

a) Name and constitution of Borrower	M/s Swastik Spintex Ltd.
b) Whether the loan proposal is for Rs 1.00 crore and above (search for not less then 30 yrs. is mandatory in such cases )	M/s Swastik Spintex Ltd.
Name and constitution of the intended Mortgagor	
Relationship between intended mortgagor and Borrower (Please Specify whether the intended mortgagor and borrower are one and the same or related as guarantor, Co borrower, Power of attorney etc.	
4	
4.1	Survey /Door no. Diverted Land bearing survey No. 354 & 355 Vill Rajora Tah. Sanwer Distt. Indore.
4.2	Extent NO
4.3	Location
4.4	<b>Boundaries :</b> EAST : Road WEST : Land of Survey No. 351/1 NORTH : Land of Survey No. 354 SOUTH : Land of Survey No. 355
5	List of Documents delivered to Advocate for verification (Specify original / Certified extracts/ Sale Deed No. 1A/6 Dt. 03/04/1995
6	Location details NO
6.1	Complete postal address of the property/ properties NO
6.2	Prominent landmark NO
6.3	Bus Route NO
6.4	Bus Stop NO
7	Rough location sketch NO
7.1	Approach location Sketch NO
7.2	Exact Location of construction/ Purchase and working plan NO
8	Please mention details about the builder NO
8.1	Name of the firms NO
8.2	Address of the firm NO
8.3	Telephone no. NO
8.4	Contact person NO
8.5	Is the builder/ project in the bank latest approved list mention the date of approval of the builder and validity of the current approvals NO

**Yours faithfully**

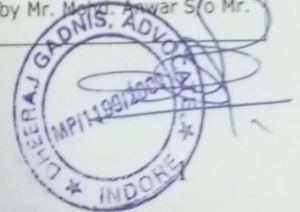
Signature	
Name	
Designation	
Branch/ Unit	
Contact details	

*[Handwritten signature]*

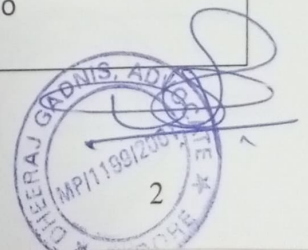


Date : 02.02.2021

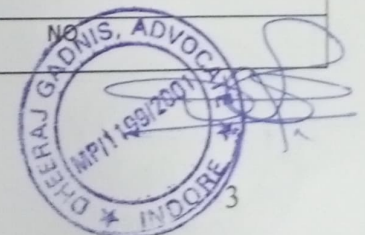
<b>Annexure - B</b>		
	Name of Branch/Business Unit/Office seeking opinion	: State bank of India
	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	: Ref. No. NIL
c)	Name of the Borrower	: M/s Swastik Spintex Ltd.
2.	Name of the unit/concern/ company / person offering the property as security	: M/s Swastik Spintex Ltd.
a)	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	: Individual
b)	State as to under what capacity is security offered whether as joint applicant or borrower or as guarantor etc.)	: Borrower
c)	Complete or full description of the immovable property offered as security including the following details.	: Diverted Land bearing survey No. 354 & 355 Vill Rajora Tah. Sanwer Distt. Indore.
(a)	Survey No.	: N.A.
(b)	Door/House No. (In case house property)	: Diverted Land bearing survey No. 354 & 355 Vill Rajora Tah. Sanwer Distt. Indore.
(c)	Extent/area including plinth/built up area in case of house property	: Area 0.242 Aare
(d)	Locations like name of the place, village, city, registration, sub-district etc.	: Vill. Rajora , Indore.
Boundaries :		
EAST : Road		
WEST : Land of Survey No. 351/1		
NORTH : Land of Survey No. 354		
SOUTH : Land of Survey No. 355		
4.a)	<b>Particulars of the documents scrutinized-serially and chrono-logically</b>	
1	Original Sale Deed No. 1A/6 Dt. 03/04/1995	
b)	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified	: Original Sale Deed is possession with S.B.I. S.M.E. Centre, Indore.
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgage? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)	: NA
6.	Whether the records of registrar office are revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	: There is no online portal system, with revenue authority, online portal for B-1 and P-2 of current year only available.
a)	If such online/computer records are available, whether any verification or cross checking area made and the comments/finding in this regard.	: This facility is not available in Sub Registrar Office, Indore.
b)	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	: Yes
7.	Property offered is security falls within the jurisdiction of which sub-registrar office?	: Yes, The property in question falls within jurisdiction of Sub Registrar Office, Indore.
a)	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar-general. If so, please name all such offices?	: No, it is not applicable.
b)	Whether search has been made at all the offices named at (b) above?	: No, it is not applicable.
c)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	: Multiple Title is not found
d)	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder/ And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.	: Detail flow of title is mentioned in earlier search report Dt. 25.04.2013 and 01.05.2017 given by panel advocate.  That the part of Survey No. 354 and 355 Vill. Rajora Tah. Sanwer Distt Indore was originally owned and possess by Mr. Mohd. Anwar S/o Mr. Yasin Mohd.



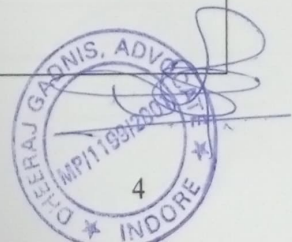
		There After the Said Mr. Mohd. Anwar sold said diverted land of part of survey No. 354 and 355, Vill. Rajora Tah. Sanwer Distt. Indore to M/s Swastik Spintex Ltd. By Regd. Sale Deed No. 1A/06 Dt. 03.04.1995.
		Presently said property mortgage with State Bank of India.
9.	Nature of title of intended Mortgagor over the Property (whether full ownership rights Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.	Property belongs to Free Hold right.
10	If leasehold, whether :	NO
	a) Lease Deed is duly stamped and registered	NO
	b) Lease is permitted to mortgage the Lease hold right,	NO
	c) duration of the Lease/unexpired period of lease,	NO
	d) if, a sub-lease, check the lease deed in favour of Lease as to whether Lease Deed permits sub-leasing and mortgage by Sub-Lease also.	NO
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	NO
	f) Right to get renewal of the leasehold rights and nature thereof.	NO
11.	If Govt. grant / allotment / Lease-cum / Sale Agreement, whether :	NO
	grant/Agreement etc. provides for alienable rights to the mortgage with or without conditions,	NO
	the mortgage is competent to create charge on such property.	NO
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	NO
12.	If occupancy right, whether;	NO
	a) Such right is heritable and transferable,	NO
	b) Mortgage can be created.	NO
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible- the modalities/procedure to be followed and the reasons for coming to such conclusion.	No, Minor Interest is not involve
14.	If the property has been transferred by way of Gift/Settlement Deed, whether.	NO, Property does not transferred by way of Gif/ Settlement Deed.
	a) The Gift/Settlement Deed is duly stamped are registered;	NO
	b) The Gift/Settlement Deed has been attested by two witnesses;	NO
	c) The Gift/Settlement Deed transfers the property to Donee;	NO
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	NO
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	NO
15.	a) In case of partition/family settlement deeds, whether the original deed is available for deposit, if not the modality/procedure to be followed to create a valid and enforceable mortgage.	No, Property does not belongs to partition / family settlement.
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	NO
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	NO



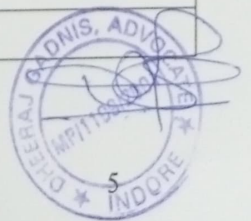
	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/ complied with.		NO
e)	Whether any of the documents in question are executed counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?		NO
16.	Whether the title documents include any testamentary documents/wills?		No, WILL is not include.
a)	In case of wills, whether the will is registered will or unregistered will?		NO
b)	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?		NO
c)	Whether the property is mutated on the basis of will?		NO
d)	Whether the original will is available?		NO
e)	Whether the original certificate of the testator is available ?		NO
f)	Whether are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)		NO
17.	a) Whether the property is subject to any wakf rights ?		Property does not subject to Wakf Right.
b)	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties ?		NO
c)	Precautions/permissions, if any in respect of the above cases for creation of mortgage ?		NO
18.	a) Where the property is a HUF/joint family property, mortgage is creation for family benefit/legal necessity, whether the Major Coparceners have no objection/joint in execution, minor's share if any, rights of female members etc.		Property does not belongs to HUF / family Property.
b)	Please also comment on any other aspect which may adversely affect the validity of security in such cases ?		NO
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust ?		Property does not belongs to Trust
b)	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?		NO
c)	If so additional precautions/permissions to be obtained for creation of valid mortgage?		NO
20.	a) If the property is Agriculture land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for enforcing, thereon.		Property diverted for residential purpose.
b)	In case of agricultural property other relevant records/documents are per local laws, if any are to be verified to ensure the validity of the title and rights to enforce the mortgage ?		NO
c)	In the case of conversion of Agricultural land for commercial purpose or otherwise, whether requisite procedure followed/permission obtained.		NO
21.	Whether the property is affected by any local laws or other regulation having a bearing on the creation		NO



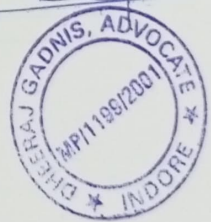
		ity (viz. Agricultural Laws, weaker Sections, priorities, Land Laws SEZ regulations, Coastal Zone regulations, Environmental Clearance, etc.)	
		Whether the property is subject to any pending or proposed land acquisition proceedings?	No, proceedings are not pending, No, Purposed land acquisition pending
b)		Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	NO
a)		Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	Affidavit should be obtained from borrower for these regard.
b)		If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	NO
c)		Whether the title documents have any court seal/marking which points out any litigation attachment/security to court in respect of the property in question/ In such case please comment on such seal/marking.	No, There is no mark / seal of the court on the documents produce before me as mentioned in column no. 4(a)
24.	a)	In case of partnership firm, whether the property belongs to the firm and the deed is property registered.	No, Property does not belongs to partnership firm.
	b)	Property belonging to partners, whether thrown on photocopy? Whether formalities for the same have been completed as per applicable laws ?	NO
	c)	Whether the person creating mortgage has/have authority to create mortgage for and on behalf of the firm.	NO
25		Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, Authorization to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Associations/provision for common seal etc.	NO
26.		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	NO
27.	a)	Whether any POA is involved in the chain of title?	NO, POA is not involve in chain of title.
	b)	Whether the POA involved is one coupled with interest i.e. Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	NO
	c)	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favour of their Partners/Employee Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	NO
	d)	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	NO
	e)	In case of Builder's POA, (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	NO
	i.	Whether the original POA is verified and the title investigation is done on the basis of original POA	NO
	ii.	Whether the POA is a registered one ?	NO
	iii.	Whether the POA is a special or general one ?	NO
	iv.	Whether the POA contains a specific authority for execution of title document in question ?	NO
	f)	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the	NO



	office of sub-registrar also ?)		NO
	Please comment on the genuineness of POA?		NO
n)	The unequivocal opinion on the enforceability and validity of the POA?		NO
	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/ authenticated in terms of the Law of the place, where it is executed.		
29.	If the property is a flat/apartment or residential/commercial complex, check	Property does not belongs to Flat / Appt.	
a)	Promoter's/Land owners title to the land/building		NO
b)	Development Agreement/Power of Attorney		NO
c)	Extent of authority of the Developer/builder		NO
d)	Independent title verification of the Land and/or building in question		NO
e)	Agreement for sale (duly registered)		NO
f)	Payment of proper stamp duty		NO
g)	Requirement of registration of sale agreement, development agreement, POA, etc;		NO
h)	Approval of building plan, permission of appropriate/local authority, etc;		NO
i)	Conveyance in favor of Society/Condominium concerned		NO
j)	Occupancy Certificate/allotment letter/letter of possession;		NO
k)	Membership details in the Society etc.		NO
l)	Share Certificates		NO
m)	No Objection Letter from the Society		NO
n)	All legal requirements under the local/Municipal laws, regarding ownership of Flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies Law etc.		
o)	Requirements, for noting the Bank charges on the records of the Housing Society, if any;		NO
p)	If the property is vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.		NO
q)	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.		NO
30.	Encumbrances, Attachments, and claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Presently said property mortgage with State Bank of India.	
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	The search has been carried out for last 04 years.	
32.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid what remedy ?		NO
33.	a) Urban land ceiling clearance, whether required and if so, details thereon.		NO
	b) Whether No Objection Certificate under the Income Tax Act is required/obtained.		NO
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question		NO
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records ?		NO
36.	a) Whether the property offered as security is clearly demarcated ?		Yes
	b) Whether the demarcation/partition of the property is legally valid ?		Yes
	c) Whether the property has clear access as per documents ?		Yes
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful		



	circumstances, if any revealed on such scrutiny ?	
	Document in relation to electricity connection;	Yes
	Document in relation to water connection;	Yes
c)	Document in relation to Sale Tax Registration, if any applicable;	NO
d)	Other utility bills, if any.	NO
	In respect of the boundaries of the property, whether there is a difference, discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/comment on the same.	As per sale deed there is no any discrepancy
39.	If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan area not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Yes, boundaries are found same in valuation report, sanctioned map and sale deed.
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	NO
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered security?	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	Original Sale Deed is available.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage, and additional precautions, if any to be taken in such cases.	NO
44.	Additional aspects relevant for investigation of title as per local laws.	NO
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	NO
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s Swastik Spintex Ltd.



a)	Name and constitution of Borrower	M/s Swastik Spintex Ltd
b)	Whether the loan proposal is for Rs 1.00 crore and above (search for not less then 30 yrs. is mandatory in such cases )	M/s Swastik Spintex Ltd
	Name and constitution of the intended Mortgagor	
	Relationship between intended mortgagor and Borrower (Please Specify whether the intended mortgagor and borrower are one and the same or related as guarantor, Co borrower, Power of attorney etc.	
4.1	Survey /Door no.	
	Diverted Land bearing survey No. 351/1 Vill Rajora Tah. Sanwer Distt. Indore.	
4.2	Extent	NO
4.3	Location	
4.4	<b>Boundaries :</b>	
	EAST : Road WEST : survey No. 251/1 NORTH : survey No. 354 SOUTH : Remaining Land of survey No. 354	
5	List of Documents delivered to Advocate for verification (Specify original / Certified extracts/ Sale Deed No. 1A/29 Dt. 10/04/1995	
6	Location details	NO
6.1	Complete postal address of the property/ properties	NO
6.2	Prominent landmark	NO
6.3	Bus Route	NO
6.4	Bus Stop	NO
7	Rough location sketch	NO
7.1	Approach location Sketch	NO
7.2	Exact Location of construction/ Purchase and working plan	NO
8	Please mention details about the builder	NO
8.1	Name of the firms	NO
8.2	Address of the firm	NO
8.3	Telephone no.	NO
8.4	Contact person	NO
8.5	Is the builder/ project in the bank latest approved list mention the date of approval of the builder and validity of the current approvals	NO

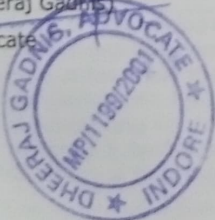
**Yours faithfully**

Signature	
Name	
Designation	
Branch/ Unit	
Contact details	

Above Documents Received

(Dheeraj Gadhvi)

Advocate





O.P. GUPTA  
 B.E. (CIVIL), M.I.E., F.I.V.  
 APPROVED VALUER BY GOVT. OF INDIA  
 202, ROYAL RESIDENCY  
 129, KANCHAN BAGH, INDORE (M.P.) 452001  
 PHONE: (M) 98262-50653  
 Email: opgvaluer@gmail.com

Annexure

Format-A

TO,

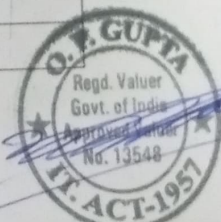
STATE BANK OF INDIA BRANCH:

IFC Branch, Indore

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

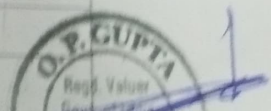
(To be filled in by the Approved Valuer)

I.	<b>GENERAL</b>		
1.	Purpose for which the valuation is made		To assess the fair market value
2.	a)	Date of inspection	: 08/07/2020
	b)	Date on which the valuation is made	: 08/07/2020
3.	List of documents produced for perusal		
	i)	Photocopy of Sale Deed	: 1. Sale Deed No. A1/29 dated 10/04/1995 2. Sale Deed dated 3/04/1995
	ii)	-	:
	iii)	-	:
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)		M/s Swastik Spintex Ltd. Acting Through Shri Ghanshyamdas S/o Shri Murlidhar Rathi
5.	Brief description of the property (Including leasehold / freehold etc.)		Property is Free Hold, Situated nearby Rama Phosphate & On Indore Ujjain Road.
6.	Location of property		Swastik Spintex Ltd. At Survey No. 351/1, 354, 355 Part, Patwari Halka No. 21, Revenue Inspector Circile No. 02, Village : Rajoda, Tehsil : Sanwer, District : Indore.
	a)	Plot No. / Survey No.	: Survey No. 351/1, 354, 355 Part
	b)	Door No.	: -
	c)	T. S. No. / Village	: Rajoda
	d)	Ward / Taluka	: Sanwer
	e)	Mandal / District	: Indore



O.P. GUPTA  
 B.E. (CIVIL), M.I.E., F.I.V.  
 APPROVED VALUER BY GOVT. OF INDIA  
 202, ROYAL RESIDENCY  
 129, KANCHAN BAGH, INDORE (M.P.) 452001  
 PHONE: (M) 98282-50653  
 Email: opgvaluer@gmail.com

7	Postal address of the property	Swastik Spintex Ltd. At Survey No. 351/1, 354, 355 Part, Patwari Halka No. 21, Revenue Inspector Circle No. 02, Village : Rajoda, Tehsil : Sanwer, District : Indore.	
8.	City / Town	: Indore	
	Residential Area	: -	
	Commercial Area	: -	
	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	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: NA	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	: NA	
13.	Boundaries of the property	:	
	East	: Indore- Ujjain road	
	West	: Other Land	
	North	: Other Land	
	South	: Other Land	
14.1	Dimensions of the site	A	B
		As per the Deed	Actuals
	North	: -	-
	South	: -	-
	East	: -	-
	West	: -	-
14.2	Latitude, Longitude and Coordinates of the site	: 22.901945, 75.857528	
15	Extent of the site	: 24560 sq.mt.	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	: 24560 sq.mt.	



O.P. GUPTA  
 B.E. (CIVIL), M.I.E., F.I.V.  
 APPROVED VALUER BY GOVT. OF INDIA  
 202, ROYAL RESIDENCY  
 129, KANCHAN BAGH, INDORE (M.P.) 452001  
 PHONE: (M) 98262-50653  
 Email: opgvaluer@gmail.com

Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.

Owner Occupied

CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Industrial
2.	Development of surrounding areas	Good
3.	Possibility of frequent flooding / sub-merging	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Within 4-5KM
5.	Level of land with topographical conditions	Level
6.	Shape of land	Rectangular
7.	Type of use to which it can be put	Industrial
8.	Any usage restriction	NA
9.	Is plot in town planning approved layout?	Not Available
10.	Corner plot or intermittent plot?	Intermittent Plot
11.	Road facilities	Yes
12.	Type of road available at present	Indore Ujjain Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	More Than 20 ft.
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	Property is located at good Location & Facing SH-27 Facing
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)	Marketable Property & Situated In Fastest Developing Area.

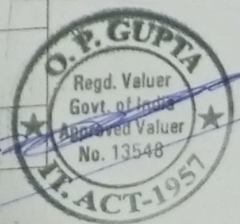


O.P. GUPTA  
 B.E. (CIVIL), M.I.E., F.I.V.  
 APPROVED VALUER BY GOVT. OF INDIA  
 202, ROYAL RESIDENCY  
 129, KANCHAN BAGH, INDORE (M.P.) 452001  
 PHONE: (M) 98262-50653  
 Email: opgvaluer@gmail.com

A (Valuation of land)		
1	Size of plot	24560 sq.mt.
	North & South	-
	East & West	-
2	Total extent of the plot	24560sq.mt.
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Property is located nearby Rama Phosphate surrounded by many village/residential colony and it is also located on Indore-Ujjain Main Road.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Land: Rs. 2800/sq.mt.
	Plot : 24560sq.mt. X Rs. 2800/sq.mt.	Rs. 687,68,000.00
5.	Assessed / adopted rate of valuation	Rs. 3000/sq.mt.
6.	Estimated value of land	Rs. 736,80,000.00

**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, KBM, CMP, Tin shade, GI Sheets
c)	Year of construction		1998
d)	Number of floors and height of each floor including basement, if any		GF
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		NA
h)	Approved map / plan issuing authority		Gram Panchayat

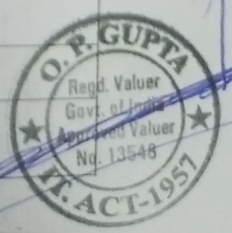


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i)	Whether genuineness or authenticity of approved map / plan is verified	Yes
ii)	Any other comments by our empanelled valuers on authentic of approved plan	No

Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floor	Other floors
1.	Foundation		
2.	Basement	RCC	
3.	Superstructure		
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Aluminum Section & Wooden	
5.	RCC works		
6.	Plastering		
7.	Flooring, Skirting, dadoing	CMP	
8.	Special finish as marble, granite, wooden paneling, grills, etc		
9.	Roofing including weather proof course	Tin & RCC	
10.	Drainage		
S. No.	Description	Ground floor	Other floors
2.	Compound wall	Yes	
	Height	8'ft	
	Length	All Around the Property	
	Type of construction	RCC, KBM, CMP	
3.	Electrical installation		
	Type of wiring		
	Class of fittings (superior / ordinary / poor)	Ordinary	
	Number of light points	54	
	Fan points	14	
	Spare plug points		
	Any other item		



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Plumbing installation	
a) No. of water closets and their type	: 1
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**

Sr. no.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
1.	Main Shed	3856.88 Sq.mt.	15'	22 Years	6000/sq.ft.	250,69,720.00	Included	250,69,720.00
	<b>Total</b>							250,69,720.00

**Part C- (Extra Items)**

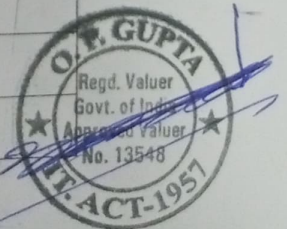
(Amount in Rs.)

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

**Part D- (Amenities)**

(Amount in Rs.)

1.	Wardrobes	:	
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / Ceramic tiles flooring	:	



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Interior decorations	:	
Architectural elevation works	:	
Paneling works	:	
Aluminium works	:	
Aluminium hand rails	:	
10. False ceiling	:	
<b>Total</b>		

**Part E- (Miscellaneous)**

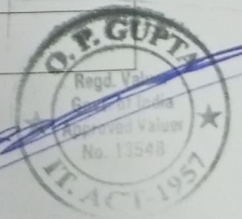
(Amount in Rs.)

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

**Part F- (Services)**

(Amount in Rs.)

1. Borewell	:	1,50,000.00
2. Drainage arrangements	:	-
3. Compound wall & Gate	:	7,00,000.00
4. C. B. deposits, fittings etc.	:	-
5. Pavement	:	5,00,000.00
<b>Total</b>	:	13,50,000.00



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**Total abstract of the entire property**

Land	:	Rs. 736,80,000.00
Building	:	Rs. 250,69,720.00
Extra Items	:	-
Amenities	:	-
Miscellaneous	:	-
Services	:	Rs. 13,50,000.00
Total	:	Rs. 981,71,280.00
Say	:	Rs. 981,71,000.00

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites .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. 785,00,000.00**

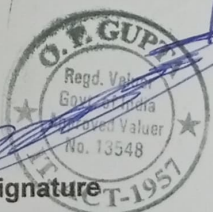
(Rupees Seven Crore Eighty Five Lac only).

Distress Value: Rs. 706,00,00.00

(Rupees Seven Crore Six Lac Only)

Place: Indore

Date: 08/08/2020

  
Signature

(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated 08/08/2020 on Saturday. We are satisfied that the fair and reasonable market value of the property is **Rs.335,23,000.00 (Rupees Three Crore Thrity Five Lac Twenty Three Thousand only).**

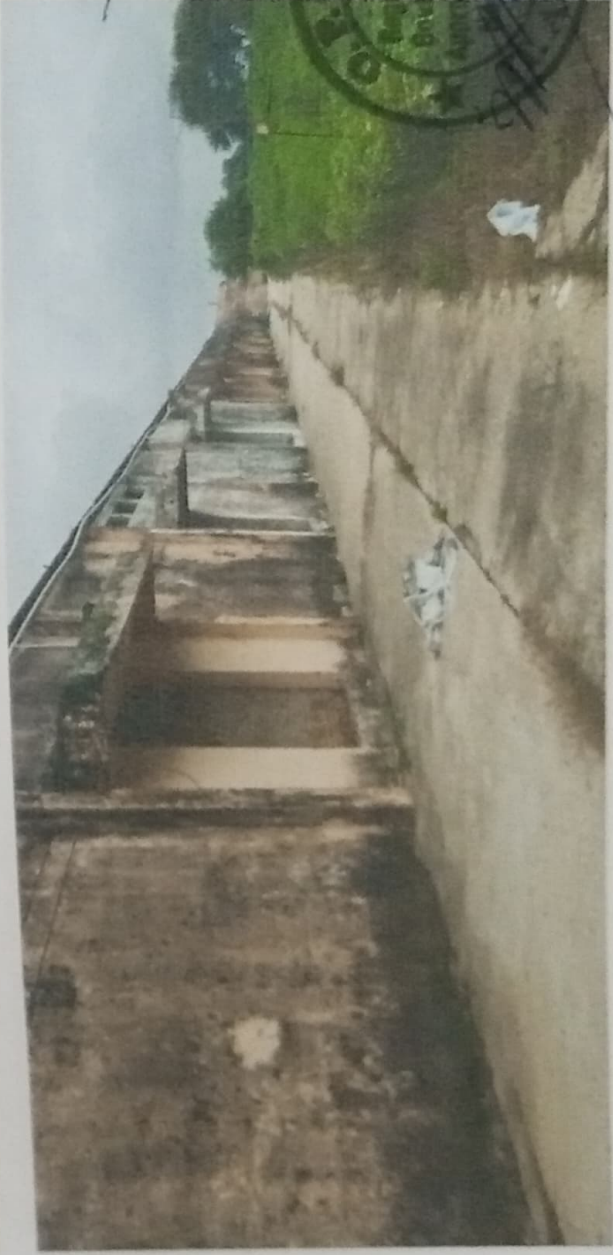
Signature

(Name of the Branch Manager with Official seal)



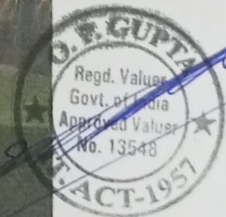
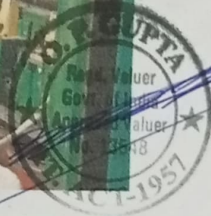


**P. GUPTA**  
Regd. Valuer  
Govt. of India  
Appraised Valuer  
No. 12548  
LS61-1957



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Email: opgvaluer@gmail.com



Latitude & Longitude: 22.901945, 75.857528

properties related to your saved search


Plot/Land Budget Posted By Area More Filters

Plot/Land for Sale in Samwer Road

Top Agents

Sort By Relevance LIST

**₹ 34.8 Lac**  
₹ 1500 per sqft



**MAGBERRIES EXCLUSIVE**

per other units in this Project

Residential Plot

1100 Sq.ft

4000 Sq.ft

3540 Sq.ft

₹ 17.6 Lac

₹ 60 Lac

₹ 53.1 Lac

Under Construction

Under Construction

Under Construction

**Plot/Land for Sale in Burchi Lifescapes, By Fans Road 1.1 km from Samwer Ro-**

TRANSACTION SOCIETY  
New Property Burchi Lifescapes

Plot Area: 2322 sqft

₹ 17.6 Lac

₹ 60 Lac

₹ 53.1 Lac

Under Construction

Under Construction

Under Construction

₹ 42.4 Lac onwards

Villas

Plots and 5 BHK

Konadra Road

Apollo Creations Pvt Ltd

**Golf Links**

₹ 71.3 Lac onwards

Marketed by Danik Bha...



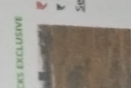
**Apollo DB City**

Danik Bha...

₹ 71.3 Lac onwards

Marketed by Danik Bha...

**₹ 18 Lac**  
₹ 1500 per sqft



**MAGBERRIES EXCLUSIVE**

Residential Plot

1200 sqft

₹ 18 Lac

₹ 1500 per sqft

See other Charges

₹ 17.6 Lac

₹ 60 Lac

₹ 53.1 Lac

Under Construction

Under Construction

Under Construction

**Plot/Land for Sale in Samwer Road**

TRANSACTION SOCIETY  
New Property Burchi Lifescapes

Plot Area: 1200 sqft

₹ 17.6 Lac

₹ 60 Lac

₹ 53.1 Lac

Under Construction

Under Construction

Under Construction

₹ 42.4 Lac onwards

Villas

Plots and 5 BHK

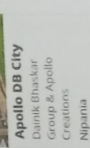
Konadra Road

Apollo Creations Pvt Ltd

**Golf Links**

₹ 71.3 Lac onwards

Marketed by Danik Bha...



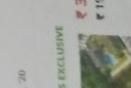
**Apollo DB City**

Danik Bha...

₹ 71.3 Lac onwards

Marketed by Danik Bha...

**₹ 35 Lac**  
₹ 1944 per sqft



**MAGBERRIES EXCLUSIVE**

Residential Plot

1800 sqft

₹ 35 Lac

₹ 1944 per sqft

₹ 17.6 Lac

₹ 60 Lac

₹ 53.1 Lac

Under Construction

Under Construction

Under Construction

**Plot/Land for Sale in MGR Princess Hilltop, Samwer Road**

TRANSACTION SOCIETY  
Resale

Plot Area: 1800 sqft

₹ 35 Lac

₹ 1944 per sqft

₹ 17.6 Lac

₹ 60 Lac

₹ 53.1 Lac

Under Construction

Under Construction

Under Construction

₹ 42.4 Lac onwards

Villas

Plots and 5 BHK

Konadra Road

Apollo Creations Pvt Ltd

**Golf Links**

₹ 71.3 Lac onwards

Marketed by Danik Bha...



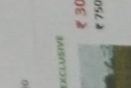
**The Residence**

Maze Buildcom Pvt Ltd

₹ 88.2 Lac onwards

Marketed by Maze Buildcom...

**₹ 30 Lac**  
₹ 750 per sqft



**MAGBERRIES EXCLUSIVE**

Residential Plot

4000 sqft

₹ 30 Lac

₹ 750 per sqft

₹ 17.6 Lac

₹ 60 Lac

₹ 53.1 Lac

Under Construction

Under Construction

Under Construction

**Plot/Land for Sale in Samwer Road**

TRANSACTION SOCIETY  
Resale

Plot Area: 80 X 50 ft sqft

₹ 30 Lac

₹ 750 per sqft

₹ 17.6 Lac

₹ 60 Lac

₹ 53.1 Lac

Under Construction

Under Construction

Under Construction

₹ 42.4 Lac onwards

Villas

Plots and 5 BHK

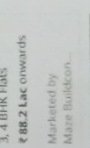
Konadra Road

Apollo Creations Pvt Ltd

**Golf Links**

₹ 71.3 Lac onwards

Marketed by Danik Bha...



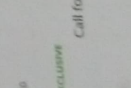
**Signature Heights**

Sally Construction Bichol Mandana

₹ 32.2 Lac onwards

Marketed by Sally Constru...

**₹ 8.3 Lac**  
₹ 1151 per sqft



**MAGBERRIES EXCLUSIVE**

Residential Plot

600 sqft

₹ 8.3 Lac

₹ 1151 per sqft

₹ 17.6 Lac

₹ 60 Lac

₹ 53.1 Lac

Under Construction

Under Construction

Under Construction

**Plot/Land for Sale in Samwer Road**

TRANSACTION SOCIETY  
Resale

Plot Area: 600 sqft

₹ 8.3 Lac

₹ 1151 per sqft

₹ 17.6 Lac

₹ 60 Lac

₹ 53.1 Lac

Under Construction

Under Construction

Under Construction

₹ 42.4 Lac onwards

Villas

Plots and 5 BHK

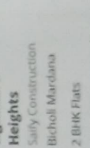
Konadra Road

Apollo Creations Pvt Ltd

**Golf Links**

₹ 71.3 Lac onwards

Marketed by Danik Bha...



**Clifton Park**

Vertical Homes LLP Vijay Nagar, Indore

₹ 35 Lac onwards

Marketed by Vertical Homes...

**No More Results!**  
See top 35 properties similar to your search criteria

₹ 8.3 Lac  
₹ 1151 per sqft

₹ 35 Lac onwards

S.No	Mohalla/Cotony/ 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 kabele	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)

Tehsil: SAWER Sub-Area : NON-PLANNING AREA, Ward/Patwari Halka: PATWARI HALKA NO. 31

4192	BALODA	1300	1600	1300	7300	5300	4100	3700	10000	9600	9200	5600	11200	2880000	2880000	1300	1600
4193	PLUM CORRIDOR (RAJODA)	4000	4800	4000	10000	8000	6800	6400	13200	12000	12000	8800	17600	4640000	4640000	4000	4800
4194	RAJODA (ROAD PAR)	2800	2800	2800	8800	6800	5600	5200	11200	10800	10400	8800	17600	5440000	5440000	2800	2800
4195	RAJODA (ROAD SE ANDAR)	2200	2800	2200	8200	6200	5000	4600	11200	10800	10400	8000	16000	4640000	4640000	2200	2800
4196	SILODA BUJURG (ROAD PAR)	2300	2300	2300	8300	6300	5100	4700	10700	10300	9900	8800	17600	5440000	5440000	2300	2300
4197	SILODA BUJURG (ROAD SE ANDAR)	1800	2300	1800	7800	5800	4600	4200	10700	10300	9900	8000	16000	4640000	4640000	1800	2300

Tehsil: SAWER Sub-Area : NON-PLANNING AREA, Ward/Patwari Halka: PATWARI HALKA NO. 32

	DHATURIYA	1100	1400	1100	7100	5100	3900	3500	9800	9400	9000	5600	11200	2000000	2000000	1100	1400
	KALYANVEDA	1100	1400	1100	7100	5100	3900	3500	9800	9400	9000	5600	11200	2000000	2000000	1100	1400

S.No.	Description of Item	Qty.	Rate	Unit	Amount
9.	Providing and fixing M.S. Iron grills of approved quality to windows and vents.	600.00	80.00	P. Kg..	48000.00
10.	Providing and fixing Vitrified Tiles flooring including finishing and skirting complete.	114.35	1000.00	P. Sqm.	114350.00
11.	Providing and fixing Glazed tiles of approved quality in toilet as flooring and dado upto 2.1 M height.	26.88	750.00	P. Sqm.	20160.00
12.	R.B.C. work for Balcony	58.50	480.00	P. Sqm.	28080.00
13.	18 mm thick Cement Plaster to the Brick work and Ceiling in C.M.1:5.	440.35	225.00	P. Sqm.	99078.75

**TOTAL = 13,93,667.35**

14.	Add for W/s and Sanitation	5%	69683.36
15.	Add for Electrification	3%	41810.02
16.	Add for Painting	5%	69683.36
17.	Add for Architect's fees	3%	41810.02

**GRAND TOTAL = 16,16,654.11**

**SAY = 16,20,000.00**

**WORDS SIXTEEN LAC TWENTY THOUSAND ONLY**

VIPIN MAHAJAN  
 For VIPIN MAHAJAN  
 For VIPIN MAHAJAN  
 Vipin  
 Prop. Blur

12.05.2022

**ABSTRACT OF THE ESTIMATE FOR G.F. (ADDITION & ALTERAEION) & F.F  
RESIDENTIAL BUILDING AT PLOT NO, 55 AMBIKAPURI COLONY INDORE  
B/TO 1. MRS POOJA SINGHI W/O SHRI ANKIT SINGHI 2. MR. ANKIT SINGHI  
S/O SHRI NARENDRA SINGHI**

S.No.	Description of Item	Qty.	Rate	Unit	Amount
1.	Excavation in B.C. soil upto hard rock including all lifts and leads etc. complete.	140.43	200.00	P. Cum.	28086.00
2.	Refilling foundation with excavated earth including compacting with water sprinkling.	140.43	95.00	P.Cum.	13340.85
3.	Moorum and Boulder filling in plinth upto 0.6 M depth including compacting etc. complete.	95.23	225.00	P. Cum.	21426.75
4.	P.C.C. 1:4:8 as base course to foundation and water tank including laying, compacting, curing etc. complete.	27.10	2200.00	P.Cum.	59620.00
5.	R.C.C. 1:2:4 in all structural members, foundation, beams, columns, slab and lintels etc. including centering, shuttering, bending, placing, binding of bars including laying, compacting, vibrating and curing of concrete etc. complete.	38.75	4200.00	P. Cum.	162750.00
6.	Providing & placing in position cold twisted steel & hot roiled deformed steel reinforcement for R.C.C. work.	4.40	45000.00	P. Sqm.	198000.00
7.	Second class Brick masonry work to substructure and superstructure in C.M. 1:6 in line and plumb etc.	136.65	3500.00	P. Cum.	478275.00
8.	Providing and fixing wooden panelled doors and windows with frame including all finishing, fittings, and fixtures etc. complete.	2.45	50000.00	P,Sqm.	122500.00