

To,

The AGM,

State bank of India,

SAM-II Branch

Connaught Palace, New Delhi

**SUB: CONCLUDING COMMENTS REGARDING THE VALUATION OF PROPERTIES BELONGING TO M/S. JAGAT AGRO COMMODITIES PVT. LTD. SITUATED AT VILLAGE-KUNDLI, TEHSIL- RAI, SONIPAT, HARYANA.**

Dear Sir,

With reference to the valuation of different properties of M/s. Jagat Agro Commodities Pvt. Ltd. situated at Sonipat, Haryana, we would like to inform you the below as part of the Valuation exercise:-

**A. Ref No: VIS (2021-22)-PL778-677-917**

**Property No.1:- Khewat No.-544//477//440, Khasra No.-86//18/2, 23/1, 26 Village- Kundli, Tehsil-Rai, District- Sonipat, Haryana. | Deed Registration – 7951**

1. As per title deed provided to us by the bank, the total area is 2 acre 5 kanal and 10 marla which converts to approx. **2.6825 acres/ 10,855.7 sq.mtr.**
2. The property survey was conducted in presence of local Patwari Sh. Dharmendra (08708660842)/ Person along with Patwari Mr.Sandeep (08950060555).
3. During the site survey **(in presence of local patwari)** it was observed as guided by patwari that only 3 kanal & 7 Marla/ **1694.59 sq.mtr/ 0.42 acre** is available at the site.
4. As per the govt. website (**Jamabandi.nic.in**) only 3 kanal & 7 Marla/ 1694.59 sq. mtr./0.42 acre is mutated in the name of M/s. Jagat Agro Commodities Pvt. Ltd.
5. There is no demarcation of the subject property from any side.
6. Currently, some residential houses are present in the nearby surrounding.
7. Patwari also guided us that some of the land is also submerged within the drain/ Nala passing through the property.
8. As per patwari, some local people have constructed house over some area of the land mentioned in deed.
9. On the site survey it couldn't be confirmed that which portion of the land is remaining with the said owners.
10. The subject property is not SARFAESI complaint since it is an Agriculture land.
11. Patwari have drawn a sketch of each property in accordance to the respective Khasra Numbers (which is attached below), but he denied signing on any of them stating that he does not have Key Log Book available with him.

**Conclusion: We have not valued the property, because of the discrepancy in the area of the land as per title deed vs as per site survey/inspection and not having clarity as to which portion now belongs to the owner in the remaining land which too is encroached at the site currently.**

**REGISTERED OFFICE:**

G-20, 3rd Floor, Preet Vihar,  
Vikas Marg, Delhi-110092  
Ph.: +91 9958632707

**CORPORATE OFFICE:**

D-39, 2nd floor, Sector 2, Noida-201301  
Ph - +91-0120-4110117, 4324647, +91 - 9958632707  
E-mail - valuers@rkassociates.org | Website: www.rkassociates.org



- A. Ref No: VIS(2021-22)-PL778-677-917  
B. Ref No: VIS(2021-22)-PL778-677-918  
C. Ref No: VIS(2021-22)-PL778-677-919  
D. Ref No: VIS(2021-22)-PL778-677-920

**B. Ref No: VIS (2021-22)-PL778-677-918**

**Property No.2:- Khewat- 601//531//489, Khasra- 88//13, 14, Village- Kundli, Tehsil- Rai, District- Sonipat, Haryana. | Deed Registration - 9369**

1. The property survey was conducted in presence of local Patwari Sh. Dharmendra (08708660842)/ Person along with Patwari Mr.Sandeep (08950060555).
2. During the site survey our team observed that this property is an agricultural land situated at a distance of ~200 mtr. from the nearest road.
3. There is no proper approach road to the property. However there is a Mud Rasta (also called as DOLHA in Haryana) that connects subject land to the nearby approach roads.
4. Property is not demarcated from any side and is merged with other agricultural property from all side at the moment.
5. As observed, some local inhabitant is carrying some agricultural activity over the subject land parcel (which we have no information about as to who is carrying out this agricultural activity).
6. Subject property is completely surrounded by agricultural land and currently agricultural activity is going nearby.
7. The subject property is not SARFAESI complaint since it is an Agriculture land.
8. In case of sale between local farmers then expected market rate range will vary between Rs.1,00,00,000/- to Rs.1,50,00,000/- per acre and accordingly it can fetch value of Rs.1,50,00,000/- for the entire property of 1.5 acres.
9. Since this is an agriculture land so it may fetch value only for the local villagers & agriculturist but in our valuation view it is not valued.
10. Above market value is suggested by doing significant micro market research.
11. Legal aspects are not considered while suggesting the above expected value.
12. Patwari have drawn a sketch of each property in accordance to the respective Khasra Numbers (which is attached below), but he denied signing on any of them stating that he does not have Key Log Book available with him.

**Conclusion: We have not valued the property, as there is no demarcation & approach road to the subject property and we don't know currently who is having possession of the subject property.**

**C. Ref No: VIS (2021-22)-PL778-677-919**

**Property No.3:- Khewat No.-543//476//439, Khasra No.-86//12/1, Village- Kundli, Tehsil-Rai, District- Sonipat, Haryana. || Deed Registration - 7951**

1. The property survey was conducted in presence of local Patwari Sh. Dharmendra (08708660842)/ Person along with Patwari Mr.Sandeep (08950060555).
2. As per title deed provided to us by the bank, the total area is 2 acre 5 kanal and 10 marla which converts to approximately 2.6825 acres/10,855.7 sq. mtr. But during the site survey (in presence of local patwari), we observed as guided by patwari that only 1 kanal 4 marla / 607.01 sq. mtr. is available at the site.
3. There is no demarcation of the subject property from any side.
4. Patwari also guided us that some of the land is also submerged within the drain/ Nala passing through the property.

*Indvijay*  
*rk*



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- C. Ref No: VIS(2021-22)-PL778-677-919
- D. Ref No: VIS(2021-22)-PL778-677-920

5. As per patwari, some local people have constructed house over some area of the land mentioned in deed.
6. The subject property is not SARFAESI complaint since it is an Agriculture land.
7. Currently, some residential houses are present in the nearby surrounding.
8. Patwari have drawn a sketch of each property in accordance to the respective Khasra Numbers (which is attached below), but he denied signing on any of them stating that he does not have Key Log Book available with him.

**Conclusion: We have not valued the property, because of the discrepancy in the area of the land as per title deed vs as per site survey/inspection and not having clarity as to which portion now belongs to the owner in the remaining land which too is encroached at the site currently.**

**D. Ref No: VIS (2021-22)-PL778-677-920**

**Property No. 4:- Khewat - 573 // 505 // 465, Khasra - 91//5/1/2, Village - Kundli, Tehsil - Rai, District -Sonipat, Haryana. | Deed Registration – 3340**

1. As per title deed provided to us by the bank, the total area is **7 kanal and 4 marla** which converts to approximately **0.9 acres/3642.11 sq. mtr.** But during the site survey (in presence of local patwari), we observed as guided by patwari that only **0.16 Marla/ 4.05 sq. mtr./43.56 sq. ft.** is available at the site.
2. As per the govt. website (Jamabandi.nic.in) only 0.16 Marla/ 4.05 sq. mtr./ 43.56 sq. ft. is mutated in the name of M/s. Jagat Agro Commodities Pvt. Ltd.
3. There is no demarcation of the subject property from any side.
4. The subject property is not SARFAESI complaint.
5. Currently, some godown and industrial units are present in the nearby surrounding.
6. Patwari have drawn a sketch of each property in accordance to the respective Khasra Numbers (which is attached below), but he denied signing on any of them stating that he does not have Key Log Book available with him.

**Conclusion: We have not valued the property, because of the discrepancy in the area of the land as per title deed vs as per site survey/inspection. Also the remaining portion in the name of the above said owner is so small which will practically not fetch any value in the open market.**

**For the bank's reference, we have attached the following with this advice:**

1. Nakal of Jamabandi as downloaded from Jamabandi.nic.in (Official website to get Haryana land records documents).
2. Map drawn by Patwari.
3. Photographs of the property.
4. Invoice

**Thanks & Regards,**

**For R.K Associates**

**Assistant Manager – Valuations**

*Inspected*



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### ENCLOSURE 1: - JAMABANDI NAKAL

Property No.1:- Khewat No.-544//477//440, Khasra No.-86//18/2, 23/1, 26 Village- Kundli, Tehsil-Rai, District- Sonipat, Haryana. | Deed Registration - 7951

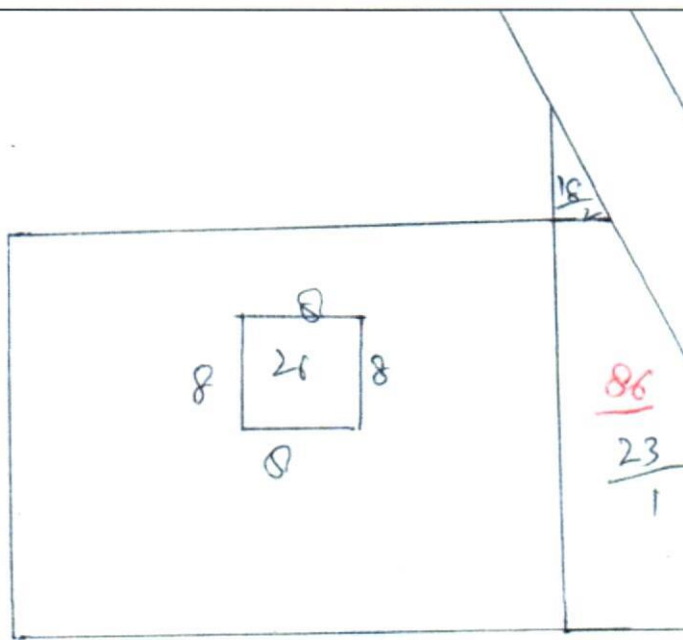
जमाबंदी नकल  
पटवारी कानूनगो फॉर्म न. 10

गांव: कुन्डली हदवस्त न.: 55 तहसील: Rai जिला: सोनीपत साल 2019-2020

खेवट या जमाबंदी न.	खतोनी न.	नाम तरफ या पत्नी	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुए या सिंचाइ के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रक्बा और किस्म जमीन	दर और सेबद्धा के ब्यारे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का देग	मात और सवाई के ब्यारे सहित मांग	अभियुक्ति
544	611	ईन्द्रपाल	मे जगत ऐंग्रो	खुदकाश्त		86//			कब्जा		
//		नम्बरदार	कोमोडिटिज प्रा. लि.			18/2	0-8 चाही				
477			802 अम्बादीप बिल्डींग			23/1	2-12 चाही				
			नई दिल्ली द्वारा			26	0-7 चाही				
			सन्तलाल पुत्र								
			चेतराम पुत्र			किस्ते 3	3-7				
			वासी दिल्ली			कुल मजरुआ					
						3-7					
						3-7 चाही					

यह नकल केवल सूचनार्थ है। सरकारी कार्य हेतु या प्रमाणित एवं हस्ताक्षर सहित नकल के लिये सम्बन्धित तहसील में सम्पर्क करे।

Take Print



*Indrajit*  
R.K. Associates  
Chartered Valuers & Techno Engineering Consultants Pvt. Ltd.



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जमावदी नकल  
पटवारी कानूनगो फॉर्म नं. 10

गांव: कुन्डली      हदवस्त नं.: 55      तहसील: Rai      जिला: सोनीपत      साल: 2019-2020

खेवट या जमावदी नं.	खतीनी नं.	नाम तरफ या पत्नी	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुए या सिंचाइ के अन्य साधन का नाम	नम्बर खसरा या मुरब्जे और किले का नम्बर	रक्बा और किस्म जमीन	दर और सेख्वा के ब्यारे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का ढंग	माल और सवाई के ब्यारे सहित मांग	अभियुक्ति
601	712	ईन्द्रपाल	मि जगत ऐंग्रे कोमोडिटर	खुदकाश्त		88//			कब्जा		
		नम्बरदार	प्रा.लि. द्वारा सन्तसाल			13	8-0 चाही				
531		पुत्र	चेतराम पुत्र			14	8-0 चाही				
			3/4 भाग वासी दिल्ली			किले 2	16-0				
			हवाई सिंह पुत्र								
			मुन्शी पुत्र			16-0					
			चुन्नीलाल								
			1/4 भाग वासीदेह			16-0 चाही					

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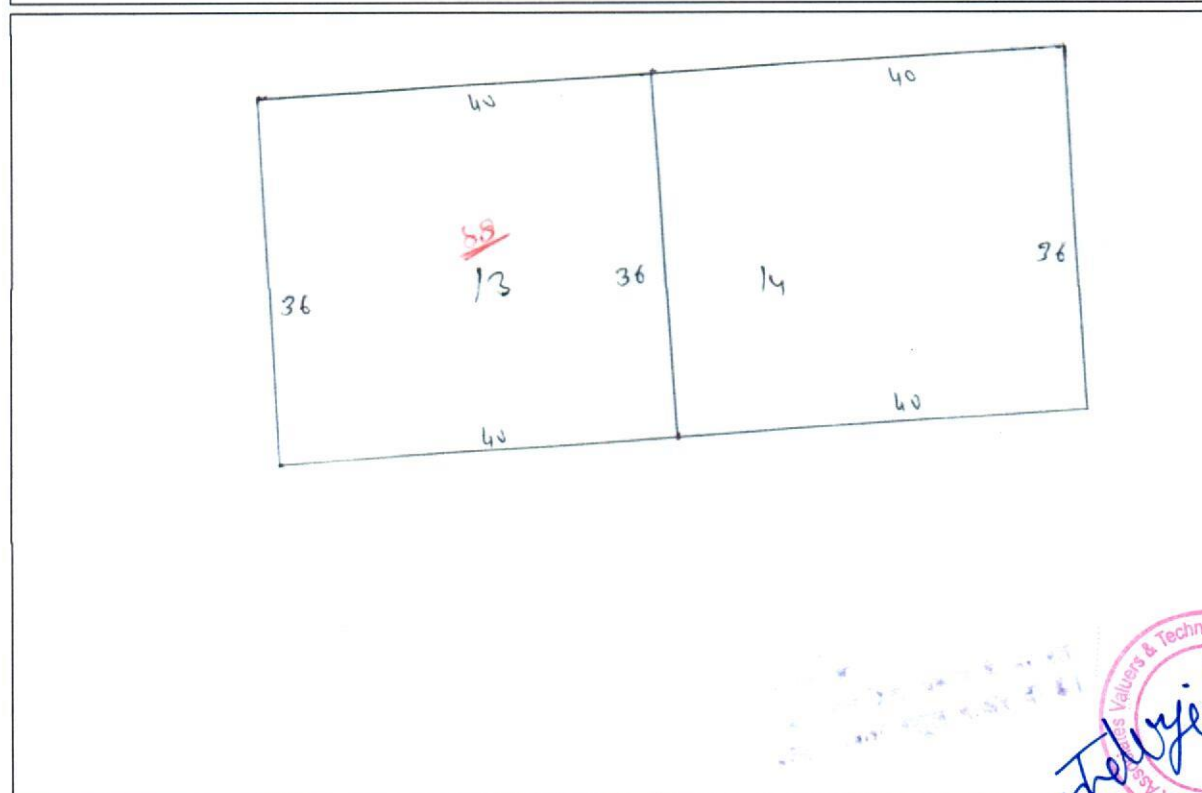
जमावदी नकल (किले 2) जमावदी नं. 55 तहसील: Rai जिला: सोनीपत

41/2/2019

3/4 भाग 13 36 14 36

40 40 40 40

41/2/2019



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पटवारी कानूनगो फॉर्म न. 10											
गांव कुन्डली		हदवस्त न.: 55		तहसील Rai		जिल्ला Sonipat		साल 2019-2020			
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543	610	इन्द्रपाल	सुभाष पुत्र	मकबूजा		86//			कब्जा		13237 बैय
/		नम्बरदार	सुल्तानसिंह पुत्र	मालकान		12/1	3-13 गै. मु.				13388 बैय
476			दिवानसिंह								----- पेंसिल आरम्भ-----
			1/73 भाग								रजिस्ट्रेशन विवरण
			वासी नाथपुर								-----
			जितेन्द्र कुमार पुत्र								रजि न.2661
			हुक्मचन्द पुत्र								तिथी:23-08-2018
			मामचन्द								राशि:190000
			3/292 भाग								---विक्रेता का नाम---
			श्रीमती मीनू पत्नी								मन्जीत
			औमप्रकाश पुत्र								---क्रेता का नाम---
			कलीराम								आनन्दसिंह
			2/73 भाग								15 वर्ग गज
			श्रीमती अन्जू देवी								खसरा न.86//12/1
			पत्नी								* ईतकाल पेंडिंग है *

			प्रेमसिंह पुत्र								पारिवारिक हस्तांतरण
			गोपीराम								13836 बिरासत
			1/73 भाग								14626 पारिवारिक हस्तांतरण
			श्रीमती मिथलेश पत्नी								14886 बै
			ताहरसिंह पुत्र								15341 बै
			गोपीचन्द								----- लाल आरम्भ-----
			9/292 भाग								16806 बै
			मै. जगत ऐग्रो								-----लाल समाप्त-----
			कोमोडिज प्रा. लि.								

[https://jamabandi.nic.in/land records/Nakal\\_khewat](https://jamabandi.nic.in/land records/Nakal_khewat)

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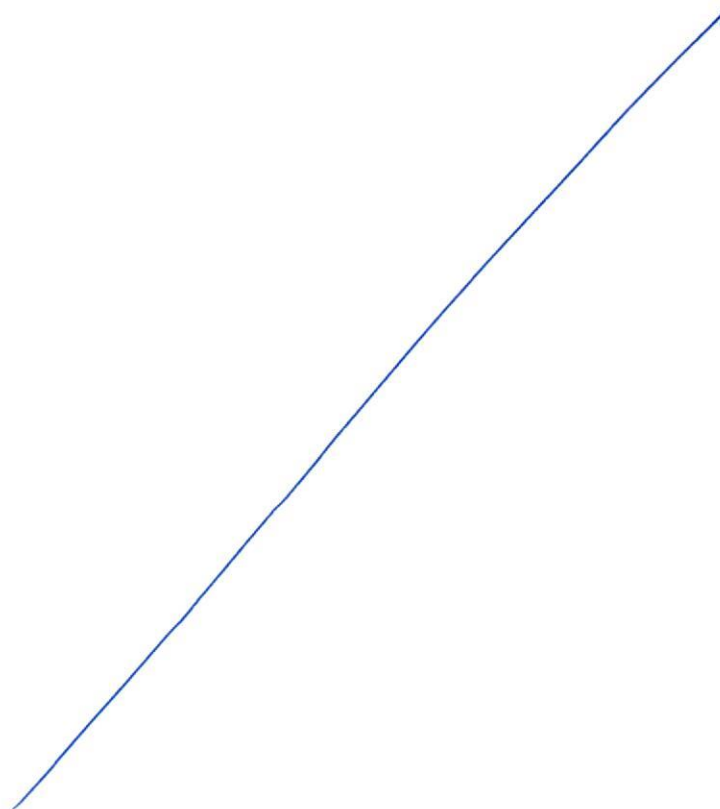
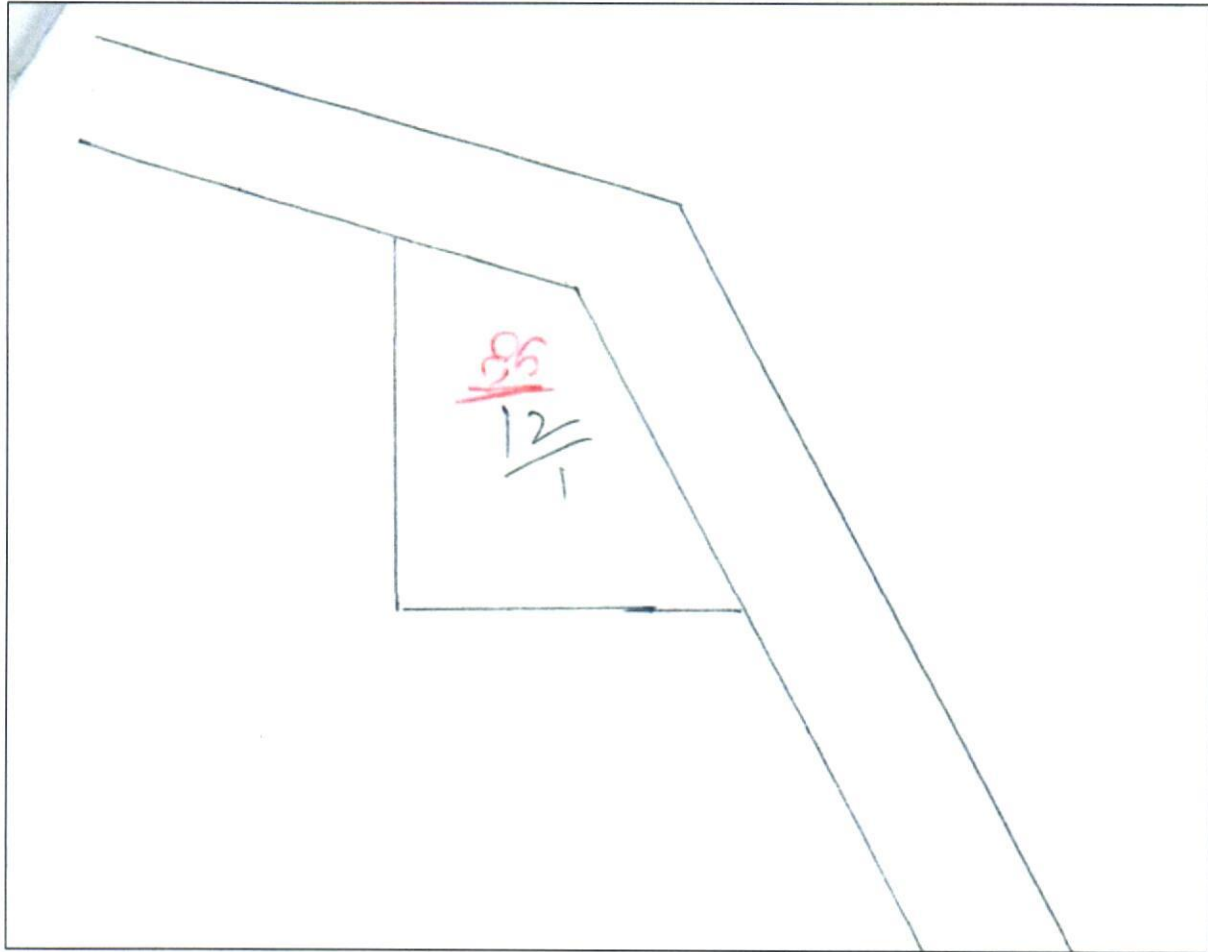
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Nakal

			अम्बादीप बिल्लीग								
			नई दिल्ली द्वारा								
			सन्तलाल पुत्र								
			चेतराम पुत्र								
			24/73 भाग								
			श्रीमती बिमला पत्नी								
			जोगेन्द्र								
			68/365 भाग								
			श्रीमती कैलाशो देवी								

*Handwritten signature and stamp of R K Associates Pvt. Ltd. with text: R K Associates Pvt. Ltd. Techno Engineering Consultants*

- A. Ref No: VIS(2021-22)-PL778-677-917
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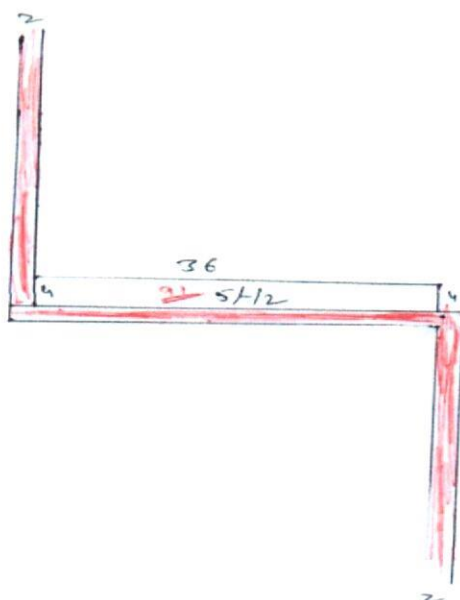
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**Property No. 4:- Khewat - 573 // 505 // 465, Khasra - 91//5/1/2, Village - Kundli, Tehsil - Rai, District - Sonapat, Haryana. | Deed Registration – 3340**

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यह नकल केवल सूचनार्थ है। सरकारी कार्य हेतु या प्रमाणित एवं हस्ताक्षर सहित नकल के लिये सम्बन्धित तहसील में सम्पर्क करे।

3.  $\frac{1}{2} + \frac{1}{3} = \frac{3}{6} + \frac{2}{6} = \frac{5}{6}$



$\frac{2}{200} \text{ m/s}$   
\$ 10866





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## ENCLOSURE 2: - PHOTOGRAPHS

Property No.1:- Khewat No.-544//477//440, Khasra No.-86//18/2, 23/1, 26 Village- Kundli, Tehsil-Rai, District- Sonipat, Haryana. | Deed Registration - 7951



Engineering Consultants  
R K Associates Pvt. Ltd.



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*Inspected*

Techno Engineering  
Corporation  
R.K. Associates



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*Indu*  
RK Associates  
Engineering Consultants  
Page 11 of 17



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Indep  
R K Associates Pvt. Ltd.  
Values & Techno Engineering Consultants



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*Indrajit*  
R.K. Associates Pvt. Ltd. ★  
Chartered Valuers & Engineering Consultants  
*[Signature]*



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*Integrity*  
R.K. Associates  
Techno Engineering Company  
Pvt. Ltd.



- A. Ref No: VIS(2021-22)-PL778-677-917
- B. Ref No: VIS(2021-22)-PL778-677-918
- C. Ref No: VIS(2021-22)-PL778-677-919
- D. Ref No: VIS(2021-22)-PL778-677-920



*Indrajit*  
R K Associates Pvt. Ltd. \* Techno Engineering Co. Ltd.