

- Chartered Engineer
- Life Member of Institution of Valuers
- Member of Institution of Engineers

## VALUERS OPINION REPORT (IN RESPECT OF LAND/SITE AND BUILDING)

Ref. No. – 20231213

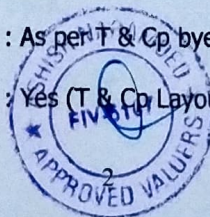
### I GENERAL.

1. Purpose for which the valuation is made. : To estimate present day market value of freeholder's Interest in the immovable property for UBI
2. a. Date of inspection. : 13.12.2023  
b. Date on which the valuation is made : 15.12.2023
3. List of documents produced for perusal. : Copy of sale deed, Rin-pustika, T & Cp Map and Diversion Order T & Cp Layout No. INDLP3000323647 dated 18.05.2023  
Diversion order No. 22027895805 dated 04.05.2022
4. a. Name of the owners(s) and his/ their Address (es) with phone Nos. : Shree Madanlal Patidar S/o Shree Ghasiram Patidar
5. Brief description of the property (Including Leasehold/freehold etc.) : Valued property is a free hold open plot with no construction. Property situated close to Kesar Park colony. This property is located on Mhow Bhagora Road before Kesar park colony.
6. Location of property :
  - a. Plot No./ Survey No. : Land of Survey No. 34/1/2
  - b. T.S. No. /Village : Neuguradiya
  - c. Taluk/ Ward. : Patwari Halka No. 22
  - d. District/Mandal. : Indore
  - e. Door No. : Land of Survey No. 34/1/2
7. Postal address of the property : Land of Survey No. 34/1/2, Village Neuguradiya, Tehsil Mhow Dist. Indore- 453441
8. City/Town : Mhow  
Residential area : Agri cum residential area  
Commercial area :  
Industrial area :
9. Classification of the area
  - i. High/Middle/poor : Middle class
  - ii. Urban/semi urban/Rural : Rural
10. Coming under corporation limit/ Village Panchayat/ Municipality : Within gram panchayat limit.





11. Whether covered under any state/ Central Govt. enactments (e.g. Urban Land ceiling Act) or notified under Agency area/scheduled area/ Cantonment area. : Pl. refer TIR
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: NA North East: Other land  
 West: NA South West: Road  
 North: NA North West: Other land  
 South: NA South East: Other land
- 14.1 Dimension of the site.  
 As Per Document : Actual  
 East: NA East: NA  
 West: NA West: NA  
 North: NA North: NA  
 South: NA South: NA
- 14.2 Latitude and Longitude of the Site : **22°32'42.2"N 75°46'52.1"E**
15. Extent of the Site : Total Land Area – 1.140 Hect. - 11400.00 sq. mtr.  
 Area under road Widening = 177.21 sq. mtr.  
 Net Planning Area – 11400 – 177.21 = 11222.79 sq. mtr.  
 = 120757.00 sq. ft.
16. Extent of The Site Considered for Valuation (Least of 14 A & 14 B) : 120757.00 Sq. ft. after road setback
17. Whether Occupied by the Owner/ Tenant? : Vacant (Open land)  
 If occupied by Tanant, Since, how Long?  
 Rent Received Per Month
- II. CHARACTERISTICS OF THE SITE**
1. Classification of locality : Middle class Agree cum residential area
2. Development of Surrounding areas : Developing
3. Possibility of Frequent flooring/ Sub – Merging : No
4. Feasibility to the Civic Amenities the School hospital, bus Stop, Market etc. : Available within a radius of 05 Kms
5. Level of Land with Topographical Condition : Normal
6. Shape of Land : Irregular
7. Type of Use to which it can be put : Industrial Use
8. Any usage restriction : As per T & Cp byelaws.
9. Is plot in town planning Approved Layout : Yes (T & Cp Layout No. INDLP3000323647 dated 18.05.2023)





10. Corner Plot or Intermittent plot? : Intermittent Plot
11. Road Facilities : Available
12. Type of road available at present : Concrete Road
13. Width of road- is it below 20 ft. or more then 20 ft. : More than 20 ft.
14. Is it a land locked land : No.
15. Water potentiality : Available
16. Underground sewerage system : Not Available
17. Is power supply available at the site? : No
18. Advantage of the site : No
19. Special remarks, if any, threat of Acquisition of land for public service Purpose, road widening or applicability of CRG provisions etc. (Distance from Sea-coast/ tidal level must be incorporated) : NA

Part-A (Valuation of land)

1. Size of plot  
North & South : NA  
East & West : NA
2. Total extent of the plot : 120757.00 Sq. ft. after road setback
3. Prevailing market rate (Along with Details/ reference of at least two Latest deals/ transactions with respect To adjacent properties in the areas) : @ Rs. 400.00 per sq. ft. to 500.00 per sq. ft. Land rate considered as per market survey & enquiry from property brokers & through Internet websites Like 99 acres.com, Magicbricks.com etc.
4. Guideline rate obtained from the Registrar's office evidence thereof to be enclosed) : @ Rs. 232.00 per sq. ft. for land. (Patwari halka No. 22) 120757 x 232 = Rs. 02,80,15,624.00

The value of the property, as arrived by using guide line rates, is for the purpose of levy of the stamp Duty only, It applies to all the properties in the locality without given regard to its location, size, Amenities, demand & supply of the properties in the locality etc.

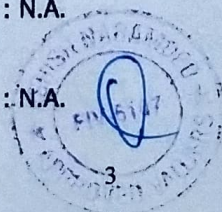
In "Jawajee Nagnatham vs Revenue District Officer (1994) SCC (4) 595{SC}", The Hon'ble Supreme Court of India held that the "Basic valuation register prepared & maintained is for the purpose of collecting stamp duty & cannot be form foundation to determine the market value of the property".

5. Assessed / Adopted rate of valuation : @ Rs. 425.00 per sq. ft.
6. Estimated value of land : 120757 x 425 = Rs. 05,13,21,725.00

Part – B (Valuation of Building)

1 Technical details of the building

- a. Type of building (Residential / Commercial/ industrial) : N.A.
- b. Type of Construction (Load Bearing / RCC/ Steel framed) : N.A.





- c. Year of Construction : N.A.
- d. Number of floor and height of each Floor including basement, if any : N.A.
- e. Plinth area floor- wise : N.A.
- f. Condition of the building
1. Exterior- Excellent, good, normal, poor : N.A.
  2. Interior- Excellent, good, normal, poor : N.A.
- g. Date of issue and validity of layout of Approved map and plan : NA
- h. Approved map/Plan issuing authority : NA
- i. Whether genuineness or authenticity of Approved map/plan is verified. : NA
- j. Any other comments by our empanelled Valuers on authentic of approved plan : NA

Specifications of construction (floor-wise) In respect of- **N.A.**

Description	Ground Floor	Other Floor
1. Foundation	:	
2. Basement	:	
3. Superstructure	:	
4. Joinery/ doors & windows (Please furnish details) About size and frames, shutters, Glazing, fitting, etc. and specify the species of timber.	:	
5. RCC Work	:	
6. Plastering	:	
7. Flooring, skirting, dadoing	:	
8. Special Finish as marble, Granite Wooden Paneling grills, etc.	:	
9. Roofing including weather Proof course.	:	
10. Drainage	:	
11. Compound wall	:	
Height	:	
Length	:	
Type of construction	:	
12. Electrical installation	:	
Type of wiring	:	
Class of fittings (Superior/ Ordinary/ poor)	:	
Number of light points	:	
Fan points	:	





Spare plug points :  
Any other item :

13. Plumbing installation  
 a. No. of water closets and three types :  
 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- N.A.

Sr. no	Particulars of items	Plinth area	Roof Height	Age of building	Estimate replacement Rate of construction Rs.	Replacement Cost Rs.	Depreciation Rs.	Net value after
1	Ground Floor							
	<b>Total</b>							

Part-C (Extra items)

1. Portico :  
 2. Ornamental :  
 3. Sit out/ Verandah :  
 4. With steel grills :  
 5. Extra steel/ collapsible gates :

Total : Nil

Part-D (Amenities)

1. Wardrobes :  
 2. Glazed tiles :  
 3. Extra sinks and bath tub :  
 4. Marble/ ceramic tiles flooring :  
 5. Interior Decorations :  
 6. Architectural elevation Works :  
 7. Aluminum hand Ralls :  
 8. False ceiling :

Total : Nil

Part-E (Miscellaneous)

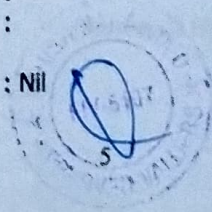
1. Separate toilet room :  
 2. Separate lumber Room :  
 3. Separate water tank/ Sump :  
 4. Trees gardening :

Total : Nil

Part-F (Services)

1. Water supply Arrangement :  
 2. Drainage Arrangement :  
 3. Compound wall :  
 4. C.B. deposits, fittings :  
 5. Pavement :

Total : Nil





**Total Abstract of the entire Property**

		GOVT. VALUE-Rs.	MARKET VALUE-Rs.	DISTRESS SALE VALUE-Rs.
PART- A	LAND	<b>02,80,15,624.00</b>	05,13,21,725.00	04,10,57,380.00
PART- B	BUILDING			
5.1	EXTRA ITEMS:			
5.2	AMENITIES:			
5.3	MISCELLANEOUS:			
5.4	SERVICES			
	<b>TOTAL</b>	<b>02,80,15,624.00</b>	05,13,21,725.00	04,10,57,380.00

**BASIS OF 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.) SALEABILITY: It may be made clear that the concept of market value is not a dependent on an actual transaction taking place on the date of valuation. Market value is an ideal it is an estimate of the price that should be on the date of valuation under a hypothetical circumstance of a willing buyer and a willing seller would agree after making proper market investigations of opportunities & alternatives.

The value opinion reported above is qualified by certain assumptions, limiting conditions, certifications, and definitions, which are set forth in the report. We particularly call your attention to the following special assumption. An assumption that either assumes facts that differ from the actual facts existing at the valuation date or that would not be made by a typical market participant in a transaction on the valuation date.

Based on the Client request, we have been instructed to develop an opinion of Market Value of the property, subject to the special assumption, "as approved" considering hypothetical condition that the detail planning is approved. The statements, information and opinion expressed or provided in this publication are intended only as a guide to Some of the important considerations that relate to the property. Although we believe that they are correct and not misleading, while every effort has been made to ensure that they are free from errors and should not be taken to represent, nor they are intended to represent investment advice or specific proposals.

Valuation is done by market approach considering the prevailing land value.

II.) LIKELY RENTAL VALUES IN FUTURE: Open plot

III.) ANY LIKELY INCOME IT MAY GENERATE MAY BE DISCUSSED. -Open Plot

Remark – Pl. get all the certified copies of documents before disbursement. Open land. Land diverted for Industrial use as per order No. 22027895805 dated 04.05.2022 for total land area of 11400.00 sq. Mtr  
T & Cp approval vide Memo No. INDLP3000323647 dated 18.05.2023 for Industrial use for total land area of 11400.00 sq. Mtr. Land area consider after road setback as per Tncp layout map.

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. 05.00 Crs. (Rs. Five Crs. Only).  
& Distress value is Rs. 04.10 Crs.

Estimated fair Value of the property "as is" on the date of valuation- Rs. 05.00 Crs.  
Realizable estimation of the property- Rs. 04.50 Crs.

Place: Indore  
Date: 18.12.2023

**Signature**  
**(Name and Official Seal of the Approved 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.

**Signature**  
**(Name of the Branch Manager with Official Seal)**



## DISCLAIMER:

The copy of the Report attached hereto is provided for information only and except as otherwise expressly agreed by Ashish Naramdeo & Associates you may not rely on it. It is for you to form your own view or take your own property and other professional advice independently of and without any reliance on it.

It may be made clear that the concept of market value is not a dependent on an actual transaction taking place on the date of valuation. Market value is an ideal it is an estimate of the price that should be on the date of valuation under a hypothetical circumstances of a willing buyer and a willing seller would agree after making proper market investigations of opportunities & alternatives.

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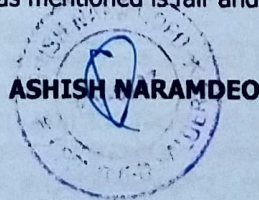
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### Declaration

1. We have no direct/indirect interest in the property valued.
2. Report is prepared based on the information furnished to us or documents submitted or shown to us by the client
3. The fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties.
4. The fair market value of such properties/localities may increase or decrease depending on the future market conditions and scenarios.
5. This report does not certify or confirm any ownership or title of the property that has been valued. The ownership papers/sale deeds may please be verified at your end to ascertain the right title & area.
6. The services provided by us to the Client will be limited to their use. The Report should not be used for any other purpose. No clause of any type of indemnity about this report is applicable by any institution
7. It should be noted that report would be based upon the facts and evidence available at the date of assessment. Periodical review of the same may be required. Changes in socio-economic, economic policy and political conditions could result in a substantially different situation than those presented at the stated effective date. We assumes no responsibility for changes in such external conditions.
8. We do not possess legal expertise and hence recommend you to take opinion of legal expert in order to ensure that there are no elements, restriction or charges contained which are likely to have detrimental effect upon the value or marketability of property
9. If this property is offered as collateral security, the concerned financial Institution is requested to Verify the extent of land & area of construction shown in this valuation report with respect to the latest legal opinion. Legal aspects were not considered in this valuation report & verify the authenticity of the location of the property as per the original sale deed
10. Value varies with the purpose. The report is not to be referred if the purpose is different other than Mentioned in part I – (1).
11. If institution accepts this report means they are accepting the value as mentioned is fair and true

Date: 18.12.2023

Place: Indore





(Annexure-V)

**DECLARATION FROM VALUERS**

1. The information furnished in my valuation report dated 18.12.2023 is true and correct to the best of my Knowledge and belief and I have made an impartial and true valuation of the property.
2. I have no direct or indirect interest in the property valued.
3. We have personally inspected the valued property on 13.12.2023. The work is not subcontracted to any Other valuer.
4. I have not been convicted of any offence and sentenced to a term of imprisonment
5. I have not been found guilty of misconduct in professional capacity
6. 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
7. 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
8. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
9. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
10. I am the proprietor, who is competent to sign this valuation report.
11. Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1	background information of the asset being valued;	Valued property is a free hold open plot with no construction. Property situated close to Kesar park colony. This property is Located on Mhow Bhagora Road before Kesar park colony.
2	purpose of valuation and appointing authority	Opinion about the Fair value of the property
3	identity of the valuer and any other experts involved in the valuation;	Ashish Naramdeo & Associates Proprietor- Ashish Naramdeo
4	disclosure of valuer interest or conflict, if any;	I have no direct or indirect interest in the property valued
5	date of appointment, valuation date and date of report;	11.12.2023 13.12.2023 18.12.2023
6	inspections and/or investigations undertaken;	Yes
7	nature and sources of the information used or relied upon;	Yes. As per the available evidences and market enquiry
8	procedures adopted in carrying out the valuation and valuation standards followed;	Yes. As per the IVS standards procedure. Valuation is done by market approach considering the prevailing land value
9	restrictions on use of the report, if any;	The services provided by us to the Client will be limited to their use. The report should not be used for any other purpose. Report automatically stands null & void on non receipt of professional fee It is advised that Bank should instruct the owner to demarcate the Plot at site and fix a sign board mentioning the name of the Bank and plot adress before disbursement.
10	major factors that were taken into account during the valuation;	Report is prepared based on the information furnished to us or documents submitted or shown to us by the client. It should be noted that report would be based upon the facts and evidence available at the date of assessment. Periodical review of the same may be required. Changes in socio-economic, economic policy and political conditions could result in a substantially different situation than those presented at the stated effective date. We assumes no responsibility for changes in such external conditions. If institution accepts this report means they are accepting the value as mentioned is fair and true. No clause of any type of indemnity about this report is applicable by any institution



11	major factors that were not taken into account during the valuation;	We do not possess legal expertise and hence recommend you to take opinion of legal expert in order to ensure that there are no elements, restriction or charges contained which are likely to have detrimental effect upon the value or marketability of property
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	<p>It may be made clear that the concept of market value is not a dependent on an actual transaction taking place on the date of valuation. Market value is an ideal it is an estimate of the price that should be on the date of valuation under a hypothetical circumstances of a willing buyer and a willing seller would agrees after making proper market investigations of opportunities &amp; alternatives. The value opinion reported above is qualified by certain assumptions, limiting conditions, certifications, and definitions, which are set forth in the report. We particularly call your attention to the following special assumption. An assumption that either assumes facts that differ from the actual facts existing at the valuation date or that would not be made by a typical market participant in a transaction on the valuation date. Based on the Client request, we have been instructed to develop an opinion of Market Value of the property, subject to the special assumption, "as approved" considering hypothetical condition that the detail planning is approved</p> <p>The statements, information and opinion expressed or provided in this publication are intended only as a guide to some of the important considerations that relate to the property,. Although we believe that they are correct and not misleading, while every effort have been made to ensure that they are free from errors and should not be taken to represent, nor they are intended to represent investment advice or specific proposals.</p>

Date: 18.12.2023  
Place: INDORE

  
 Signature  
 (Name of the Approved Valuer and Seal of the Firm / Company)



## 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**

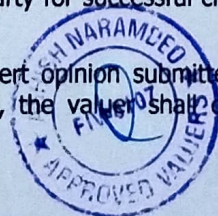
1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor 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.
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 authorized by the authority, the registered valuers organization 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 organization 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 organization discredits the profession.

Date: 18.12.2023

Place: Indore

(Name of the Approved Valuer and Seal of the Firm / Company)









N क्रमांक 50942

मध्यप्रदेश शासन



भू - अधिकार एवं ऋण पुस्तिका  
भाग - १

नाम कारखाने मदनलाल पिं. घासीराम  
कुलामी सा. को. दरिया  
माम मदनलाल  
त. नं. २३

(मूल्य तीन रुपये पचास पैसे प्रति सेट)

प्रस्तावना

यह पुस्तिका मध्य प्रदेश सरकार के द्वारा, भूमि, जंगल, जल, खनिज का नाम से प्रस्तावित करने के लिए प्रस्तुत की गई है। इस पुस्तिका में भूमि, जंगल, जल, खनिज का नाम से प्रस्तावित करने के लिए प्रस्तुत की गई है। इस पुस्तिका में भूमि, जंगल, जल, खनिज का नाम से प्रस्तावित करने के लिए प्रस्तुत की गई है।

पुस्तिका क्रमांक 50942

पुस्तिका के प्रस्ताव या अंशों को निरस्त या सुधार

M. S. Patil

भिलेख

3

2 कृषक एवं शामिल शरीक  
खातेदारों के नाम

1. भू खाता नंबर 960  
मदनलाल पिं. घासीराम  
भूमि पर हक का प्रकार (भू-स्वामी)  
मौरूसी / शासकीय पट्टेदार

क्रमांक	खसरा नंबर	रकबा	लगान	अब्बाव	रकबा		सिंचित रकबा	सिंचाई का स्रोत (कुआ, नहर, तालाब, नदी)	यदि खसरा नं. पट्टे पर है, तो मौरूसी/ पट्टेदार का नाम	अन्य विवरण
					काश्त में	पड़				
1	2	3	4	5	6	7	8	9	10	11
9	90	0380	229		0380		880			
2	349	6962	6562		6000	09	000	कुआ (सुरवेस)		
3	965	0905	960		0905		05			
4	309	0050	920		0050					
5	344	9223	9660		9223		02	म. ग. स. स. 248		
6	965	0025	024		-	00				
योग	8	8666	0028		8466	09				

म. ल. ह. सालदार  
जि. ४







## Diversion Order

न्यायालय अनुविभागीय अधिकारी पंच, डी.डी. जिला इन्दौर

आदेश

(नियम 13 के नियम .... देखें)

1. भू-राजस्व संहिता की धारा 59 के तहत नाम : **MADANLAL PATIDAR** पता : 46 NEW COLONY KODARIYA MHOW 453441 द्वारा भूमि उपयोग परिवर्तन की सूचना आवेदन क्रमांक 2202 7895 805 दिनांक 04/05/2022 द्वारा निम्न तालिका अनुसार दी गई है :-


जिला : इन्दौर तहसील : डॉ अम्बेडकर नगर रा.नि.मं.: बडगोंदा पटवारी हल्का : नेऊगुराडिया ग्राम : नेऊगुराडिया											
सर्वे नंबर	चालू भूमि उपयोग	व्यपवर्तित भूमि उपयोग	कुल क्षेत्र	प्रव्याजी			भू-राजस्व			पंचायत कर	
				व्यपवर्तित भूमि (व.मी.)	प्रव्याजी (प्रति व.मी.)	कुल राशि	व्यपवर्तित भूमि (व.मी.)	भू-राजस्व (प्रति व.मी.)	कुल राशि		कुल राशि
34/1	कृषि	व्यावसायिक	41620	11400	3.00	34200.00	11400	1.00	11400.00	5700.00	
भूमिस्वामी द्वारा भुगतान की गई कुल राशि				51300.00							

2. उक्त भूमि के व्यपवर्तन उपरान्त निम्न तालिका अनुसार प्रव्याजी एवं भू-राजस्व का निर्धारण किया जाता है जो निम्नानुसार हैं :-

जिला : इन्दौर तहसील : डॉ अम्बेडकर नगर रा.नि.मं.: बडगोंदा पटवारी हल्का : नेऊगुराडिया ग्राम : नेऊगुराडिया											
सर्वे नंबर	चालू भूमि उपयोग	व्यपवर्तित भूमि उपयोग	कुल क्षेत्र	प्रव्याजी			भू-राजस्व			पंचायत कर	
				व्यपवर्तित भूमि (व.मी.)	प्रव्याजी (प्रति व.मी.)	कुल राशि	व्यपवर्तित भूमि (व.मी.)	भू-राजस्व (प्रति व.मी.)	कुल राशि		कुल राशि
34/1	कृषि	व्यावसायिक	41620	11400	3.00	34200.00	11400	1.00	11400.00	5700.00	
मुनिर्धारण उपरान्त कुल देय राशि				51300.00							

1. मैं, आदेशित किया जाता है, भूमिस्वामी द्वारा पैरा-1 में अंकित आवेदन क्रमांक 2202 7895 805 दिनांक 04/05/2022 द्वारा व्यपवर्तित भूमि उपयोग अनुसार भू-राजस्व टुकट्टा किया जाये। (जहाँ अधिहस्ताक्षर द्वारा निर्धारित राशि एवं भूमिस्वामी द्वारा भुगतान की गई राशि सामान है।)
2. भूमिस्वामी द्वारा पैरा-1 में अंकित आवेदन क्रमांक 2202 7895 805 दिनांक 04/05/2022 द्वारा व्यपवर्तित भूमि उपयोग/निर्धारण हेतु गलत जानकारी देने के कारण तद्व्य सजाव में आने से उद्बुद्ध हुए अतिरिक्त प्रव्याजी, भू-राजस्व एवं अधिदेय का भुगतान करने हेतु भूमिस्वामी बाध्य होगा।

दिनांक : 04/05/2022

  
 अनुविभागीय अधिकारी (रा.)  
 डॉ. अम्बेडकर नगर अनुभाग  
 जिला इन्दौर (M.H.)  
 जिला इन्दौर तहसील : डॉ अम्बेडकर नगर

प्रतिलिपि:-

- MADANLAL PATIDAR (भूमिस्वामी/आवेदक) पैरा 04 में अंकित अतिरिक्त राशि के भुगतान (पैरा-1 में अंकित आवेदन क्रमांक 2202 7895 805 दिनांक 04/05/2022 द्वारा व्यपवर्तित भूमि उपयोग अनुसार) हेतु।
- तहसीलदार पैरा - 4 में अंकित राशि के भुगतान के संबंध में आवश्यक कार्यवाही हेतु।
- संबंधित पटवारी हल्का नेऊगुराडिया रा.नि.मं. बडगोंदा तहसील, डॉ अम्बेडकर नगर की ओर कार्यवाही हेतु।



## Khasra & khatoni

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मध्य प्रदेश कम्प्यूटरीकृत भू-अभिलेख



**खसरा**

प्रकार एक (नियम 6 देखिए)

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

ग्राम:नेऊगुराडिया		मातृवारी हल्का:नेऊगुराडिया				तहसील:डॉ अम्बेडकर नगर		जिला:इन्दौर		वर्ष: 2023-2024	
भूमि के भाग की युनिक आईडी	भूमि के भाग का प्रकार (सर्वेक्षण सख्याक/ ब्लॉक सख्याक)	भू-खण्ड सख्याक(ब्लॉक को दबा मे)	1. क्षेत्रफल (हेक्टेयर/वर्ग मीटर मे) 2. भूमि उपयोग जिसके लिए निर्धारण किया गया है 3. भू-राजस्व/भू-भाटक (रु. मे)	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, (आई.पी.एस.का नाम, माता/पिता/पति का नाम तथा निवास का पता 2. पट्टे की अवधि 3. पट्टे के अधीन क्षेत्र	मोरुषी कृषक (पट्टेदार का नाम, (आई.पी.एस.का नाम, माता/पिता/पति का नाम तथा निवास का पता 2. पट्टे की अवधि 3. पट्टे के अधीन क्षेत्र	भूमि पर विलग्न तथा प्रसार 1. बॉक फुलर एंजिनेयर्स 2. रबी 3. जापद 4. अन्य	फसल के जोर	कमल के अंश	1. भूमि के बिक्री/संबंधी प्रारंभिकता 2. भूमि पर सरकार/व्यक्ति 3. अन्य अभिलेखितायें 4. वर्ष के दौरान कलम संख्या (1) से (9) तक में परिवर्तियों में सुधार के आदेश
1	2	3	4	5	6	7	8	9	10	11	12
1533456483 86H11A2D8ZD5L110	34/1/2 (S)		1.1400 हेक्टेयर	मदनलाल पिता धासीराम जाति कुतमी पता निवासी ग्राम कोदरिया इन्दौर मध्य प्रदेश भूमि स्वामी	1			बैंक ऑफ इंडिया शाखा DOONGER GAON, Maruti			व्यपवर्तन की सूचना क्र 22027895805 चालन क्र राशि रु 51300 दिनांक की पुष्टि उपलब्ध अधिकारी महु/डॉ अम्बेडकर नगर के द्वारा दिनांक (04/05/2022) को की गयी

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1/3

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								Shoroom, Old A B Road, The Mhow में दि 19/09/2022 से बंधक			
								बैंक ऑफ इंडिया शाखा DOONGER GAON, Maruti Shoroom, Old A B Road, The Mhow में दि 19/09/2022 से बंधक किया गया था उसे दि 13/03/2023 से बंधकमुक्त			
			रु 11400.00								

https://mpbhulekh.gov.in:8092/UniSearch/getKhasraCopyView?dist\_id=23&leh\_id=02&lgdcode=476496&khasraId=1023020400094136000036&lang=1

2/3



समग्र प्रदेश कृषि मंत्रालय



**खातावार खतौनी अधवा जमाबंदी**

प्ररूप खत (नियम 8 देखिए)

समग्र प्रदेश भू-संरक्षण अधिा (भू-संरक्षण तथा भू-संशोधन) नियम, 2020

ग्राम-नेरूपराधिया	घाटवारी हल्का-नेरूपराधिया		तहसील: लौ अन्वेषकर नगर		जिला: इन्दौर		वर्ष: 2020-2024								
खत क्रमांक	1. खातेदार (खातेदारों) का नाम, उसके माता/पिता/पति का नाम तथा पता 2. खाते में हिस्सा	खातेदार (खातेदारों) का आईडी क्रमांक (संयुक्त खाते की दशा में खातेदार का उसके नाम सहित अन्वेषकर प्रमाणिक)	1. सर्वेक्षण संख्याक भू-खण्ड संख्याक के साथ इसका/ ब्लॉक संख्याक सहित ('S' कृषक भूमि को तथा 'P' में कृषिक भूमि को दर्शाता है) 2. शतफल (हेक्टर वर्गमीटर में)	भूमि का उपयोग किसके लिए निर्धारण किया गया है	निर्धारण (रुपयों में)	*मध्यप्रदेश भू-संरक्षण अधिनियम, 1959 की धारा 58-क के अधीन सूची	भू-संरक्षण का शीर्ष	वातु वर्ष की मात्रा (रुपयों में)	बकाया राशि (रुपयों में)	अन्वेषकर (ग्राम प्रदेस भू-संरक्षण संहिता, 1959 की धारा 143 के अनुसार) (रुपयों में)	अन्वेषकर (रुपयों में)	भूगतान राशि	भूगतान राशि	अन्वेषकर (रुपयों में)	अन्वेषकर (रुपयों में)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
302	मदनलाल पिता धरसीराम जाति कुलमी		34/1/2 (S) 11400 हेक्टेयर	व्यावसायिक	11400.0 0		कुल भू-संरक्षण	11400.00		17111		3422		3422	

घाटा निवारी ग्राम कोदरिया इन्दौर मध्य प्रदेश सम्पूर्ण भाग भूमि स्वामी	कुल क्षेत्र 11400 हेक्टेयर	कुल संख्या 1	कुल 11400.0 0	पंचायत उपकर	शाखा उपकर	दाण्डिज कर	प्रीमियम	शासि	2.40	2.40
				5700.00	11.40	0.00	0.00	0.00		

नोट :-

- यह प्रारूप केवल प्राचीन की जानकारी के लिये है।
- इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
- लिजिटली साइल कोपी के लिए लोक सेवा केंद्र से, एम. पी. ऑनलाइन से अथवा ऑनलाइन आवेदन करें।
- प्रतिष्ठानों में सुधार/संशोधन हेतु संबंधित जिला/तहसील कार्यालय में संपर्क करें।

1/2





मध्यप्रदेश कम्प्यूटरीकृत भू-अभिलेख

नक्शा की प्रतिनिधि

वर्ष: 2023-24

दिनांक: 15-12-2023 14:30:27



ब्लॉक सं.	ग्राम	इन्क	तहसील	जिला
	नेऊगुराडिया	नेऊगुराडिया	डॉ अम्बेडकर नगर	इन्दौर
सर्वेक्षण सं.	क्षेत्रफल	शु-भाटक	मापांक 1:4000 (पृष्ठ आकार A4) 0 20 40 60 80 120 160 200m	
34/1/2(S)	1.1400 (हेक्टर.)	11400.00		
भूस्वामी: मदनलाल पिता घासीराम जाति कुलमी पता निवासी ग्राम खोहरिया इन्दौर मध्य प्रदेश भूमि स्वामी			(हस्ताक्षर)	

नोट :-

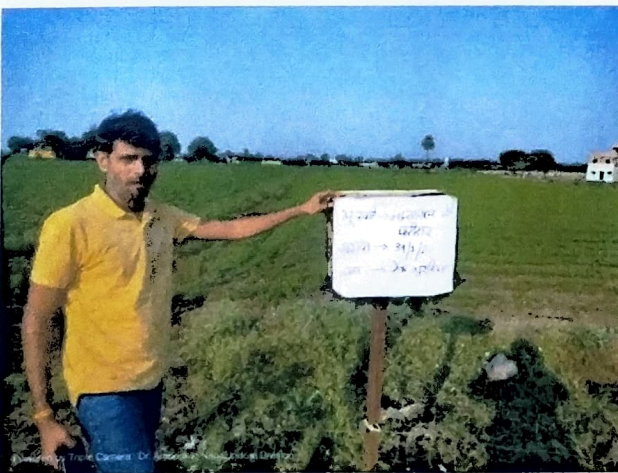
1. यह प्रत्येक केवल प्रार्थी की जानकारी के लिये है।
2. इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
3. डिजिटली साइड कोपी के लिए आई. टी. सेक्टर से अथवा ऑनलाइन आवेदन करें।



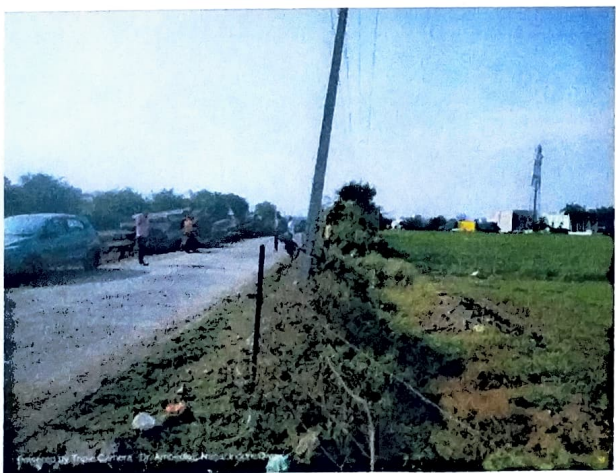
Govt. Guidline

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	Tn shade	Kaccha Kabahu	Shop	Office	Godown	Residential	Commercial	Irrigated	Un Irrigated	Sub Clause wise	Sub Clause wise	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	
<b>Tehsil: MHOW Sub-Area : PLANNING AREA, Ward/Patwar Halika: PATWARI HALKA NO 22 ..</b>																		
4395	BAROQA SHIHI	1000	1200	1000	7000	5000	3900	3400	9600	8800	8800	0	0	880000	880000	1000	1200	
4396	NEUGURADIYA	2500	3000	2500	12500	8100	6500	5300	15700	14900	14900	0	0	3040000	3040000	2500	3000	
4397	SHARADHA RESIDENCY (BAROQA SHIHI)	4700	5500	4700	10700	8700	7500	7100	13900	13100	13100	0	0	41600000	41600000	4700	5500	
<b>Tehsil: MHOW Sub-Area : PLANNING AREA, Ward/Patwar Halika: PATWARI HALKA NO. 22 (SAI RESIDENCY, KESAR PARK) (NAUGURADIYA)</b>																		
4398	SAI RESIDENCY, KESAR PARK (NAUGURADIYA)	6000	7400	6000	18000	11600	10000	8800	20100	19300	19300	0	0	60000000	60000000	6000	7400	











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65%

# Seemank

## Khasra Information

Khasra Number	34/1/2
Owner Name	मदनलाल
Village	Neu guradiya
Land Area	1.1400 Hectares
Use of Land	
Land Ownership Type	
Jaqaan To Pay	

34/1/1

You Are Here

34/1/2

35

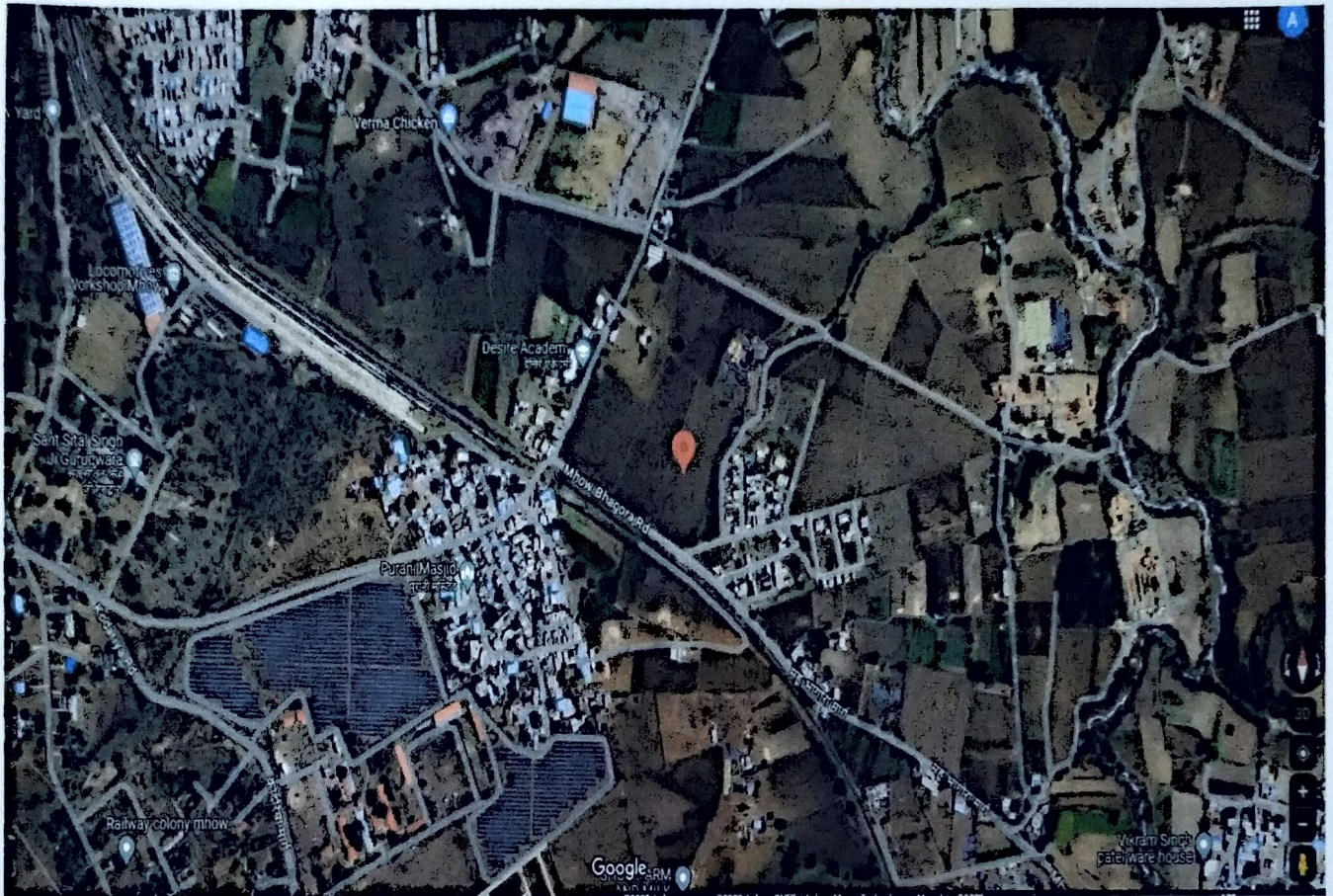
0/440

38/1

Measure Tools Search Click Info Map Types







**For property identification take sign of borrower on photograph that this is his property he has Shown this to valuer before Disbursement.**