

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

क्र०सं०	मौहल्ले या राजस्व ग्राम का नाम	परगना या वार्ड का नाम	नगरीय, अर्द्धनगरीय तथा ग्रामीण क्षेत्र	अकृषक भूमि की दर प्रति वर्ग मीटर (₹० में)
1	2	3	4	5
24	असालतपुर जारई (कान्हा धाम कालोनी)	चन्दीसी	अर्द्धनगरीय	5000
25	असालतपुर जारई (ओम नमो एन्कलेव कालोनी)	चन्दीसी	अर्द्धनगरीय	4600
26	असालतपुर जारई (गोकुल धाम कालोनी)	चन्दीसी	अर्द्धनगरीय	5000
27	अहमदनगर धरैसा	चन्दीसी	ग्रामीण	1500
28	अहमदनगर पचतौरा	चन्दीसी	ग्रामीण	1300
29	अंसारी यान	राज	नगरीय	7000
30	अकूरजीपुरम	कैथल गेट	नगरीय	7000

(आ)

31	आटा	चन्दीसी	अर्द्धनगरीय	4000
32	आटा (संजीवनी वाटिका)	चन्दीसी	अर्द्धनगरीय	6000
33	आदमपुर	चन्दीसी	अर्द्धनगरीय	2000
34	आनन्दपुर	चन्दीसी	ग्रामीण	1300
35	आलमपुर कुदईयां	चन्दीसी	अर्द्धनगरीय	2000
36	औरंगपुर सिलैटा	चन्दीसी	ग्रामीण	1300
37	आवास विकास	सम्मल गेट	नगरीय	10500

a

(सुबोध कुमार राय) (मनोज कुमार सिंह) (महेश प्रसाद दीक्षित) (राज नारायण त्रिपाठी) (लवकुश कुमार त्रिपाठी) (अविनाश कृष्ण सिंह)
उप निबन्धक तहसीलदार उप जिलाधिकारी सहायक महानिरीक्षक निबन्धन अपर जिलाधिकारी (वि०/रा०) जिलाधिकारी
चन्दीसी चन्दीसी चन्दीसी सम्मल सम्मल सम्मल

CIRCLE RATE



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

नकद खसरा ग्राम आनन्दपुर परगना न तहसील खसरा जिला सुरजपुर सन 1426 फसल सम्बन्धी

क्र.सं.	क्षेत्रफल हेक्टेयर में	खतौनी के भाग 1 के वर्गीकरण के अनुसार खातेदार का नाम	खतौनी के भाग 2 के वर्गीकरण के अनुसार खातेदार का नाम यदि कोई	सर्वेक्षण क्र. एवं दिनांक	क्षेत्रफल												आकर्षित भूमि	क्षेत्रफल	विवरण
					खरीक			रवी			जायद			फसली क्षेत्रफल					
					फसल	सिंचित	असिंचित	फसल	सिंचित	असिंचित	फसल	सिंचित	असिंचित	फसली क्षेत्रफल					
1	157	शारी गजबान		157															
2	157	शारी गजबान		157															
3	157	शारी गजबान		157															
4	157	शारी गजबान		157															
5	157	शारी गजबान		157															
6	157	शारी गजबान		157															
7	157	शारी गजबान		157															
8	157	शारी गजबान		157															
9	157	शारी गजबान		157															
10	157	शारी गजबान		157															
11	157	शारी गजबान		157															
12	157	शारी गजबान		157															
13	157	शारी गजबान		157															
14	157	शारी गजबान		157															
15	157	शारी गजबान		157															
16	157	शारी गजबान		157															
17	157	शारी गजबान		157															
18	157	शारी गजबान		157															
19	157	शारी गजबान		157															
20	157	शारी गजबान		157															
21	157	शारी गजबान		157															

मोहर: खसरा खसरा पट्टा: 26 दिनांक: 03-11-2020



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)



SHAJRA PLAN



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description	:	Vacant plot	
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	
	Height	:	As above	
	Length	:	As above	
	Type of construction	:	As above	
2	Electrical installation	:	Not applicable, being a vacant plot	
	Type of wiring	:	As above	
	Class of fittings (superior / ordinary / poor)	:	As above	
	Number of light points	:	As above	
	Fan points	:	As above	
	Spare plug points	:	As above	
	Any other item	:	Nil	
3	Plumbing installation	:		
	No. of water closets and their type	:	Not applicable, being a vacant plot	
	No. of wash basins	:	As above	
	No. of urinals	:	As above	
	No. of bath tubs	:	As above	
	Water meter, taps, etc.	:	As above	
	Any other fixtures	:	As above	



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

PART - A (VALUATION OF LAND)

1	Size of plot		
	North & South	:	0.508 Hect. or 5,080 sq m or 6075.68 sq yd
	East & West	:	
2	Total extent of the plot	:	0.508 Hect. or 5,080 sq m or 6075.68 sq yd
3	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/- per sq yd to Rs. 3,300/- per sq yd
4	Assessed / adopted rate of valuation	:	Rs. 3,200/- per sq yd
5	Estimated value of land	:	6075.68 sq yd x Rs. 3,200/- per sq yd = Rs. 1,94,42,176/-
6	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Land rate : Rs. 1,300/- per sq m
	a) Land	:	5,080 sq m x Rs. 1,300/- per sq m = Rs. 66,04,000/-
	b) Cost of Construction	:	Not Applicable Vacant Land
	Guideline Value (a + b)	:	Rs. 66,04,000/- or Rs. 66.04 Lakh

PART - B (VALUATION OF BUILDING)

Technical details of the building

a	Type of Building (Residential / Commercial/ Industrial)	:	Non-Agricultural land
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		
	Exterior - Excellent, Good, Normal, Poor	:	As above
	Inferior - Excellent, Good, Normal, Poor	:	As above
g	Date of issue and validity of layout of approved map / plan	:	Not applicable, being a vacant land
h	Approved map / plan issuing authority	:	As above
i	Whether genuineness or authenticity of approved map / plan is verified	:	As above
j	Any other comments by our empanelled valuers on authentic of approved plan	:	As above

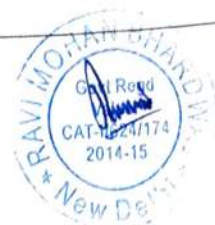
REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

4.2	Latitude, Longitude and Coordinates of the site	:	28°24'18.0"N 78°35'20.5"E
5	Extent of the site	:	0.508 Hect. or 5,080 sq m or 6075.68 sq yd
6	Extent of the site considered for valuation (least of 14 A & 14 B)	:	0.508 Hect. or 5,080 sq m or 6075.68 sq yd
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Lying vacant under possession of the owner

II CHARACTERISTICS OF THE SITE

1	Classification of locality	:	Poor class
2	Development of surrounding areas	:	Agricultural land
3	Possibility of frequent flooding / submerging	:	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 3-4 Kms.
5	Level of land with topographical conditions	:	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 layout?	:	No
10	Corner plot or intermittent plot?	:	Intermittent Plot
11	Road facilities	:	Available
12	Type of road available at present	:	Kachha Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	Less than 20 ft
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Vacant land
16	Underground sewerage system	:	No
17	Is power supply available at the site?	:	Available nearby
18	Advantage of the site	:	
	i	:	
	ii	:	
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)	:	No
		:	
		:	



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

5	Location of property			
	a	Plot No. / Survey No.	:	Vacant plot at Khata No. 150, Gata No. 314M (Part), situated in the area of Village Anandpur, Block Bahjoi, Pargana & Tehsil Chandausi, Distt. Sambhal, U.P.-244410
	b	Door No.	:	-
	c	T. S. No. / Village	:	Village Anandpur
	d	Ward / Taluka	:	Tehsil Chandausi
	e	Mandal / District	:	Distt. Sambhal, U.P.-244410
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 & Tehsil Chandausi, Distt. Sambhal, U.P.-244410
8	City / Town		:	Rural area
	Residential Area		:	Non-Agriculture
	Commercial Area		:	--
	Industrial Area		:	--
9	Classification of the area			
	(i)	High/Middle/Poor	:	Middle class
	(ii)	Urban/Semi/Rural	:	Rural
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Within Gram Panchayat limit
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		:	No
12	In case it is an agricultural land, any conversion to house site plots is contemplated		:	No, It is Non-Agriculture Land
13	Boundaries of the property			
		North	:	Other Land of khasra No. 315
		South	:	Other Land of khasra No. 313
		East	:	Road 10 ft wide
		West	:	M/S Mother's Pride Dairy India Pvt. Ltd. of khasra No. 312
14.1	Dimensions of the site		:	A
			:	B
			:	As per the Deed
		North	:	} 0.508 Hect. or 5,080 sq m or 6075.68 sq yd
		South	:	
		East	:	
		West	:	



REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

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

I. GENERAL		
1	Purpose for which the valuation is made	: To Know the Fair Market Value of the property
2	Date of Inspection	: 04.01.2020
	Date on which the valuation is made	: 06.01.2020
3	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.
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 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.
5	Brief description of the property (Including leasehold / freehold etc)	: The property under valuation is freehold vacant Non-Agriculture Land measuring 0.508 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.K. Hospital & 5.6 km from District Magistrate Office, Bahjoi

