REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

aso vrio	मौहल्ले या राजस्व ग्राम का नाम	परगना या वार्ड का नाम	नगरीय, अर्द्धनगरीय तथा ग्रामीण क्षेत्र	अकृषक भूमि की दर प्रति वर्ग मीटर (रू० में) 5		
1	2	3	4			
24	असालतपुर जारई (कान्हा धाम कालोनी)	चन्दीसी	अर्द्धनगरीय	5000		
25	असालतपुर जारई (ओम नमो एन्कलेव कालोनी)	चन्दौसी	अर्द्धनगरीय	4600		
26	असालतपुर जारई (गोकुल धाम कालोनी)	चन्दीसी	अर्द्धनगरीय	5000		
27	अहमदनगर धरेसा	चन्दौसी	ग्रामीण	1500		
28	अहमदनगर पचतौरा	चन्दौसी	ग्रामीण	1300		
29	अंसारी यान	राज	नगरीय	7000		
30	अकूरजीपुरम	कैथल गेट	नगरीय	7000		
		(आ)				
31	आटा	चन्दौसी	अर्द्धनगरीय	4000		
32	आटा (संजीवनी वाटिका)	चन्दौसी	अर्द्धनगरीय	6000		
33	आदमपुर	चन्दौसी	अर्द्धनगरीय	2000		
34	आनन्दपुर	चन्दौसी	ग्रामीण	1300		
35		चन्दौसी	अर्द्धनगरीय	2000		
36		चन्दौसी	ग्रामीण	1300		
37		वास विकास सम्भल गेट नगरीय				

a

(4 (सुबोध कुमार राय) उप निबन्धक चन्दौसी

(मनोज कुमार सिंह) (महेश प्रसाद दीक्षित) (राज नारीय तहसीलदार चन्दौसी

चन्दौसी

त्रिपाती) उप जिलाधिकारी सहायक महानिरीक्षक निबन्धन अपर जिलीधिकारी (वि० / रा०) सम्भल

(लवकुश कुमारे त्रिपाठी) सम्भल

जिलाधिकारी

सम्भल

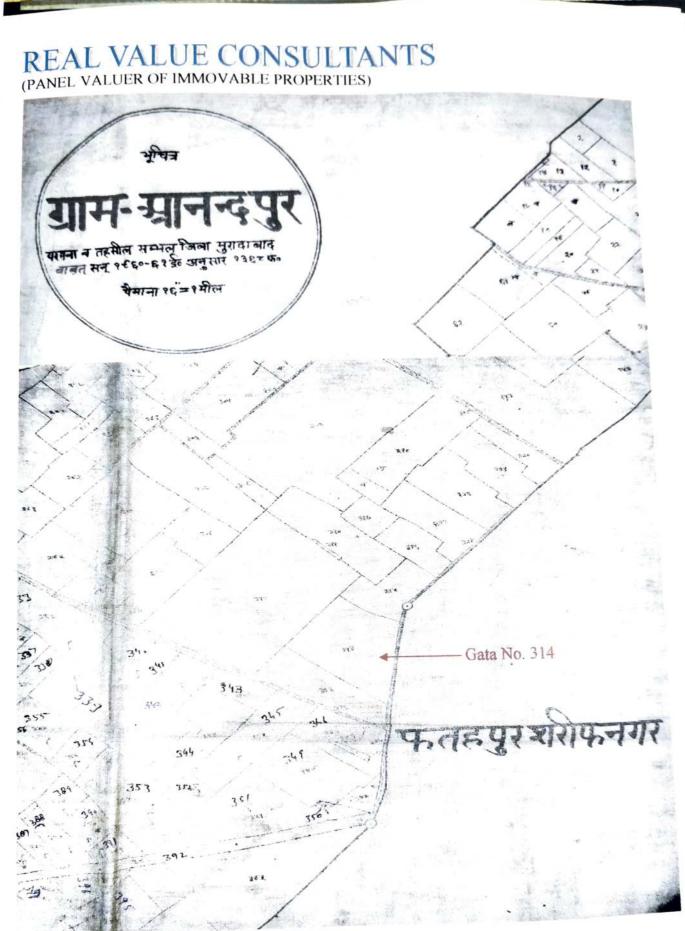
(अविनाश कृष्ण सिंह)

CIRCLE RATE



21 फमल सम्बन्धी idd (ul 0 मेती के पूरे बड़े हुए वेड़ों की संख्या 1203 20 KESCH1 030 1451 200 19 आकर्षित 10thk 18 U मम 1965 21 PM KO 18 HIE H 17 मिमिति फसली क्षेत्रफल 210010 16 हर्मास 1 Fam 200 Mer 15 असिंचित ١ 1 जायद 14 PPIH 0 TV 13 0 12H4 4º 12 1 ырные F क्षेत्रफल teft 11 तहमील नादाही मिथित 1 Card PA 10 ١ रवसरा 12Hth हर्ष्ट्राम्रीह 0 1 खरीक 1 RETAR 8 RE WH4 ~ 110 9 मधाम क हेम्ममी अनुसार खातेदार का नाम यदि खतौनी के भाग 2 के वर्गीकरण के IT कोई ŝ परगना A) R. A. A. R. M. W. W. S. あってもいってい खतौनी के भाग 1 के वर्गीकरण के अनुसार खातेदार का नाम 0 When le le 4 31101-632 21120 C 3 3 मितिक गताक 0म नकद खसरा ग्राम क्षेत्रफल हैक्टेयर में 1651 2 THE HAR • 1.4 All





SHAJRA PLAN





SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description	:	Vacant plot	a vacant al.	
1	Foundation	:	Not applicable, being	a vacant plot	
2	Basement	:	As above		
3	Superstructure	:	As above		
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	As above		
5	RCC works	:	As above		
6	Plastering	:	As above		
7	Flooring, Skirting, dado	:	As above		
8	Special finish as marble, granite, wooden paneling, grills, etc	:	As above		
9	Roofing including weather proof course	:	As above		
10	Drainage	:	As above		
S. No.	Description	:	Vacant plot	Other floors	
1.	Compound wall	:	No		
1.	Height	:	: As above		
	Length	:	: As above		
	Type of construction	:	: As above		
2	Electrical installation	1	Not applicable, be	eing a vacant plot	
2		1	As above		
	Type of wiring Class of fittings (superior / ordinary / poor)		: As above		
	Number of light points		: As above		
	Fan points		: As above		
			: As above		
	Spare plug points		: Nil		
	Any other item				
3	Plumbing installation No. of water closets and their type : Not applicable, being a vacant planet.				
	No. of water closets and their type				
	No. of wash basins		: As above : As above		
	No. of urinals		•		
	No. of bath tubs		: As above		
	Water meter, taps, etc.		: As above		
	Any other fixtures		: As above	ANUN	





North & Soluri : . East & West : . Total extent of the plot : 0.508 Hect. or 5,080 sq m or 6075.68 sq : Prevailing market rate (Along with details reference of at least two ladgeent properties in the areas) : Land rate ranges between Rs. 3,100/- yd to Rs. 3,300/- per sq yd Assessed / adopted rate of valuation : Rs. 3,200/- per sq yd : Sala (Sala (- A (VALUATION OF LAND)			
North & Soluri : . East & West : . Total extent of the plot : 0.508 Hect. or 5,080 sq m or 6075.68 sq : Prevailing market rate (Along with details reference of at least two ladgeent properties in the areas) : Land rate ranges between Rs. 3,100/- yd to Rs. 3,300/- per sq yd Assessed / adopted rate of valuation : Rs. 3,200/- per sq yd : Sala (Sala (:	0.508 Hect. or 5,080 sq m or 6075.68 sq vd	
East & West : 0.508 Hect. or 5,080 sq m or 6075 68 sq Total extent of the plot : 0.508 Hect. or 5,080 sq m or 6075 68 sq Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas) : Land rate ranges between Rs. 3,100/- yd to Rs. 3,300/- per sq yd Assessed / adopted rate of valuation : Rs. 3,200/- per sq yd = Rs. 1,94,42 Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) : Land rate : Rs. 1,300/- per sq m 0: diveline Value (a + b) : Not Applicable Vacant Land Rt - B (VALUATION OF BUILDING) : Non-Agricultural land 0 Type of Building (Residential / Commercial/ Industrial) : Non-Agricultural land 0 Type of construction (Load bearing / RCC/ Steel Framed) : As above c Year of construction : As above f Condition of the building : As above g Date of issue and validity of layout of approved map / plan : As above g Date of issue and validity of layout of approved map / plan issuing authority : As above i Whether genuineness or authent		-		
Total extent of the provesting market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas) I and rate ranges between Rs. 3,100/- yd to Rs. 3,300/- per sq yd Assessed / adopted rate of valuation : Rs. 3,200/- per sq yd Assessed / adopted rate of valuation : 6075.68 sq yd x Rs. 3,200/- per sq yd Estimated value of land : 6075.68 sq yd x Rs. 3,200/- per sq yd Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) : I.and rate : Rs. 1,300/- per sq m a) Land : 5,080 sq m x Rs. 1,300/- per sq m = Rs. 66,04,0 B (VALUATION OF BUILDING) : Not Applicable Vacant Land ART - B (VALUATION OF BUILDING) : Not Applicable, being a vacant land C (Year of construction (Load bearing / Commercial/ Industrial) : Not applicable, being a vacant land b Type of Building (Residential / Commercial/ Industrial) : Not applicable, being a vacant land c Year of construction : As above As above d Number of floors and height of each floor including basement, if any floor : As above f	East & West		0 508 Hect. or 5,080 sq m or 6075.68 sq vd	
Prevailing matter line least two fatest deals/transactions with respect to adjacent properties in the areas) yd to Rs. 3,300/- per sq yd Assessed / adopted rate of valuation : Rs. 3,200/- per sq yd Estimated value of land : 6075.68 sq yd x Rs. 3,200/- per sq yd Estimated value of land : 6075.68 sq yd x Rs. 3,200/- per sq yd Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) : Land rate : Rs. 1,300/- per sq m Office (an evidence thereof to be enclosed) : Not Applicable Vacant Land B) Land : S,080 sq m x Rs. 1,300/- per sq m B: (VALUATION OF BUILDING) : Not Applicable Vacant Land ART - B (VALUATION OF BUILDING) : Non-Agricultural land Commercial/ Industrial) : Non-Agricultural land c Year of construction (Load bearing / C/ Steel Framed) : As above d Number of floors and height of each floor including basement, if any : As above f Condition of the building : As above g Date of issue and validity of layout of approved map / plan : As above g Date of issue and validity of layout of approved map / plan issuring	Total extent of the plot			
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Guideline rate obtained information of going Office (an evidence thereof to be enclosed) a) Land : 5,080 sq m x Rs. 1,300/- per sq m = Rs. 66,04, b) Cost of Construction : Not Applicable Vacant Land Guideline Value (a + b) : Rs. 66,04,000/- or Rs. 66.04 Lakh ART - B (VALUATION OF BUILDING) rechnical details of the building a Type of Building (Residential / : Non-Agricultural land commercial/ Industrial) : Not applicable, being a vacant land b Type of construction (Load bearing / : Not applicable, being a vacant land c Year of construction : As above d Number of floors and height of each floor including basement, if any : As above f Condition of the building : As above f Condition of the building : As above g Date of issue and validity of layout of approved map / plan : As above i Whether genuineness or authenticity if ay out of approved map / plan is verified : As above		:		
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a Type of Building (Recommended Commercial/ Industrial) b Type of construction (Load bearing / RCC/ Steel Framed) : Not applicable, being a vacant land c Year of construction : As above d Number of floors and height of each floor including basement, if any : As above e Plinth area floor-wise : As above f Condition of the building : As above Exterior - Excellent, Good, Normal, Poor : As above g Date of issue and validity of layout of approved map / plan : Not applicable, being a vacant land authority i Whether genuineness or authenticity of approved map / plan is verified : As above i Whether genuineness or authenticity of approved map / plan is verified : As above	Technical details of the building	1	Non Agricultural land	
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approved map / plan As above h Approved map / plan issuing authority As above i Whether genuineness or authenticity of approved map / plan is verified As above i As above As above	g Date of issue and validity of layout		: Not applicable, being a vacant land	
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i Whether genuineness or authenticity of approved map / plan is verified i As above As above	authority			
i i i i i i i i i i i i i i i i i i i	of approved map / plan is verified			
approved plan	j Any other comments by empanelled valuers on authentic	our of	• • •	



4.2 Latitude, Longitude and Coordinates of	of :	78°35'20.5"E
the site	:	0.508 Hect. or 5,080 sq m or 6075.68 sq yd
 5 Extent of the site 6 Extent of the site considered for valuat (least of 14 A & 14 B) 	ation :	
 (least of 14 A & 112) Whether occupied by the owner / tena If occupied by tenant, since how lon 	ing.	: Lying vacant under possession of the owner
II CHARACTERISTICS OF THE SITE	E	
Classification of locality	:	: Poor class
Development of surrounding areas		: Agricultural land
3 Possibility of frequent flooding / merging		: No
4 Feasibility to the Civic amenities school, hospital, bus stop, market etc.	0.	: Within 3-4 Kms.
5 Level of land with topograp conditions	phical	: Plain surface
6 Shape of land		: Almost Rectangular in shape
7 Type of use to which it can be put		: Non-Agricultural land
8 Any usage restriction		: No
9 Is plot in town planning approved lay	yout?	: No
1 to a intermittent plot?		: Intermittent Plot
1.0 11/1/1-1		: Available
		: Kachha Road
 Type of road available at present Width of road – is it below 20 ft. or 	or more	: Less than 20 ft
than 20 ft.]	: No
14 Is it a land – locked land?		: Vacant land
15 Water potentiality		: No
16 Underground sewerage system	??	: Available nearby
17 Is power supply available at the site		: Transcie inters
18 Advantage of the site		
i ii ii	reat of	: No
19 Special remarks, if any, like thr acquisition of land for public s purposes, road widening or applic of CRZ provisions etc. (Distance sea-coast / tidal level mus incorporated)	cability ce from	
		:
		: ANN GAL





5	Locati	on of property	:	Vac	ant plot at Khata No. 150,	Gata No. 314M
	а	Plot No. / Survey No.		(Par Ana Cha	and piot at relation in the an andpur, Block Bahjoi, Pa andausi, Distt. Sambhal, U.	rea of Village argana & Tehsil
	b	Door No.	:	-	Is an Anandnur	
	c	T. S. No. / Village	:		lage Anandpur	
	d	Ward / Taluka	:	Te	hsil Chandausi stt. Sambhal, U.P244410	
	P	Mandal / District	:	Di	stt. Samonal, U.F244410	0 Gata No. 314M
7	Postal address of the property		:	Vacant plot at Khata No. 150, Gata No. 314M (Part), situated in the area of Village Anandpur, Block Bahjoi, Pargana & Tehsi Chandausi, Distt. Sambhal, U.P244410		area of Village Pargana & Tehsil
8	City /	Town	:	1.000.000	ural area	
5		ential Area	:	N	on-Agriculture	
		nercial Area	:			
	and the second second	rial Area	:			
0		fication of the area				
9		High/Middle/Poor	:	N	fiddle class	
	(i)	Urban/Semi/Rural	:		tural	
	(ii)	a i limit /	:	V	Within Gram Panchayat li	mit
10	Comir Villag	e Panchayat / Municipality			No	
12	Land Ceiling Act) or notified under agency area / scheduled area / cantonment area In case it is an agricultural land, an conversion to house site plots contemplated			:	No, It is Non-Agriculture	e Land
			+			
13	Boundaries of the property North		h	:	Other Land of khasra N	o. 315
	South			:	Other Land of khasra No. 313	
	East			:	Road 10 ft wide	
	Wes		-	•	A CONTRACTOR Pride Dairy India Pvt. Ltd. of	
	vv ex		est	•	khasra No. 312	
1.4.1	D	rions of the site	-	:	A	В
14.1	Dimer	nsions of the site		:	As per the Deed	Actual
					715 per 110	
		Nor	th	:		0.508 Hect. or 5,0
		Sou	th	:	}	sq m or 6075.68
		a Tra	ast	:		
				-		JAN OU-
		W	est	:	3	S Gall Regd



VALUATION REPORT (IN RESPECT OF LAND/ SITE AND BUILDING) (To be filled in by the Approved Valuer)

Our Ref : SBI/SAMB-I, C.P./2019-20/058

Date: 06.01.2020

	f : SBI/SAMB-I, C.F./2019-20/038	De l'Arter			
I. GI	ENERAL				
Purpo	se for which the valuation is made	- A	To Know the Fair Market Value of the property		
Date of Inspection		:	04.01.2020		
Date on which the valuation is made		:	06.01.2020		
List of Document produced for perusal					
a	TIR	:	TIR dated 10.09.2018 raised by Advocate Anil Wilson.		
b	Sale Deed 1	:	Sale Deed Regn. No. 13417, dt. 07.08.2015, Addl. Book No. 1, Vol. No. 6921, page No. 289 to 364 by Sub Registrar Chandausi, Distt Sambhal, U.P. for 0.254 Hect. or 2540 sq m		
c	Sale Deed 2	:	Sale Deed Regn. No. 19557, dt. 15.12.2015, Addl. Book No. 1, Vol. No. 7123, page No. 277 to 386 by Sub Registrar Chandausi, Distt. Sambhal, U.P. for 0.254 Hect. or 2540 sq m		
b	CLU (For Non-Agriculture)	:	Order dated 02.05.2015 passed by SDM, Chandausi in case No. 2015374042377 to declare captioned property as Non-Agricultural U/s 143 of UP ZA & LR Act.		
Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		IO	M/S Mother's Pride Dairy India Pvt. Ltd. Regd. Office: 204, Prakash Chamber, 5041/6, Second floor, Netaji Subhash Marg, Daryaganj, New Delhi-110002		
			A/C: M/S MOTHER'S PRIDE DAIRY INDIA PVT. LTD.		
Brief description of the property (Including leasehold / freehold etc)		:	The property under valuation is freehold vacant Non-Agriculture Land measuring 0.50 Hect. or 5,080 sq m, out of 1.9710 Hect. Land is bounded by Barbed wire with the help of fencing pole on equal interval. The Property is situated 3.8 km from M. Hospital & 5.6 km from District Magistra		
	Date of Date of List of a b c b Name addres share owner	a Sale Deed 1 b Sale Deed 2 c Sale Deed 2 b CLU (For Non-Agriculture) Name of the owner(s) and his / the address (es) with Phone no. (details share of each owner in case of joi ownership) Brief description of the property	Pulpose for minor : Date of Inspection : Date on which the valuation is made : List of Document produced for perusal : a TIR b Sale Deed 1 c Sale Deed 2 b CLU (For Non-Agriculture) : : b CLU (For Non-Agriculture) : : b Sale Deed 2 : : b CLU (For Non-Agriculture) : : Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) Brief description of the property :		

