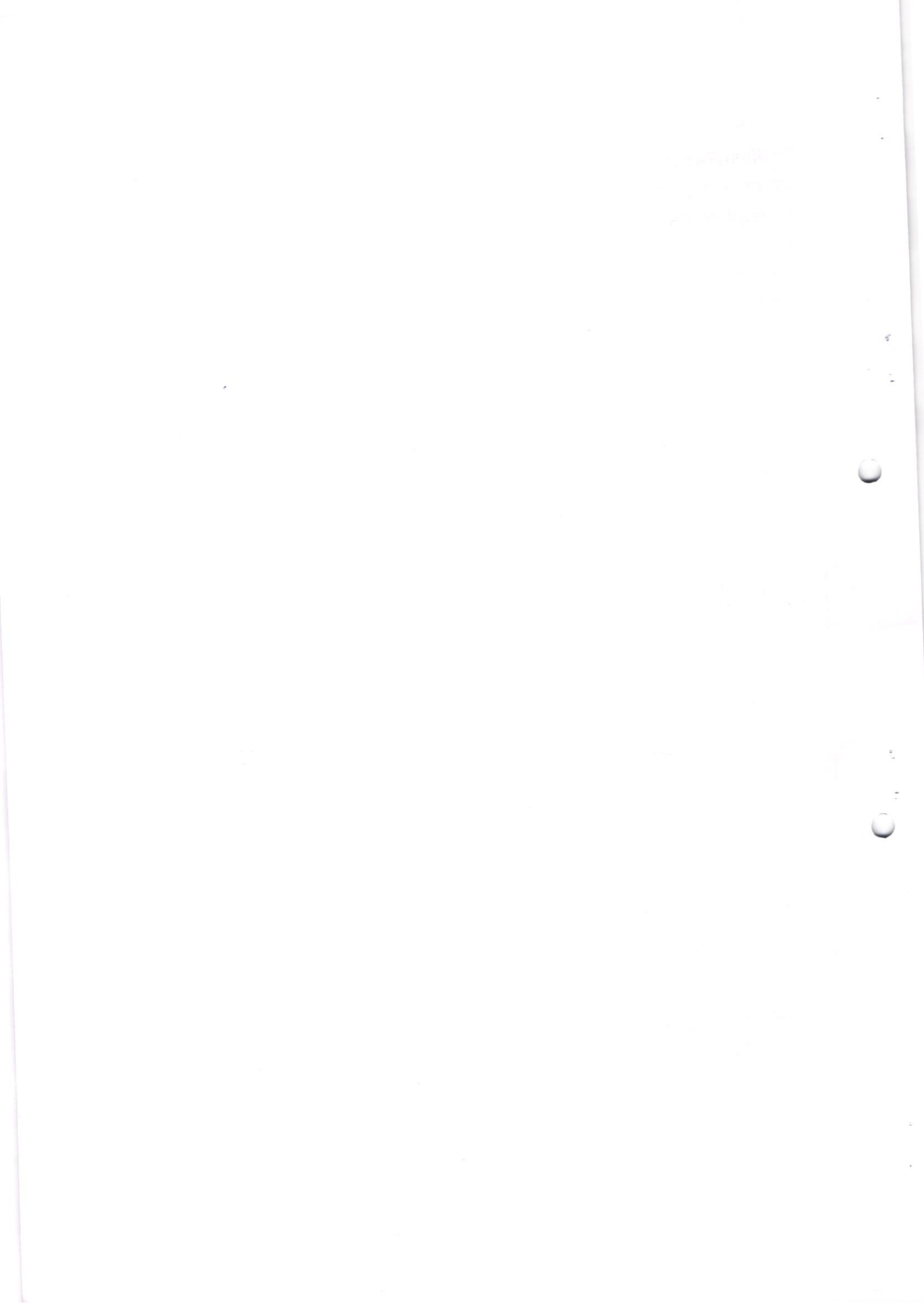
Branch: S.A.R.B.

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

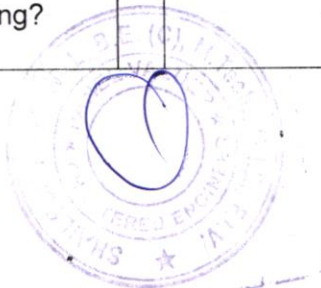
(To be filled in by the Approved Valuer)

I. GENERAL	
1.	Purpose for which the valuation is made : To assess the present 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) (property identified by) (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 a double storied commercial cum residential building having total built up area 255 sqmt. (approx) on a plot admeasuring 138.01 sqmt. Note :i) Front & rear part is constructed jointly. ii) During inspection first floor was locked. Freehold land
6.	Location of property
	a) Plot No./ Survey No. : House no. 317 (Front part)
	b) Door No. :
	c) T.S. No./ Village :
	d) Ward/ Taluka : Ward no. 3
	e) Mandal/ District : Badwani





7.	Postal address of the property	:	House no. 317 (Front part), Nadi Road, Ward no. 3, Pansemal, Distt. Badwani	
8.	City / Town	:		
	Residential Area	:	Commercial cum Residential area	
	Commercial Area	:	--	
	Industrial Area	:	--	
9.	Classification of the area			
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Semi Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Within Nagar Parishad Pansemal	
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	:	Gali	Gali
	South	:	House b/to, Mr. Ravishankar Gangakrshan	House b/to, Mr. Shri Ram Choudhary (Kattu)
	East	:	Road	Rear part of property b/to, family member of owner
	West	:	Road	Road
14.1	Dimensions of the site	:	A	B
			As per the documents	Actual
	North	:		
	South	:		
	East	:		
14.2	Latitude, Longitude and Coordinates of the site	:	21 39 31.7 N, 74 41 55.1 E	
15.	Extent of the site	:	138.01 sqmt.	
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	:	138.01 sqmt.	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Occupied by family member	



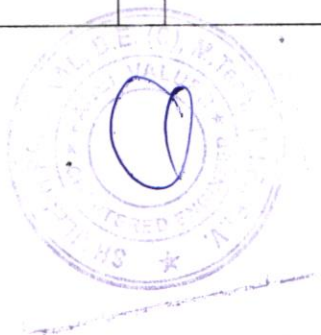


II. CHARACTERISTICS OF THE SITE	
1.	Classification of locality : Commercial cum Residential
2.	Development of surrounding areas : Developing area
3.	Possibility of frequent flooding / submerging : No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc. : Within 1.0 km. distance
5.	Level of land with topographical conditions : Leveled
6.	Shape of land : Rectangular
7.	Type of use to which it can be put : Commercial cum Residential
8.	Any usage restriction : Other than Commercial cum Residential
9.	Is plot in town planning approved layout? : Yes
10.	Corner plot or intermittent plot? : Intermittent plot
11.	Road facilities : Available
12.	Type of road available at present : Cement concrete road
13.	Width of road – is it below 20 ft. or more than 20 ft. : More than 20 ft. wide road
14.	Is it a land – locked land? : No
15.	Water potentiality : Available
16.	Underground sewerage system : 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		: 138.01 sqmt.	
3.	Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)		: Rs. 19200/- per sqmt. (As per valuation part)	
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		: Rs. 12800/- per sqmt.	
5.	Assessed / adopted rate of valuation		: Rs. 19200/- per sqmt.	
6.	Estimated value of land		: Rs. 2649792/-	
Part – B (Valuation of Building)				
1.	Technical details of the building		:	
	a)	Type of Building (Residential /Commercial / Industrial)	: Commercial cum Residential	
	b)	Type of construction (Load bearing /RCC / Steel Framed)	: R.C.C. frame structure	
	c)	Year of construction	: 1988 – 89 (As informed)	
	d)	Number of floors and height of each floor including basement, if any	: G.F. + 1 & Height – 3.0 m (avg)	
	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		: Approved map not available
	h)	Approved map / plan issuing authority		: Approved 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

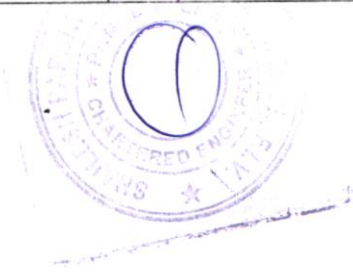




Specifications of construction (floor-wise) in respect of

S. No.	Description	G + 1 floors
1.	Foundation	Isolated spread footing
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)	M.S. Rolling shutter / Wooden
5.	RCC works	01:02:04
6.	Plastering	Cement mortar
7.	Flooring, Skirting, dadoing	Kota stone flooring
8.	Special finish as marble, granite, wooden paneling, grills, etc	Oil Bound Distemper
9.	Roofing including weather proof course	R.C.C.
10.	Drainage	Surface drainage

2.	Compound wall	:	
	Height	:	
	Length	:	
	Type of construction	:	
3.	Electrical installation		
	Type of wiring	:	Surface / Concealed
	Class of fittings (superior / ordinary / poor)	:	
	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 (including depreciation), considering the condition of building.

Sr no	Particulars of item	Plinth area(insqmt .)	Roof Height(in m.)	Age of Building (in years)	Estimated replacement rate of construction (in Rs.)	Replacement cost (in Rs.)	Depreciation (in Rs.)	Net value after depreciations (in Rs.)
1.	G.F. + 1	255	3.0	34	6750/-	1721250/-	Included	1721250/-
Total								Rs. 1721250/-

Part C- (Extra Items)

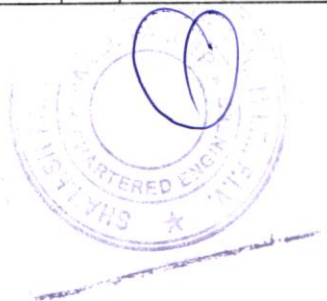
(Amount in Rs.)

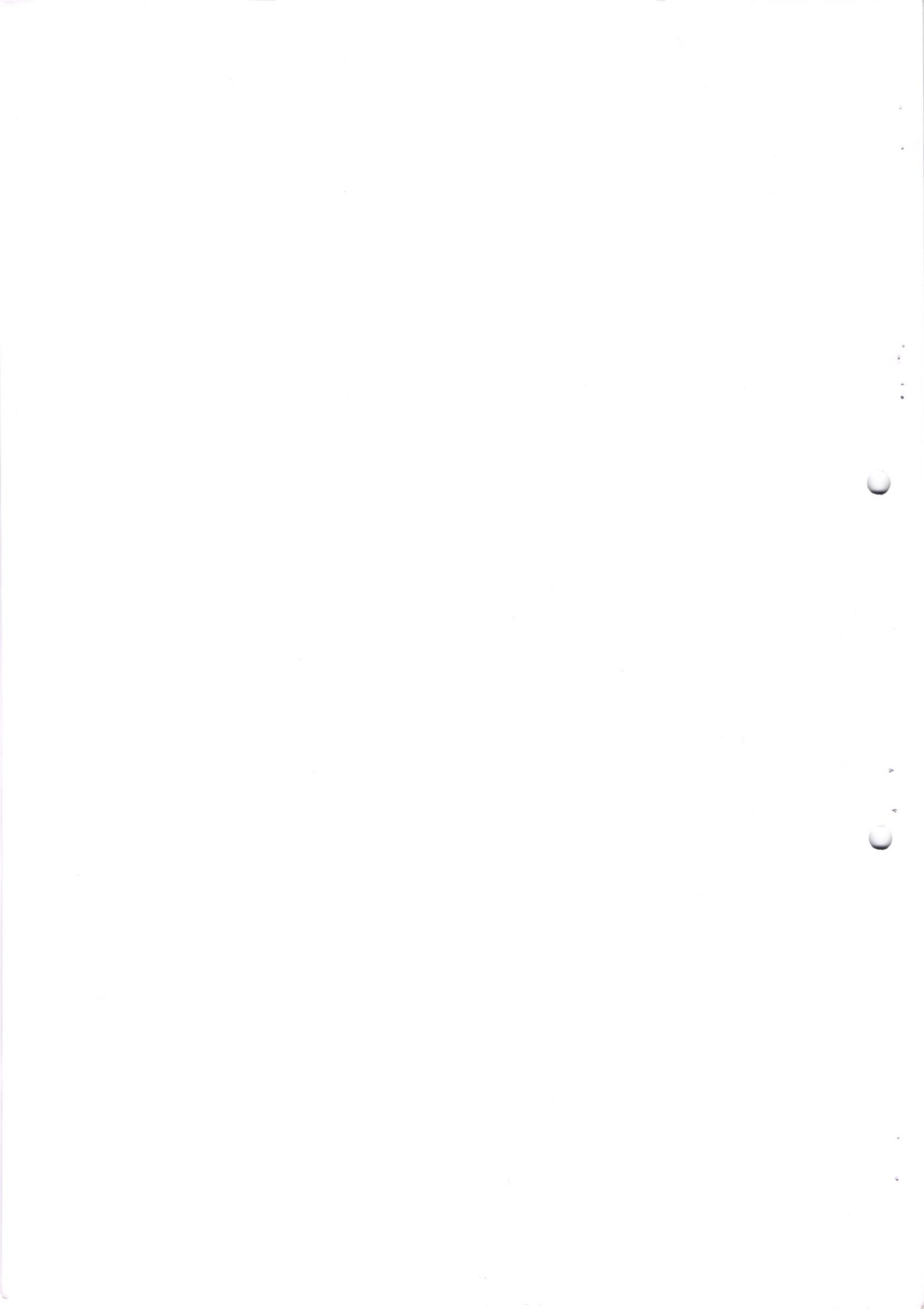
1.	Portico	:	--
2.	Ornamental front door	:	--
3.	Sit out/ Verandah with steel grills	:	--
4.	Overhead water tank	:	--
5.	Extra steel/ collapsible gates	:	--
	Total	:	--

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	:	--

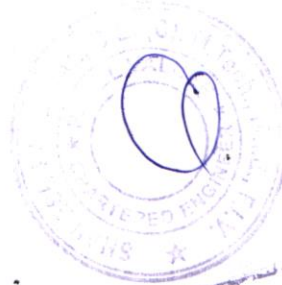
Part F- (Services) (Amount in Rs.)

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. 2649792/-
Part-B	Building	:	Rs. 1721250/-
Part-C	Extra Items	:	
Part-D	Amenities	:	
Part-E	Miscellaneous	:	
Part-F	Services	:	
	Total	:	Rs. 4371042/-
	Say	:	Rs. 4371000/-

(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. 12800/- per sqmt.
Area = 138.01 sqmt.
Value = 138.01 sqmt. x Rs. 12800/- per sqmt.
= Rs. 1766528/-

Considering the collector guideline rates for current year & 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. 19200/- per sqmt.

Area = 138.01 sqmt.
Value = 138.01 sqmt x Rs. 19200/- per sqmt.
= Rs. 2649792/-

VALUE OF BUILDING

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

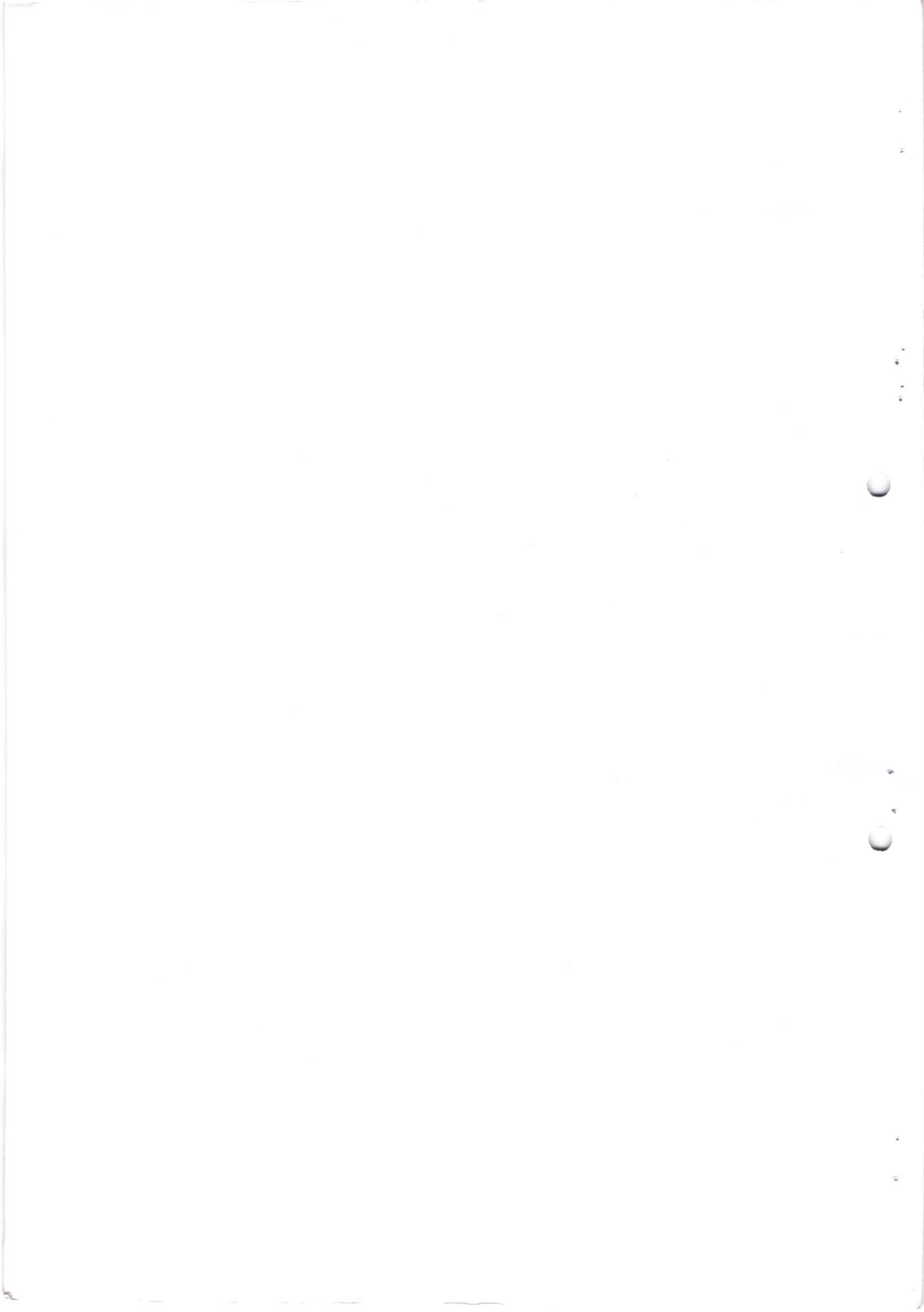
As per Building part (Part – B) = Rs. 1721250/-

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. 4371000/- (Rs. Forty Three Lakhs Seventy One Thousand only). The Realizable value of the above property is Rs. 3715000/- (Rs. Thirty Seven Lakhs Fifteen Thousand only). The book value of the above property as of today is (to be submitted by owner) and the distress value Rs. 3060000/- (Rs. Thirty Lakhs Sixty Thousand only).

Place : Indore
Date : 29/11/2022


Signature
(SHAILESH PAPDIWAL)
Panel Valuer





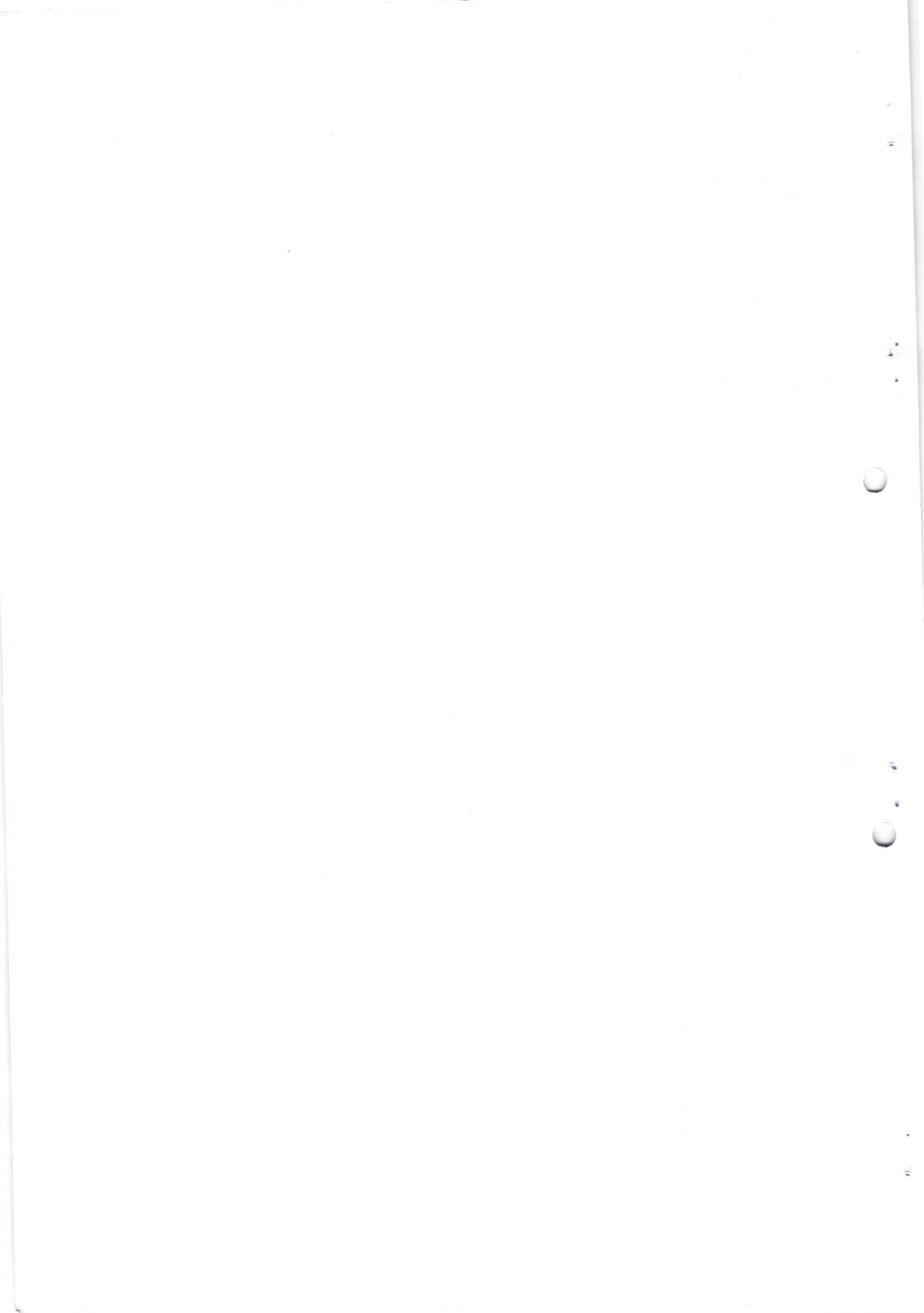
The undersigned has inspected the property detailed in the Valuation Report dated on . We are satisfied that the fair and reasonable market value of the property is Rs. (Rupees).

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 : NAGAR PARISHAD PANSEMAL, Ward/Patwari Halka: WARD NO. 3

1001	ATAL CHOWK SE NIWALI ROAD TAK NADI ROAD PAR DONO TARAF 50 FEET TAK	12800	25600	12800	20800	17600	16000	15200	34700	33500	33500	0	0	5200000	3840000	12800	25600
1002	ATAL CHOWK SE NIWALI ROAD TAK NADI ROAD PAR DONO TARAF 50 FEET TAK KA PICHHALA BHAG	8800	17600	8800	16800	13600	12000	11200	26700	25500	25500	0	0	5200000	3840000	8800	17600
1003	DHANAK MOHALLA	8800	17600	8800	16800	13600	12000	11200	26700	25500	25500	0	0	5200000	3840000	8800	17600
1004	DHANAK MOHALLA KI GALIYAN NADI KI AUR	6400	12800	6400	14400	11200	9600	8800	21900	20700	20700	0	0	5200000	3840000	6400	12800
1005	PEER GALI	10400	20800	10400	18400	15200	13600	12800	29900	28700	28700	0	0	5200000	3840000	10400	20800

Tehsil: PANSEMAL
Sub-Area : NAGAR PARISHAD PANSEMAL, Ward/Patwari Halka: WARD NO. 4

1006	C.M.O. QUARTER SE NAYE PLOT KE JHANDA CHOWK TAK KHADKI ROAD PAR	8800	17600	8800	16800	13600	12000	11200	26700	25500	25500	0	0	5200000	3840000	8800	17600
1007	DHARADGAON ROAD NALE TAK	5600	11200	5600	13600	10400	8800	8000	20300	19100	19100	0	0	4400000	3200000	5600	11200
1008	JAWAI NAGAR	4000	8000	4000	12000	8800	7200	6400	17100	15900	15900	0	0	4400000	3200000	4000	8000
1009	POLICE LINE KE PICHHE KI COLONIYAN - TUMDU SETH KI COLONY, BANJARA TANDA	5600	11200	5600	13600	10400	8800	8000	20300	19100	19100	0	0	4400000	3200000	5600	11200

