

- Chartered Engineers
- Approved Valuers

**F-6, First Floor, Sanchi Complex,
Shivaji Nagar, Opp. Board Office,
Bhopal - 462016 (M.P.) India
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S B I N D U 0 9 9 9 9 9 5 5 R E 4 7 9 2 0 0 1
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E mail - armit3.captel@sbi.co.in

(To be used for all properties of value above Rs. 5 crores)

M/s Vindhya Telelinks Ltd.
Concern person - Mr. R. K. Rungta - 78699-66202

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C	Boundaries of the Plot	Documentary (Through old valuation report) Of Lease hold land of Khobhar & Babupur	Actual at site
	East	Maihar - Rewa road	Internal road
	West	Internal road	Maihar - Rewa road
	North	Internal road of Udyog Vihar	Internal road of Udyog Vihar then M/s Birla Cable Ltd.
	South	Internal road	Internal road

C	Boundaries of the Plot	Documentary (Through old valuation report) Of Free hold land of Khairi & Khaira	Actual at site
	East	Maihar - Rewa road & others property	Others property
	West	Others property	Maihar - Rewa road & others property
	North	Others property	Others property
	South	Birla Cable Ltd. Plant	M/s Birla Cable Ltd.

C	Boundaries of the Plot	Documentary (Through old valuation report) Of Free hold land of of Khobhar	Actual at site
	East	Others property	Maihar - Rewa road
	West	Others property	Others property
	North	Others property	Others property
	South	Maihar - Rewa road	Others property

3. Town Planning parameters		
a)	i. Master Plan provision related to property in terms of land use.	Industrial
	ii. FAR - Floor Area Rise/FSI-Floor Space Index permitted & consumed	-
	iii. Ground coverage.	As per govt. norms
	iv. Comment on whether OC-Occupancy	-
	v. Certificate has been issued or not.	May be collected from party.
	vi. Comment on unauthorized constructions if any	Probably no unauthorized construction
	vii. Transferability of developmental Rights if any. Building by -laws provision as applicable to the property viz. setbacks, height restriction etc.	Yes, party has to follow govt. norms & rules.
	viii. Planning area/zone	Rewa
	viii. Developmental controls	Govt. agencies
	ix. Zoning regulations	Rewa
	x. Comment on the surrounding land uses and adjoining properties in terms of uses.	Industrial & residential
	xi. Comment on demolition proceedings if any	Not happened so far.
	xii. Comment on compounding/regularization proceedings	It is industrial buildings and compounding might not be required.
	xiii. Any other Aspect	-
4. Document Details and Legal Aspects of Property		
a	Ownership Documents	
	i. Sale Deed, Gift Deed, Lease Deed ii. TIR of the Property	Old valuation report Not provided
b	Name of the Owner/s	M/s Vindhya Telelinks Ltd.
c	Ordinary status of freehold or leasehold including restrictions on transfer	Lease hold & Free hold
d	Agreement of easement if any	Not needed.
e	Notification of acquisition if any	Not applicable.



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f	Notification of road widening if any	Not so far.
g	Heritage restriction, if any	No.
h	Comment on transferability of the property ownership	Transferable as per govt. norms.
i	Comment on existing mortgages/charges/encumbrances on the property, if any	Already mortgage in SBI.
j	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	May be clarified from party.
k	Building plan sanction: Authority approving the plan- Name of the office of the Authority- Any violation from the approved Building Plan-	Details not available.
l	Whether Property is Agricultural Land if yes, any conversion is contemplated	No
m	Whether the property is SARFAESI compliant	Yes, but may be confirmed from advocate.
n	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	No any dispute was observed.
o	Whether entire piece of land on which the unit is set up /property is situated has been mortgaged or to be mortgaged.	Yes, entire area of many registries is offered for mortgage.
p	Qualification in TIR/mitigation suggested if any.	TIR was not provided.
q	Any other aspect	-
5.	Economics Aspect of the Property	
a	i. Reasonable letting value	-
	ii. If property is occupied by tenant	
	- Number of tenants	Not tenanted.
	- Since how long (tenant-wise)	
	- Status of tenancy right	
	- Rent received per month (tenant-wise) with a comparison of existing market rent.	Not needed to be calculated as possessed by owner.
	iii. Taxes and other outings	-
	iv. Property Insurance	Bank may verify.
	v. Monthly maintenance charges	-
	vi. Security charges	-
	vii. Any other aspect	-
6.	Socio-cultural Aspects of the Property	
a	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economics level, location of slums, squatter settlements nearby, etc.	Located in industrial area
b	Whether property belongs to social infrastructure like hospital, school, old age home etc.	No.
7.	Functional and utilitarian Aspects of the property	
a	Description of the functionality and utility of the property in terms of:	
	i. Space allocation	It seems that it is followed within norms & limits of industry.
	ii. Storage Spaces	
	iii. Utility spaces provided within the building	
	iv. Car Parking facility	
	v. Balconies, etc	
b	Any other aspect	No.
8.	Infrastructure Availability	
a	Description of aqua infrastructure availability in terms of	
	i. Water supply	Through own bore wells & dug wells
	ii. Sewerages/sanitation System Underground or Open	Covered & open

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	iii. Storm water drainage	Covered.
b	Description of other physical infrastructure facilities viz.	
	i. Solid waste management	Yes
	ii. Electricity	Available through MPEB & own
	iii. Road and public transport connectivity	Yes, available.
	iv. Availability of other public utilities nearby	Within 1.00 mt to 5.00 km.
c	Social infrastructure in terms of	
	i. School	Within 1-2 Km
	ii. Medical facilities	Within 1-2 Km
	iii. Recreational facility in terms of parks and open space.	Within campus of industry
9. Marketability of the Property		
a	Marketability of the property in terms of	
	i. Locational attributes	Normal.
	ii. Scarcity	No any.
	iii. Demand and supply of the kind of subject property	It is industrial huge land and demand of such big sized land is not there.
	iv. Comparable sale prices in the locality	Lease hold land of Khobhar & Babupur - Rs. 225.00 lacs per hect. Free hold land of Khairi & Khaira - Rs. 225.00 lacs per hect. (being small frontage) Free hold land of Khobhar - Rs. 300.00 lacs per hect. (being specific use) (Considered land rate).
b	Any other aspect which has relevance on the value or marketability of the property	-

10. Engineering and Technology Aspect of the property		
a	Type of construction	RCC & MS
b	Material & Technology used	Good quality material & technology
c	Specifications	RCC foundation, bricks work. RCC/ GI/ asbestos sheet roof. Aluminum frames & windows. IT, Vitrified ceramic tiles, & marble flooring.
d	Maintenance issues	Normal.
e	Age of the building	Every building improved within 10 years
f	Total life of the building	40-50 years
g	Extent of deterioration,	Avoidable.
h	Structural safety	We have not studied the structural details but appear to be safe & sound.
i	Protection against natural disaster viz. earthquakes	Cannot comment, but looking to size and type, it appears that precaution might have taken.
j	Visible damage in the building	Not observed.
k	System of air-conditioning	Yes, available.
l	Provision of firefighting	Yes, available.
m	Copies of the plan and elevation of the building to be included	Not provided to us, hence not enclosed and may be asked by borrower.

11. Environmental Factors		
a	Use of environment friendly building materials, Green Building techniques if any	No.
b	Provision of rain water harvesting	Yes, available
c	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	-

12. Architectural and aesthetic quality of the Property	
a	<div> <div> Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc. </div> <div> Normal, suitable for industrial purpose </div> </div>

13. Valuation		
a	Methodology of valuation – Procedures adopted for arriving at the valuation, Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at.	Land & building method is adopted.
b	Prevailing Market Rate/Price trend of the property in the locality/city from property search sites viz	By market survey, local information and our professional experience. –

	magicbricks.com, 99acres.com, makaan.com etc. if available.	
c	Guideline Rate obtained from Registrar's office/state Govt. Gazette/Income Tax Notification	Attached.
d	Summary of valuation i. Guideline value Land: Building:	- NIL (Rate of industrial building are not given in collector guideline)
	ii. Fair Market Value	Rs. 17950.00 lacs
	iii. Realizable Value	Rs. 14350.00 lacs
	iv. Forced/Distress Sale Value	Rs. 12565.00 lacs
e	i. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	
	ii. Details of last two transactions in the locality / area to be provided, if available.	Not available for similar type of property.

14. Declaration

I hereby declare that:

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on policy, Standard and Procedures for Real Estate Valuation by Banks and MFIs in India 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- I have inspected the subject property on 25.07.2019.
- I am a registered valuer under section 34AB of wealth Tax Act. 1957, Category- Immovable property for valuing property up to any value.
- I have not been depanelled or removed from any Bank/Financial Institution /Government Organization at any point of time in the past.
- I have submitted the valuation Report(s) directly to the bank.

Name and address of the valuer

OMEN ASSESSORS

F-6, Sanchi Complex,
Shivaji Nagar,
Bhopal (M.P.)Name of Valuer association of which I am a bonafide member in good standing IOV, Delhi.
Wealth Tax Registration No. (CA) 17127/35 of 99-2000

Signature of the Valuer

Date : 12.08.2019

Tel No. 0755 - 6540571, 4093727

Mobile No. : 98260 56729

Email: omen.assessors@gmail.com

15. Enclosures

a	Layout plan sketch of the area in which the property is located with latitude and longitude	May be collected from party.
b	Building Plan	May be collected from party.
c	Floor Plan	May be collected from party.
d	Photograph of the property (including geo - stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie"	Yes attached.
e	Certified copy of the approved/ sanctioned plan wherever applicable from the concerned office	Not provided to us May be collected from party.
f	Google Map location of the property	Yes attached.
g	Price trend of the property in the locality/city from property search sites viz Magicbricks.com, 99acres, Makaan.co etc	Market is not growing.
h	Any other relevant documents/ extracts	Calculation sheet attached

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Calculation sheet

Summary of valuation details	Total
VALUATION OF LAND	
Lease hold land of Khobhar & Babupur - 32.00 hect @ Rs. 225.00 lacs per hect. = Rs. 7200.00 lacs Free hold land of Khairi & Khaira - 17.12 hect @ Rs. 225.00 lacs per hect. = Rs. 3852.00 lacs Free hold land of Khobhar - 2.35 hect. @ Rs. 300.00 lacs per hect. = Rs. 705.00 lacs TOTAL = Rs. 11757.00 lacs	Rs. 11757.00 lacs

SUMMARY OF BUILDING VALUATION**9.0 Summary of building valuation (Lease hold land of Khobhar & Babupur)**

S. No.	Items	Construced Area	Net cost after depreciation
		(in sq mt)	
1	Plant I	6800.00	Rs. 471.47 lacs
2	Extension of Plant I	327.00	Rs. 17.44 lacs
3	Duct	321.75	Rs. 20.59 lacs
4	SPIRIOL Shed	648.00	Rs. 27.99 lacs
5	Plant II	6800.00	Rs. 495.04 lacs
6	Extension Of Plant II	684.00	Rs. 38.30 lacs
7	OFC Plant	5984.00	Rs. 435.64 lacs
8	Extension Of OFC Plant	1560.00	Rs. 87.36 lacs
9	FRP Plant	1950.00	Rs. 124.80 lacs
10	Extension of FRP Plant	150.00	Rs. 8.16 lacs
11	Packing Shed	900.00	Rs. 43.80 lacs
12	Sealing Packing Shed	480.00	Rs. 16.00 lacs
13	Dispatch Building	576.00	Rs. 38.40 lacs
14	New OFC	3800.00	Rs. 299.95 lacs
15	DG Building	288.00	Rs. 14.21 lacs
16	Store Shed	480.00	Rs. 16.58 lacs
17	EBEAM Plant	1725.00	Rs. 144.67 lacs
18	Solar Plant	3500.00	Rs. 289.57 lacs
19	Store Kirbi	960.00	Rs. 36.74 lacs
20	Store Godown	960.00	Rs. 26.24 lacs
21	Store Building	1280.00	Rs. 66.47 lacs
22	Extension of Store Building	56.00	Rs. 2.73 lacs
23	Security Office	75.00	Rs. 4.77 lacs
24	Time Office	225.00	Rs. 17.49 lacs
Total		40529.75	Rs. 2744.41 lacs



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S. No.	Items	Constructed Area	Net cost after depreciation
		(in sq mt)	
25	LT Room	288.00	Rs. 19.35 lacs
26	Car Parking	768.00	Rs. 22.94 lacs
27	AC Maintenance	160.00	Rs. 8.53 lacs
28	Pump House I	240.00	Rs. 10.50 lacs
29	Garage	168.00	Rs. 9.33 lacs
30	DG Building	300.00	Rs. 16.40 lacs
31	Extension I of DG Building	300.00	Rs. 19.60 lacs
32	Extension II of DG Building	300.00	Rs. 21.20 lacs
33	Scrap Yard	216.00	Rs. 2.95 lacs
34	Chimney Shed	60.00	Rs. 1.80 lacs
35	Old Dormitory GF	480.00	Rs. 24.32 lacs
36	Old Dormitory FF	480.00	Rs. 24.32 lacs
37	Darban Quarters	114.00	Rs. 6.84 lacs
38	MD Bungalow GF	272.00	Rs. 20.56 lacs
39	MD Bungalow FF	222.00	Rs. 16.78 lacs
40	Servant Quarter GF	22.75	Rs. 1.15 lacs
41	Servant Quarter FF	22.75	Rs. 1.15 lacs
42	Flat of B-Block GF	370.00	Rs. 24.67 lacs
43	Flat of B-Block FF	370.00	Rs. 24.67 lacs
44	Garage GF	300.00	Rs. 18.00 lacs
45	Garage FF	180.00	Rs. 10.80 lacs
46	Flat of C-Block II	1102.50	Rs. 72.03 lacs
47	Flat of C-Block I	1102.50	Rs. 72.03 lacs
48	Flat of C-Block III	1260.00	Rs. 89.04 lacs
49	Car Parking	154.00	Rs. 3.81 lacs
50	STP Plant	9.00	Rs. 0.51 lacs
51	Darban Quarter II	162.00	Rs. 9.16 lacs
52	Darban Quarter III	162.00	Rs. 9.16 lacs
53	Flat of new B-Block	1596.00	Rs. 191.52 lacs
54	Flat of A-Block III	740.00	Rs. 50.32 lacs
55	Flat of BC Block	740.00	Rs. 48.35 lacs
56	Flat of A-Block I	740.00	Rs. 40.45 lacs
57	Flat of A-Block II	740.00	Rs. 46.52 lacs
58	Water Softener Plant	100.00	Rs. 5.23 lacs
59	Staff Recreation / Health Centre	724.00	Rs. 59.13 lacs
60	Dormitory No. II	1701.00	Rs. 94.47 lacs
61	Canteen	480.00	Rs. 32.00 lacs
62	Old Dispensary	75.00	Rs. 5.50 lacs
Total		7221.50	Rs. 1135.06 lacs



9.0 Summary of building valuation (Free hold land of Khairi & Khaira)

S. No.	Items	Construced Area	Net cost after depreciation
		(in sq mt)	
63	Darban Quarter	196.00	Rs. 12.47 lacs
64	New Shed	384.00	Rs. 13.57 lacs
65	Diesel Pump Building	9.00	Rs. 0.64 lacs
66	Old Shed	144.00	Rs. 4.07 lacs
Total		733.00	Rs. 30.75 lacs

9.0 Summary of building valuation (Free hold land of Khobhar)

S. No.	Items	Construced Area	Net cost after depreciation
		(in sq mt)	
67	Khobhar City	765.00	Rs. 33.05 lacs
68	ITI Building	1850.00	Rs. 124.81 lacs
69	Shed	209.25	Rs. 6.41 lacs
70	Library GF	216.00	Rs. 12.59 lacs
71	Library FF	216.00	Rs. 5.96 lacs
Total		3256.25	Rs. 182.82 lacs
GRAND TOTAL		61740.50	Rs. 4093.04 lacs

9.18	Extra Items	258.50 lacs
9.18.1	Porch/Portico	20 RCC porch available (Rs. 15.00 lacs)
9.18.2	Water Storage	9 open/ overhead RCC tanks, 2 underground RCC tanks available. (Rs. 70.00 lacs) Plastic over head tanks (Approx 100) (Rs. 7.00 lacs)
9.18.3	Entrance/ Front Door	Yes available. (Rs. 3.00 lacs)
9.18.4	Staircase	19 RCC & 11 MS fabricated stairs. (Rs. 25.00 lacs)
9.18.5	Extra Grills/Gates	Yes available (Rs. 15.00 lacs).
9.18.6	Separate Room	6 extra sheds with size of (540 sq mt, 324 sq mt, 150 sq mt, 30 sq mt, 144 sq mt & 25 sq mt) available. (Rs. 29.00 lacs) . 1 Gangway (Size 150 sq mt) (Rs. 6.00 lacs) . 1 mezzanine floor (Size 90 sq mt) (Rs. 2.00 lacs) . 2 rooms, 1 toilet, 1 tower, 1 punching shed, 1 gym & dairy available. (Rs. 81.50 lacs)
9.18.7	Security Items	Round the clock security guard available. (Rs. 5.00 lacs)



9.19.0	Amenities / Additional Work	55.00 lacs
9.19.1	Fix Nature	Yes available in MD bungalow, guest house & in other buildings. (Rs. 15.00 lac).
9.19.2	Extra Sink/Bath Tub	Not available.
9.19.3	Paneling	Available. (Rs. 10.00 lacs)
9.19.4	Elevation Improve mental work	Available (Rs. 15.00 lacs).
9.19.5	Gym/Club house (common/individual)	Yes available.(Considered above)
9.19.6	Swimming pool	Not available.
9.19.7	False ceiling/POP/Aluminum works	POP work at roof & wall . False ceiling available (Rs. 5.00 lacs)
9.19.9	Water Harvesting	Not available.
9.19.9	Sports/Yoga Facilities (common/ indivi.)	Available.(Rs. 10.00 lacs)
9.19.10	Recreation Facilities (common/ indivi.)	Yes available
9.20	Miscellaneous	60.00 lacs
9.20.1	Separate Room	Considered above.
9.20.2	Separate Tanks	Considered above.
9.20.3	Extra Land/Building in possession	Not available.
9.20.4	Trees/Garden/Greenery	Available.(Rs. 10.00 lacs)
9.20.5	Extra work done	Bridge on pond, RCC platform, hut of Brahma Ji and hut in center of pond available. (Rs. 50.00 lacs)
9.21.0	Services	1725.00 lacs
9.21.1	Water Supply	Through, own 21 bore wells, one pond & 1 dug well. (Rs.20.00 lacs)
9.21.2	Drainage	Yes available (Rs. 200.00 lacs)
9.21.3	Compound wall/Fencing	Brick mason/ RCC/ Hollow bricks boundary wall available.(Rs. 700.00 lacs) (approx. 11000 sq mt)
9.21.4	Pavement/Open Area Flooring	RCC road work, paver blocks & Mud (Rs.800.00 lacs)
9.21.5	Lifts (common/individual)	Not available.
9.21.6	Power Backup (common/individual)	Available.
9.21.7	Air Cooling / Conditioning	Available.
9.21.8	Security Items (common/individual)	Available.(Rs. 5.00 lacs)

FAIR MARKET VALUE	Rs. 17950.00 Lacs
ESTIMATED REALIZABLE VALUE	Rs. 14350.00 Lacs
DISTRESS / FORCED SALE VALUE	Rs. 12565.00 Lacs



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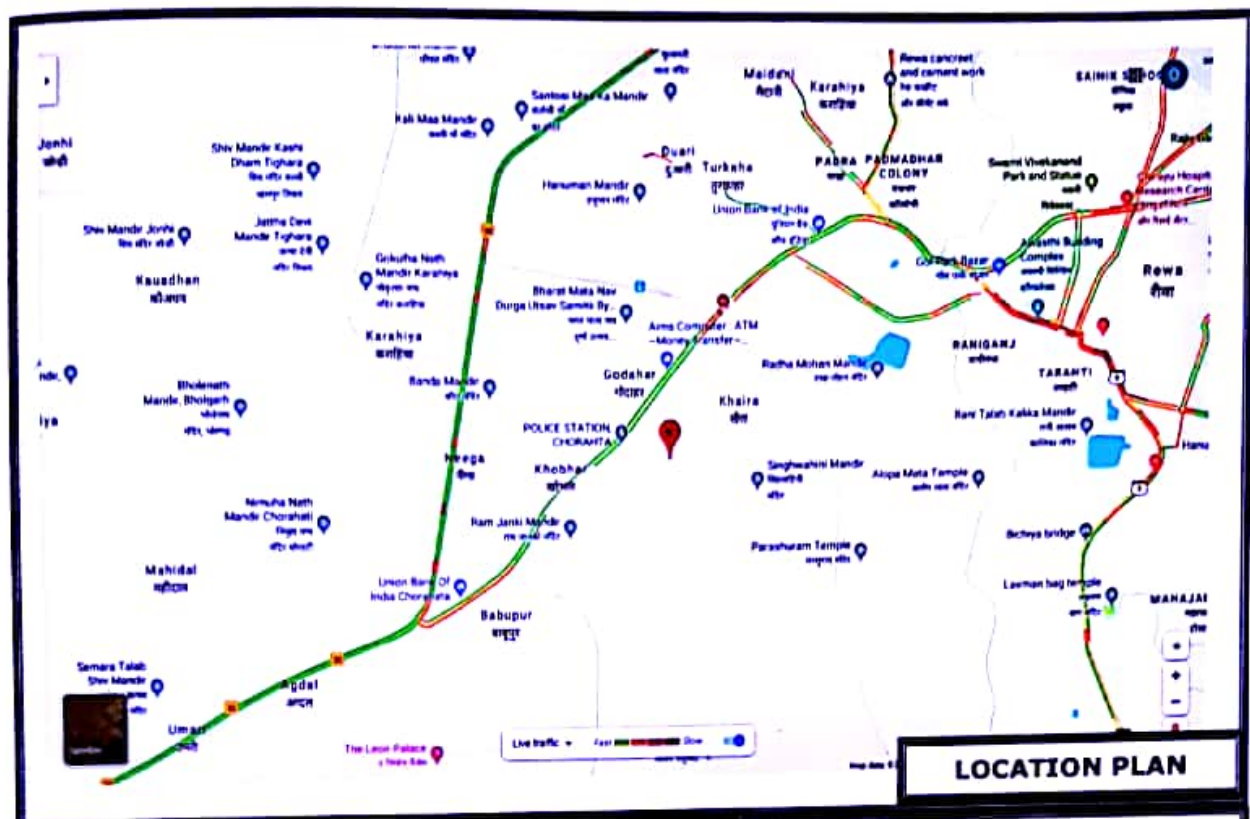


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SATELLITE IMAGE



Property: M/s VINDHYA TEELINKS LTD. (REWA), VILLAGE - KHOBHAR, BABUPUR, KHAIRI & KHAIRA , P.O. CHORHATA. UDYOG BIHAR, TOWN & DISTRICT - REWA (M.P.)
OWNER & BORROWER - M/s VINDHYA TEELINKS LTD. (REWA)



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