

File No.	RKA/DNCR/...../.....
Date of Receiving	

395

**rk ASSOCIATES**  
REINFORCING YOUR BUSINESS

**CASE COLLECTION FORMAT  
(GENERAL SURVEY FORM)**

(Version 4.2) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	HOD Engg. Signature
File Received By		NA	NA		NA
Survey	<i>fay/mu</i>	<i>7/9/18</i>	<i>8/9/18</i>	<i>10/9/18</i>	
Preparation	<i>Handile</i>	<i>12/9/18</i>			

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled
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In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.  <input type="checkbox"/> Major defects in the survey. Survey has to be done again.
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GENERAL DETAILS				
1.	Proposal or Ref. No.			
2.	Type of Service	<input type="checkbox"/> Valuation Report, <input type="checkbox"/> Estimate, <input type="checkbox"/> Other CE Certificates		
3.	Type of customer	<input type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	<i>SBI Sam-1</i>		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		<i>Sumit Daseja</i>		
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
				<input type="checkbox"/> Bank <input type="checkbox"/> Customer

CASE DETAILS	
1.	Type of Property

*Industrial*

CHECKED BY.....

*Domestic land 2,00,00,000/-  
Carpet 600/- to 500/- sqm.  
Total value 15,20,00,000/-*



2.	Owner/ Applicant Details	Name		Contact Number	Email Id
	nm	Lal Mahal. Del.			
3.	Account Name	nm Lal Mahal Del			
4.	Property Address	Village: Singhu Teh. Mandla Del.			
5.	Who will coordinate on site for the site survey	Name		Contact Number	
		Man Mohan Singh.			
6.	Preferred time of survey	Date		Time	
			19/11/18		
7.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. <b>Ownership Documents:</b> <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell 2. <b>Map:</b> <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. <b>Any Other document:</b> <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report 4. <b>No documents provided:</b> <input type="checkbox"/>			
8.	Special Instructions if any:				
9.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.  <b>Customer Signature:</b>				



## IMPORTANT INSTRUCTIONS

1.	Please do not accept the case if you do not have proper documents.
2.	Firstly please take & study the current applicable ownership documents of the property which needs to get surveyed.
3.	Mark the <b>Owner/ Area/ Boundaries</b> mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
4.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
5.	Take Google Map location.
6.	Take one photograph of the property along with abutting road.
7.	Take nearby photographs of the Property.
8.	Check Jurisdiction Municipal Limits & Ward Name.
9.	Fill the details in the Survey form and tick the appropriate option clearly.
10.	In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	<input checked="" type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input checked="" type="checkbox"/>

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	<input checked="" type="checkbox"/>
2.	<b>DO CLEAR IDENTIFICATION OF THE PROPERTY</b>	<input type="checkbox"/>
3.	Match the boundaries of the property and its directions with the help of compass or sun direction	<input checked="" type="checkbox"/>
4.	Do sample measurement	<input type="checkbox"/>
5.	<b>CHECK IF ANY BUILDING VIOLATIONS DONE</b>	<input type="checkbox"/>
6.	Click multiple proper photographs of the property from inside-out	<input checked="" type="checkbox"/>
7.	Take selfie with the available representative	<input type="checkbox"/>
8.	Send Google Map location at maps@rkassociates.org	<input type="checkbox"/>
9.	Check municipal jurisdiction	<input checked="" type="checkbox"/>
10.	Check Main road name & width and its distance from the subject property	<input type="checkbox"/>
11.	Check Lane width on which property is located	<input type="checkbox"/>
12.	Check any defects or negativity in the property	<input checked="" type="checkbox"/>
13.	<b>CONFIRM PROPERTY RATES LOCALLY</b>	<input checked="" type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input type="checkbox"/>

**\*FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL THE ABOVE POINTS IS COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE PENAL ACTION WILL BE TAKEN AGAINST THE FILE PREPARER.**



**GENERAL SURVEY FORM**  
**(FOR PROPERTIES OTHER THAN FLATS)**

(Version 4.2) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018

File No. RKA/DNCR/...../.....	Date: <u>21/9/18</u>	Time:
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**GENERAL DETAILS**

1.	Name of the Surveyor	<u>Raj Kumar</u>	
2.	Property shown by	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		<b>Name</b>	<b>Contact No.</b>
		<u>Memmahar Singh</u>	
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input checked="" type="checkbox"/> NPA property so couldn't be surveyed completely	
5.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land	
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
8.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input checked="" type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9.	Purpose of Valuation	<input checked="" type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment	
10.	Type of Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input checked="" type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA	
11.	Loan Amount		



OWNERSHIP DETAILS	
1.	Legal Owner Name/s <u>Ms. Leel Mahal. Gt.</u>
2.	Property Purchaser Name
3.	Property Address under Valuation <u>Village Singhvi Village Teh. Muzbaf</u> <u>Duhur</u>
4.	Present Residence Address of the Owner/ Purchaser
5.	Property constitution <input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS							
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East <u>Agrethi Land</u>	West <u>Agrethi Land</u>	North <u>Agrethi Land</u>			
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input checked="" type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3.	Landmark	<u>Near Singhvi Village</u>					
4.	Ward Name/ No.						
5.	Zone Name						
6.	Main Road Name & Width	Name	Width	Distance from property			
		<u>Duhur to Singhvi</u>	<u>250</u>	<u>2.50 km.</u>			
7.	Approach Road Name & Width						
8.	Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the Locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ Locality	<input type="checkbox"/> High End, <input type="checkbox"/> Normal, <input checked="" type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		<u>500m</u>	<u>2km</u>	<u>1km</u>	<u>x</u>	<u>x</u>	<u>x</u>
14.	Any new development in surrounding area						



15.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits
16.	Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name 33 33 33 25 25 41 41 41 33 41 33	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:

### PHYSICAL DETAILS

1.	Land Area	As per Title deed	As per Map	As per site survey
	4.29	4.29 sq		
2.	Any conversion to the land use			
3.	Land Type	<input type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
8.	Is Independent access available to the property	<input type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property			
11.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
12.	Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:		

### BUILDING/ CONSTRUCTION/ UTILITY DETAILS

1.	Construction Status	<input type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction		
2.	Covered Built-up Area (Tick one on the basis of which valuation is to be calculated)	<input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area		
		As per Title deed	As per Map	As per site survey
3.	Total Number of Floors in the Building	2nd - 8th - 5th Floor		



4.	Floor on which property is situated	2nd	
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles		
6.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input checked="" type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure	
7.	Roof	a. Make: <input type="checkbox"/> RBC, <input type="checkbox"/> RCC, <input checked="" type="checkbox"/> GI Shed, <input checked="" type="checkbox"/> Tin Shed, <input checked="" type="checkbox"/> Stone Patla b. Height: c. Finish: <input checked="" type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster	
8.	Flooring	<input type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input checked="" type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:	
9.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction	
10.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction	
11.	Interior decoration	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
12.	Interior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
13.	Exterior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction	
14.	Kitchen	<input type="checkbox"/> Simple with no cupboard, <input type="checkbox"/> Ordinary with cupboard, <input checked="" type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
15.	Class of Electrical fittings	<input type="checkbox"/> External, <input type="checkbox"/> Internal <input type="checkbox"/> Ordinary fixtures & fittings, <input type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
16.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> External, <input type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply	
18.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey	
19.	Age of Building/ Recent Improvements done	1990	
20.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor	
21.	Any defects in the building	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building	
22.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally	







### PROPERTY RATE INFORMATION DETAILS

Gather information on the basis of the factors like Area location, Property location, Floor level, Block, Position, Frontage, Width of lane/ road in front of the property, Nearby development

1.	Demand & Supply condition in the Market for such properties	<input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	
		Purchase Price	
3.	Minimum Rate in the locality		
4.	Maximum Rate in the locality		
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Lee Sicking Chubed	
	Contact No.		
	Sale Purchase Rate	30 eme. 1115 <u>rented</u>	
	Rental Rate		
	Comments	<del>2 CR unit</del> 2 CR unit <del>2 CR unit</del> 2 CR unit	
	2. Name:		
	Contact No.	2 CR unit	
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		



Surveyor Name:

Signature:

Date:

CASE NO.

UNDERTAKING BY THE CUSTOMER

I confirm that the property is inspected in front of me and I have provided all the information true related to the property to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/ modifications which have to undergo due to the false information. I also undertake that I haven't given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and i'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9999597597. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name:

Signature:

Mobile No.:

Date:

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by the organization. I have not taken any cash or kind from the customer or given the customer any wrong or false information or have made any false claims for arbitrary providing the Property Valuation as per one's need or requirement by distorting the facts. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

Surveyor Name:

Signature:

Date:



CASE NO.

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice I have worked on the Valuation work of this case. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever may be the reason then I'd solely responsible of any such act and I understand that the Company shall take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

*Preparer Name:*

*Signature:*

*Date:*



**SURVEY SUMMARY SHEET**

(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.	395						
2.	Name of the Surveyor	Rajkumar						
3.	Borrower Name	M/s Shri Lal Mahal Ltd.						
4.	Name of the Owner	Jai Chand Garg						
5.	Property Address which has to be valued	Village Syahr, Tehsil Nandla, Distt-110036						
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <thead> <tr> <th>Name</th> <th>Contact No.</th> </tr> </thead> <tbody> <tr> <td>Munim Khan</td> <td></td> </tr> </tbody> </table>			Name	Contact No.	Munim Khan	
Name	Contact No.							
Munim Khan								
7.	How Property is Identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" type="checkbox"/> Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely						
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input checked="" type="checkbox"/> Agricultural Land <i>Individual</i>						
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
		4385 Sqm						
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
		4385 Sqm						
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the							



	property during survey	
18.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	N/A
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

#### Endorsement:

#### 1. Signature of the Person who was present from the owner side to identify the property:

**Undertaking:** I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- Name of the Person: *Manoj Kumar Singh*
- Relation:
- Signature:
- Date: *01/9/10*

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

#### 2. Surveyor Signature who did site inspection:

**Undertaking:** I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- Name of the Surveyor: *Rajkumar*
- Signature:
- Date: *01/9/10* *[Signature]*

*11,52,000/-*  
*6,60,50,000/-*  


---

*6,72,02,000*



395

men mahal - Singh  
9821034291  
9821034291

Dm Garg 9717099786

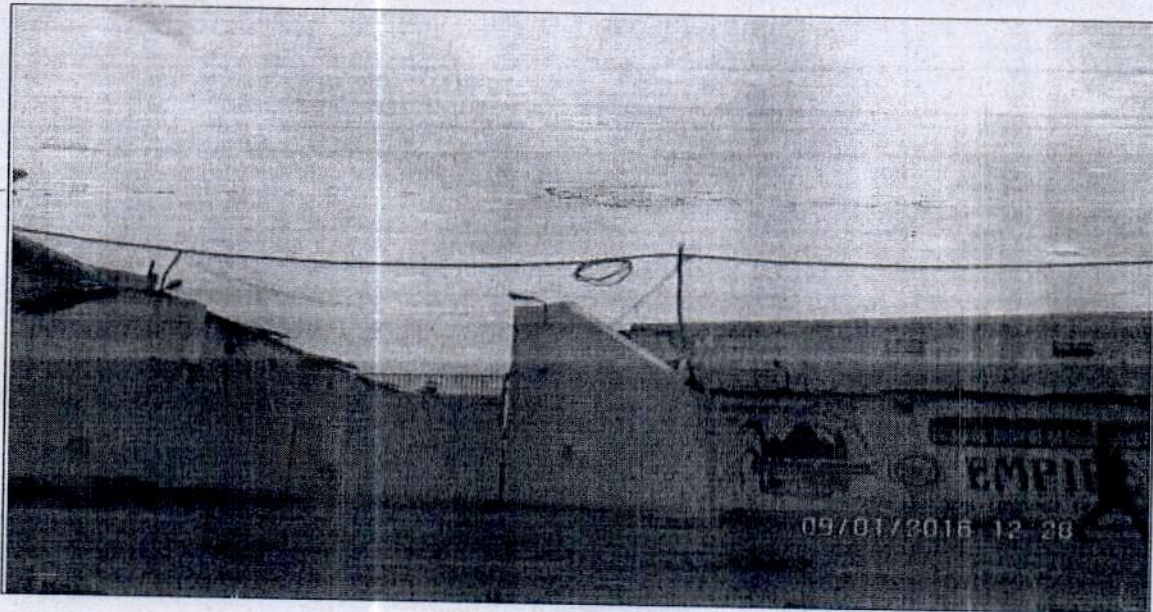
## VALUATION REPORT OF LAND AND BUILDING

OF

**M/s. SHRI LAL MAHAL LIMITED**

**LOCATED AT**

**VILLAGE SINGHU, TEHSIL NARELA, DELHI - 110036**



**PREPARED FOR**

**M/s. SHRI LAL MAHAL LIMITED**

**B-5, BHAGWAN DAS NAGAR, NEW DELHI-110026**

**PREPARED BY**

**ITCOT CONSULTANCY AND SERVICES LTD**

(Formerly Industrial and Technical Consultancy Organization of Tamil Nadu Limited)

Joint Venture of ICICI, SIDBI, IFCI, SIPCOT, TIIC, SIDCO & BANKS

Delhi Office: 407, Akashdeep Building, 26-A, Barakhamba Road, New Delhi - 110001

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**SEPTEMBER-2016**





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**VALUATION OF FIXED ASSETS**

**OF**

**M/s. SHRI LAL MAHAL LIMITED**

**LOCATED AT**

**VILLAGE SINGHU, TEHSIL NARELA, DELHI 110036**

**(AS ON SEPTEMBER, 2016)**

**EXECUTIVE SUMMARY**

**1.0 ITCOT- APPOINTED AS A VALUER**

M/s Shri Lal Mahal Limited by a letter dated 24<sup>th</sup> August 2016 had appointed ITCOT Consultancy and Services Limited for the purpose of valuation of fixed assets i.e. land and building located at Village Singhu, Tehsil Narela, Delhi - 110036.

**1.1 OBJECTIVE OF VALUATION**

The objective of the study is to assess the fair market value of the fixed assets i.e. land and building located at Village Singhu, Tehsil Narela, Delhi -110036.

**1.2 VISIT TO THE SITE**

To undertake the valuation of the fixed assets i.e. land and building of the company, a team of professionals of ITCOT visited the site located at Village Singhu, Tehsil Narela, Delhi -110036 along with the officials of the company on 01<sup>th</sup> Sep 2016. The team collected the details at the site and had discussions with the knowledgeable persons in the line.

**1.3** The details of the visit made to the assets and methodology adopted for valuation are provided in this report. This valuation report pertains to the valuation of land and building belonging to M/s Shri Lal Mahal Limited located at Village Singhu, Tehsil Narela, Delhi -110036.

Based on the visit made, ITCOT has classified the assets into two major categories as mentioned below.

**IMMOVABLE ASSETS**

- a) Land    b) Building



**1.4 VALUATION SUMMARY**

Based on the information/documents provided, our observations and analysis, the Total Expected Realizable Value of the fixed assets i.e. Land and Building located at Village Singhu, Tehsil Narela, Delhi -110036 is valued/ opinioned at Rs. 1866.08 Lakhs and Distress Sale realizable value is valued/ opinioned at Rs. 1320.40 Lakhs as on September 2016.

S. No.	Particulars	Total Area (In Acres)	Present Replacement Value of New Assets (Rs. In lakhs)	Expected Realizable Value (Rs. In lakhs)	Distress Sale Realizable Value (Rs. In Lakhs)
1	Property holding Sale deed No. 5159	0.33	171.59	171.59	115.55
2	Property holding Sale deed No. 5229	0.33	171.59	171.59	115.55
3	Property holding Sale deed No. 5204	0.33	171.59	171.59	115.55
4	Property holding Sale deed No. 1817	0.25	60.78	60.78	52.70
5	Property holding Sale deed No. 1816	0.25	73.65	73.65	59.14
6	Property holding Sale deed No. 14002	0.41	214.47	214.47	144.42



Valuation of Land Building of M/s. Shri Lal Mahal Limited



7	Property holding Sale deed No. 8129	0.41	214.47	214.47	144.42
8	Property holding Sale deed No. 14000	0.41	214.47	214.47	144.42
9	Property holding Sale deed No. 13999	0.33	171.59	171.59	115.55
10	Property holding Sale deed No. 14001	0.41	214.47	214.47	144.42
11	Property holding Sale deed No. 112291 and 112292	0.83	187.43	187.43	168.68
<b>Total</b>			<b>1866.08</b>	<b>1866.08</b>	<b>1320.40</b>





**VALUATION OF FIXED ASSETS  
OF  
M/s. SHRI LAL MAHAL LIMITED  
LOCATED AT  
VILLAGE SINGHU, TEHSIL NARELA, DELHI 110036  
(AS ON SEPTEMBER, 2016)**

**1.0 INTRODUCTION**

**1.1 BRIEF HISTORY OF THE COMPANY**

SHRI LAL MAHAL Group of Companies was established in 1907. From its modest beginnings way back in 1907 as a small business house it has grown into a large multinational conglomerate of India with a steadily rising annual turnover. The Group has been transformed into a multinational corporate house with its activities spread across several continents and has achieved incredible turnover.

SHRI LAL MAHAL is a Star Trading House. We are one of the biggest exporters of rice from India.

Basmati is SHRI LAL MAHAL Group's premium export. Today with a major share of the Basmati and non-Basmati export pie the Group is one of the largest exporters of Basmati and non-Basmati rice from India. In addition, we hold the credit of being the first Exporter to have exported 5000 MT of Basmati Rice for the first time from India to Europe, way back in 1978.

It has regularly been making bulk shipments of the commodity during the season, packing at one time in 16 ships being loaded in a single month. We are exporting Basmati rice to Europe, USA, Canada, Australia, South East Asia and Middle East. Our offices and associates are spread in various parts of the globe including Geneva, USA, UK, Singapore, Dubai, Mauritius, Saudi Arabia, Nigeria and Oman. The





Group also processes and sells Pulses, Tea, Spices, Soyabean and Sugar. Other prominent products of the Group are are Detergents, Cement, Steel Scrap, Iron Ore, Timber, Bauxite, Diamond & Gold.

- 1.2 The owner of the subject property intends to raise funds against a debt burden which liable to bank by liquidation of its assets, the subject property for the valuation, more specifically land. Hence, in order to ascertain the present realisable value of fixed assets viz. land and building, M/s Shri Lal Mahal Limited has availed the services of ITCOT Consultancy and Services Limited (a joint venture of ICICI, SIDBI, IFCI, SIPCOT, TIIC, SIDCO & Banks) for valuation of fixed assets i.e. land and building of M/s Shri Lal Mahal Limited located at Village Singhu, Tehsil Narela, Delhi -110036. The details of the report are given in the ensuing pages.





## 2.0 METHODOLOGY

The present valuation report is based on the visit of a professional of ITCOT to the site located at Village Singhu, Tehsil Narela, Delhi - 110036 on 01.09.2016, and the details collected at the site, area of its location and discussions with the local persons having experience in real estate domain. The cost of land has been ascertained based on its present circle rate in the area, current market rate of land in and around village singhu, Narela, and that of the building on the prevailing cost of construction and its existing condition. Basic data regarding land and building gathered at site in respect of the above said property.

### 2.1 Valuation of Land

Land has been valued based on

- Circle Rate / Guideline Value from the Office concerned
- Market value information with respect to the site.

The land valuation is also on the basis of the

- Conditions mentioned in the Sale deed/Lease Deed/Allotment letter.
- Location & utility of the land,
- Topography of the land
- Present condition of the land
- Access to the land from the public road
- Infrastructure in terms of Road / Rail / Water / Power etc.
- Availability of land parcel / Size of the land etc.,
- Demand for such land



**2.2 Valuation of Building**

The realizable value of building and civil works have been estimated by considering the factors like

- plinth area,
- type of construction,
- utility of the building / structure,
- quality of structure,
- exterior appearance,
- present conditions,
- age of the buildings,
- anticipated future life and

The fair market value of the building is estimated considering extent of building, year of construction, condition of the building at the time of visit, type and rate for the structure, depreciation for spent life (as per the standards of National Building Code) and residual life of the building etc. Hence the valuation was carried out based on the internal and external inspection of the property and details collected by our professional during the visit on 01.09.2016.





### 3.0 ASSUMPTIONS

- The study has been carried out for a limited purpose i.e. to ascertain the present realizable value of the immoveable assets.
- The valuation of assets has been conducted by our team on an estimated basis keeping in view the present condition and technology development taken in the field and does not bind us with any kind of liability for their sales and realization.
- The Circle Rate/Guideline value and other information obtained from tehsil office Narela, Delhi for valuation of the land.
- The prevailing market rates gathered in and around the location have also been considered as a basis for valuation of the land.
- The assets have been valued on the basis of "AS IS WHERE IS and AS IS WHAT IS BASIS".
- The Valuation of assets has been carried out for the assets as shown by officials of the company.

### Disclaimer

This report has been prepared based on the information gathered at site, observations during the site visit, information and documents made available by the company and informed to ITCOT. Even though every care has been taken in the preparation of this report, ITCOT does not however, take any responsibility on the accuracy of the assumptions or consequent results.



#### 4.0 VALUATION OF LAND

There are 11 parcels of land located at Village Singhu, District Narela, Delhi 110036 and the ensuing pages contains individual details of each parcel with their area and particulars. All parcels falls in agriculture type.

#### 4.1 CONNECTIVITY TO THE SITE:

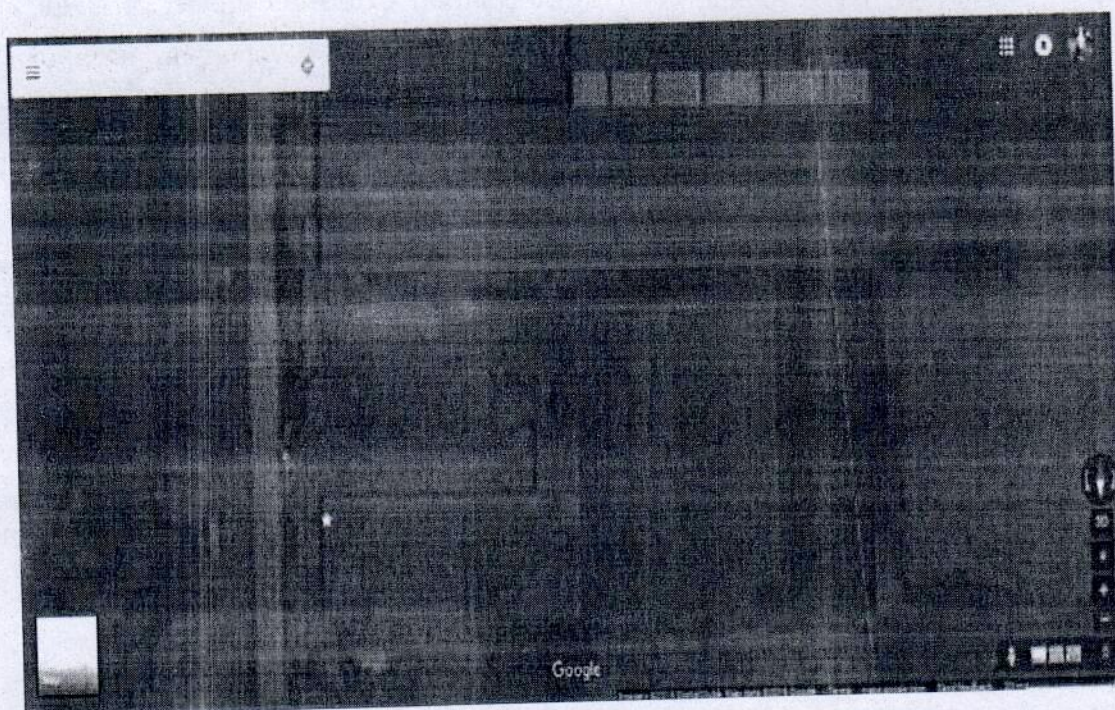
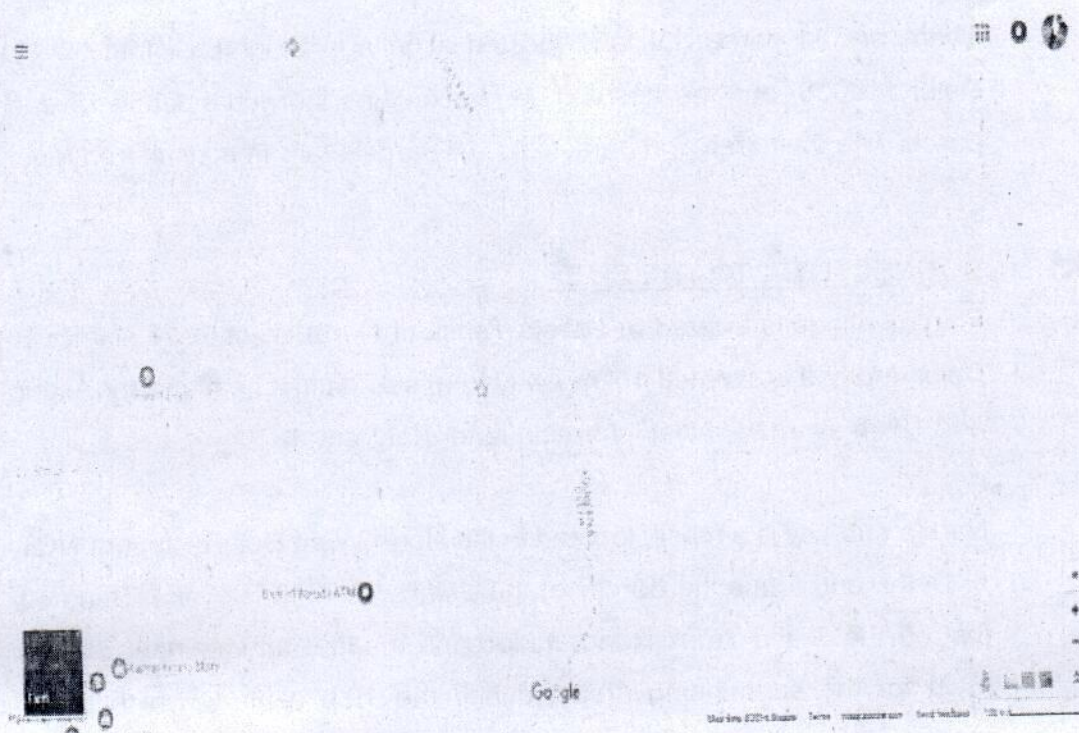
Singhu village is located in Narela Tehsil of North West Delhi district in Delhi, India. It is situated 15km away from sub-district headquarter Alipur and 19km away from district headquarter Kanjhawala.

Narela sub-city is a tehsil, located in the North West Delhi district of NCT of Delhi, and forms the border of the Delhi state with Haryana. Situated just off the Grand Trunk Road, its location made it an important market town for the surrounding areas, during the 19th century, which it still retains. It was developed as the third mega sub-city project of Delhi Development Authority (DDA) in the urban extension project of Delhi, after Rohini Sub City and Dwarka Sub City and covering an area of 9866 ha. The 'Narela Industrial Area', started developing in the early 1980s and is today one of the important such complexes in Delhi.

The Google image/Map showing the unit under valuation and surroundings provided in this report.



# Valuation of Land Building of M/s. Shri Lal Mahal Limited





### KEY FEATURES OF THE SITE

Sl. No.	Particulars	Details
1	Nearest Highway	NH- 1
2	Nearest Railway Station	Narela (1.5 kms)
3	Nearest Airport	IGI Airport, New Delhi (45.2kms)

Nearest railway station connected to the site is Narela and nearest airport connected to the site is IGI, New Delhi at a distance of 1.5 kms and 45.2 kms respectively.

#### 4.2 Circle Rate and Prevailing Market Rate

The present circle rate of agriculture land is Rs. 53 lakhs per acre for agriculture use as gathered from tehsil office of Narela District. Our enquiries reveals that the current fair market value in and around that area is Rs. 225 lakhs per acre for agriculture use depending upon the extent of land, location, shape, topography, access and infrastructure facilities etc.

#### 4.3 Value of Land

On the basis of present fair market rate as shown above, the expected realizable value of leasehold land is estimated at Rs. 968.40 lakhs and distress sale value of the land is estimated at Rs. 871.56 lakhs, the details of which are given at **Annexure-I**.



5.0 VALUATION OF LAND5.1 Land at Village Singhu, Tehsil Narela, Delhi – 110036 (Sale Deed No. 5159 admeasuring area 0.3306 acres)

1	Purpose for which valuation is made	To assess the fair market value of the said property
2	Date on which site is visited	01.09.2016
3	Name of the owner/s	Sh Prem Chand Garg s/o Sh Har Narain Aggarwal
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	Demarcated Agriculture Land
6	Location, street, ward no.	Village- Singhu, Tehsil – Narela, Delhi - 110036
7	Is the property situated in residential/ commercial/ industrial/ mixed area	Agriculture area
8	Classification of locality-high class/ middle class/ poor class	Middle Class
9	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc	Reasonable distance
10	Means & Proximity to surface communication by which the locality is served	By road transport
11	Demarcation done	Yes
12	Road, street or lane on which the land is abutting	--
13	Is it a freehold or lease hold land?	Free Hold
14	Is there any restrictive covenant in regard to use of land, if so, attach a copy	To be used for agriculture purpose only
15	Are there any agreements of easements? If so, attach copy	No



# Valuation of Land Building of M/s. Shri Lal Mahal Limited



16	Does the land area fall in an area included in any town planning plan of Govt. Or any statutory body? If so, give particulars	No
17	Distance from the main Highway	2.5 kms
18	Present Circle Rate in said area	Rs. 53 lakhs per acre
19	Present Market Rate in said area	Rs. 225 lakhs per acre





**5.2 Land at Village Singhu, Tehsil Narela, Delhi – 110036 (Sale Deed No. 5229 admeasuring area 0.3306 acres)**

1	Purpose for which valuation is made	To assess the fair market value of the said property
2	Date on which site is visited	01.09.2016
3	Name of the owner/s	Sh Prem Chand Garg s/o Sh Har Narain Aggarwal
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	Demarcated Agriculture Land
6	Location, street, ward no.	Village- Singhu, Tehsil – Narela, Delhi - 110036
7	Is the property situated in residential/ commercial/ industrial/ mixed area	Agriculture area
8	Classification of locality-high class/ middle class/ poor class	Middle Class
9	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc	Reasonable distance
10	Means & Proximity to surface communication by which the locality is served	By road transport
11	Demarcation done	Yes
12	Road, street or lane on which the land is abutting	--
13	Is it a freehold or lease hold land?	Free Hold
14	Is there any restrictive covenant in regard to use of land, if so, attach a copy	To be used for agriculture purpose only
15	Are there any agreements of easements? If so, attach copy	No
16	Does the land area fall in an area included	No



**Valuation of Land Building of M/s. Shri Lal Mahal Limited**



	in any town planning plan of Govt. Or any statutory body? If so, give particulars	
17	Distance from the main Highway	2.5 kms
18	Present Circle Rate in said area	Rs. 53 lakhs per acre
19	Present Market Rate in said area	Rs. 225 lakhs per acre





**5.3 Land at Village Singhu, Tehsil Narela, Delhi – 110036 (Sale Deed No. 5204 admeasuring area 0.3306 acres)**

1	Purpose for which valuation is made	To assess the fair market value of the said property
2	Date on which site is visited	01.09.2016
3	Name of the owner/s	Sh Prem Chand Garg s/o Sh Har Narain Aggarwal
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	Demarcated Agriculture Land
6	Location, street, ward no.	Village- Singhu, Tehsil – Narela, Delhi - 110036
7	Is the property situated in residential/ commercial/ industrial/ mixed area	Agriculture area
8	Classification of locality-high class/ middle class/ poor class	Middle Class
9	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc	Reasonable distance
10	Means & Proximity to surface communication by which the locality is served	By road transport
11	Demarcation done	Yes
12	Road, street or lane on which the land is abutting	--
13	Is it a freehold or lease hold land?	Free Hold
14	Is there any restrictive covenant in regard to use of land, if so, attach a copy	To be used for agriculture purpose only
15	Are there any agreements of easements? If so, attach copy	No
16	Does the land area fall in an area included	No



Valuation of Land Building of M/s. Shri Lal Mahal Limited



	in any town planning plan of Govt. Or any statutory body? If so, give particulars	
17	Distance from the main Highway	2.5 kms
18	Present Circle Rate in said area	Rs. 53 lakhs per acre
19	Present Market Rate in said area	Rs. 225 lakhs per acre



**5.4 Land at Village Singhu, Tehsil Narela, Delhi – 110036 (Sale Deed  
No. 1817 admeasuring area 0.2479 acres)**

1	Purpose for which valuation is made	To assess the fair market value of the said property
2	Date on which site is visited	01.09.2016
3	Name of the owner/s	Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	Demarcated Agriculture Land
6	Location, street, ward no.	Village- Singhu, Tehsil – Narela, Delhi - 110036
7	Is the property situated in residential/ commercial/ industrial/ mixed area	Agriculture area
8	Classification of locality-high class/ middle class/ poor class	Middle Class
9	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc	Reasonable distance
10	Means & Proximity to surface communication by which the locality is served	By road transport
11	Demarcation done	Yes
12	Road, street or lane on which the land is abutting	--
13	Is it a freehold or lease hold land?	Free Hold
14	Is there any restrictive covenant in regard to use of land, if so, attach a copy	To be used for agriculture purpose only
15	Are there any agreements of easements? If	No



Valuation of Land Building of M/s. Shri Lal Mahal Limited



	so, attach copy	
16	Does the land area fall in an area included in any town planning plan of Govt. Or any statutory body? If so, give particulars	No
17	Distance from the main Highway	2.5 kms
18	Present Circle Rate in said area	Rs. 53 lakhs per acre
19	Present Market Rate in said area	Rs. 225 lakhs per acre





**5.5 Land at Village Singhu, Tehsil Narela, Delhi – 110036 (Sale Deed No. 1816 admeasuring area 0.2479 acres)**

1	Purpose for which valuation is made	To assess the fair market value of the said property
2	Date on which site is visited	01.09.2016
3	Name of the owner/s	Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Harnarain Aggarwal
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	Demarcated Agriculture Land
6	Location, street, ward no.	Village- Singhu, Tehsil – Narela, Delhi - 110036
7	Is the property situated in residential/ commercial/ industrial/ mixed area	Agriculture area
8	Classification of locality-high class/ middle class/ poor class	Middle Class
9	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc	Reasonable distance
10	Means & Proximity to surface communication by which the locality is served	By road transport
11	Demarcation done	Yes
12	Road, street or lane on which the land is abutting	--
13	Is it a freehold or lease hold land?	Free Hold
14	Is there any restrictive covenant in regard to use of land, if so, attach a copy	To be used for agriculture purpose only
15	Are there any agreements of easements? If	No



# Valuation of Land Building of M/s. Shri Lal Mahal Limited



	so, attach copy	
16	Does the land area fall in an area included in any town planning plan of Govt. Or any statutory body? If so, give particulars	No
17	Distance from the main Highway	2.5 kms
18	Present Circle Rate in said area	Rs. 53 lakhs per acre
19	Present Market Rate in said area	Rs. 225 lakhs per acre



**5.6 Land at Village Singhu, Tehsil Narela, Delhi – 110036 (Sale Deed No. 14002 admeasuring area 0.4132 acres)**

1	Purpose for which valuation is made	To assess the fair market value of the said property
2	Date on which site is visited	01.09.2016
3	Name of the owner/s	Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	Demarcated Agriculture Land
6	Location, street, ward no.	Village- Singhu, Tehsil – Narela, Delhi - 110036
7	Is the property situated in residential/ commercial/ industrial/ mixed area	Agriculture area
8	Classification of locality-high class/ middle class/ poor class	Middle Class
9	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc	Reasonable distance
10	Means & Proximity to surface communication by which the locality is served	By road transport
11	Demarcation done	Yes
12	Road, street or lane on which the land is abutting	--
13	Is it a freehold or lease hold land?	Free Hold
14	Is there any restrictive covenant in regard to use of land, if so, attach a copy	To be used for agriculture purpose only
15	Are there any agreements of easements? If	No



Valuation of Land Building of M/s. Shri Lal Mahal Limited



	so, attach copy	
16	Does the land area fall in an area included in any town planning plan of Govt. Or any statutory body? If so, give particulars	No
17	Distance from the main Highway	2.5 kms
18	Present Circle Rate in said area	Rs. 53 lakhs per acre
19	Present Market Rate in said area	Rs. 225 lakhs per acre





**5.7 Land at Village Singhu, Tehsil Narela, Delhi – 110036 (Sale Deed No. 8129 admeasuring area 0.4132 acres)**

1	Purpose for which valuation is made	To assess the fair market value of the said property
2	Date on which site is visited	01.09.2016
3	Name of the owner/s	Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Harnarain Aggarwal
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	Demarcated Agriculture Land
6	Location, street, ward no.	Village- Singhu, Tehsil – Narela, Delhi - 110036
7	Is the property situated in residential/ commercial/ industrial/ mixed area	Agriculture area
8	Classification of locality-high class/ middle class/ poor class	Middle Class
9	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc	Reasonable distance
10	Means & Proximity to surface communication by which the locality is served	By road transport
11	Demarcation done	Yes
12	Road, street or lane on which the land is abutting	--
13	Is it a freehold or lease hold land?	Free Hold
14	Is there any restrictive covenant in regard to use of land, if so, attach a copy	To be used for agriculture purpose only
15	Are there any agreements of easements? If	No



Valuation of Land Building of M/s. Shri Lal Mahal Limited



	so, attach copy	
16	Does the land area fall in an area included in any town planning plan of Govt. Or any statutory body? If so, give particulars	No
17	Distance from the main Highway	2.5 kms
18	Present Circle Rate in said area	Rs. 53 lakhs per acre
19	Present Market Rate in said area	Rs. 225 lakhs per acre



**5.8** Land at Village Singhu, Tehsil Narela, Delhi – 110036 (Sale Deed No. 14000 admeasuring area 0.4132 acres)

1	Purpose for which valuation is made	To assess the fair market value of the said property
2	Date on which site is visited	01.09.2016
3	Name of the owner/s	Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	Demarcated Agriculture Land
6	Location, street, ward no.	Village- Singhu, Tehsil – Narela, Delhi - 110036
7	Is the property situated in residential/ commercial/ industrial/ mixed area	Agriculture area
8	Classification of locality-high class/ middle class/ poor class	Middle Class
9	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc	Reasonable distance
10	Means & Proximity to surface communication by which the locality is served	By road transport
11	Demarcation done	Yes
12	Road, street or lane on which the land is abutting	--
13	Is it a freehold or lease hold land?	Free Hold
14	Is there any restrictive covenant in regard to use of land, if so, attach a copy	To be used for agriculture purpose only
15	Are there any agreements of easements? If	No



Valuation of Land Building of M/s. Shri Lal Mahal Limited



	so, attach copy	
16	Does the land area fall in an area included in any town planning plan of Govt. Or any statutory body? If so, give particulars	No
17	Distance from the main Highway	2.5 kms
18	Present Circle Rate in said area	Rs. 53 lakhs per acre
19	Present Market Rate in said area	Rs. 225 lakhs per acre





5.9 **Land at Village Singhu, Tehsil Narela, Delhi – 110036 (Sale Deed No. 13999 admeasuring area 0.3306 acres)**

1	Purpose for which valuation is made	To assess the fair market value of the said property
2	Date on which site is visited	01.09.2016
3	Name of the owner/s	Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	Demarcated Agriculture Land
6	Location, street, ward no.	Village- Singhu, Tehsil – Narela, Delhi - 110036
7	Is the property situated in residential/ commercial/ industrial/ mixed area	Agriculture area
8	Classification of locality-high class/ middle class/ poor class	Middle Class
9	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc	Reasonable distance
10	Means & Proximity to surface communication by which the locality is served	By road transport
11	Demarcation done	Yes
12	Road, street or lane on which the land is abutting	--
13	Is it a freehold or lease hold land?	Free Hold
14	Is there any restrictive covenant in regard to use of land, if so, attach a copy	To be used for agriculture purpose only
15	Are there any agreements of easements? If	No



Valuation of Land Building of M/s. Shri Lal Mahal Limited



	so, attach copy	
16	Does the land area fall in an area included in any town planning plan of Govt. Or any statutory body? If so, give particulars	No
17	Distance from the main Highway	2.5 kms
18	Present Circle Rate in said area	Rs. 53 lakhs per acre
19	Present Market Rate in said area	Rs. 225 lakhs per acre





**5.10 Land at Village Singhu, Tehsil Narela, Delhi – 110036 (Sale Deed No. 14001 admeasuring area 0.4132 acres)**

1	Purpose for which valuation is made	To assess the fair market value of the said property
2	Date on which site is visited	01.09.2016
3	Name of the owner/s	Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Harnarain Aggarwal
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	Demarcated Agriculture Land
6	Location, street, ward no.	Village- Singhu, Tehsil – Narela, Delhi - 110036
7	Is the property situated in residential/ commercial/ industrial/ mixed area	Agriculture area
8	Classification of locality-high class/ middle class/ poor class	Middle Class
9	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc	Reasonable distance
10	Means & Proximity to surface communication by which the locality is served	By road transport
11	Demarcation done	Yes
12	Road, street or lane on which the land is abutting	--
13	Is it a freehold or lease hold land?	Free Hold
14	Is there any restrictive covenant in regard to use of land, if so, attach a copy	To be used for agriculture purpose only
15	Are there any agreements of easements? If	No



Valuation of Land Building of M/s. Shri Lal Mahal Limited



	so, attach copy	
16	Does the land area fall in an area included in any town planning plan of Govt. Or any statutory body? If so, give particulars	No
17	Distance from the main Highway	2.5 kms
18	Present Circle Rate in said area	Rs. 53 lakhs per acre
19	Present Market Rate in said area	Rs. 225 lakhs per acre



**5.11 Land at Village Singhu, Tehsil Narela, Delhi – 110036 (Sale Deed No. 112291 admeasuring area 0.833 acres)**

1	Purpose for which valuation is made	To assess the fair market value of the said property
2	Date on which site is visited	01.09.2016
3	Name of the owner/s	Smt Anita Garg w/o Sh Prem Chand Garg for M/s Shivrath Rai Harnarain India Ltd.
4	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	Demarcated Agriculture Land
6	Location, street, ward no.	Village- Singhu, Tehsil – Narela, Delhi - 110036
7	Is the property situated in residential/ commercial/ industrial/ mixed area	Agriculture area
8	Classification of locality-high class/ middle class/ poor class	Middle Class
9	Proximity to civic amenities like schools, hospitals, offices, market, cinemas etc	Reasonable distance
10	Means & Proximity to surface communication by which the locality is served	By road transport
11	Demarcation done	Yes
12	Road, street or lane on which the land is abutting	--
13	Is it a freehold or lease hold land?	Free Hold
14	Is there any restrictive covenant in regard to use of land, if so, attach a copy	To be used for agriculture purpose only
15	Are there any agreements of easements? If so, attach copy	No



## Valuation of Land Building of M/s. Shri Lal Mahal Limited



16	Does the land area fall in an area included in any town planning plan of Govt. Or any statutory body? If so, give particulars	No
17	Distance from the main Highway	2.5 kms
18	Present Circle Rate in said area	Rs. 53 lakhs per acre
19	Present Market Rate in said area	Rs. 225 lakhs per acre





6.0 VALUATION OF BUILDING:

The building is constructed on Land comprised in Khasra No. 18/20, 18/11, 18/12 and 18/10 located at Village Singhu, Tehsil Narela, Delhi - 110036 for production of basmati rice mill.

Key features of the Factory Building:

Load Bearing Walls

RCC Spread Type Footing

9" thick brick walls

Steel Doors

4 and 1/2" thick bricks in cement mortar

PCC Flooring

AC Sheet roofing

Distemper/ paint finish

Based on the prevailing cost of construction and condition of the building, the expected realisable value of building is estimated at Rs. 897.68 lakhs, the details of which are given at **Annexure – II**.



### 6.1 EXPECTED REALIZABLE VALUE & DISTRESS SALE REALIZABLE VALUE

Based on the information/documents provided, our observations and analysis, the Total Expected Realizable Value of the fixed assets i.e. Land and Building located at Village Singhu, Tehsil Narela, Delhi - 110036 is valued/ opined at Rs. 1866.08 Lakhs and Distress Sale realizable value is valued/ opined at Rs. 1320.40 Lakhs as on September 2016.

S. No.	Particulars	Total Area (In Acres & Sq. ft.)	Present Replacement Value of New Assets (Rs. In lakhs)	Expected Realizable Value (Rs. In lakhs)	Distress Sale Realizable Value (Rs. In Lakhs)
1	Property holding Sale deed No. 5159	0.33	171.59	171.59	115.55
2	Property holding Sale deed No. 5229	0.33	171.59	171.59	115.55
3	Property holding Sale deed No. 5204	0.33	171.59	171.59	115.55
4	Property holding Sale deed No. 1817	0.25	60.78	60.78	52.70
5	Property holding Sale deed No. 1816	0.25	73.65	73.65	59.14



Valuation of Land Building of M/s. Shri Lal Mahal Limited



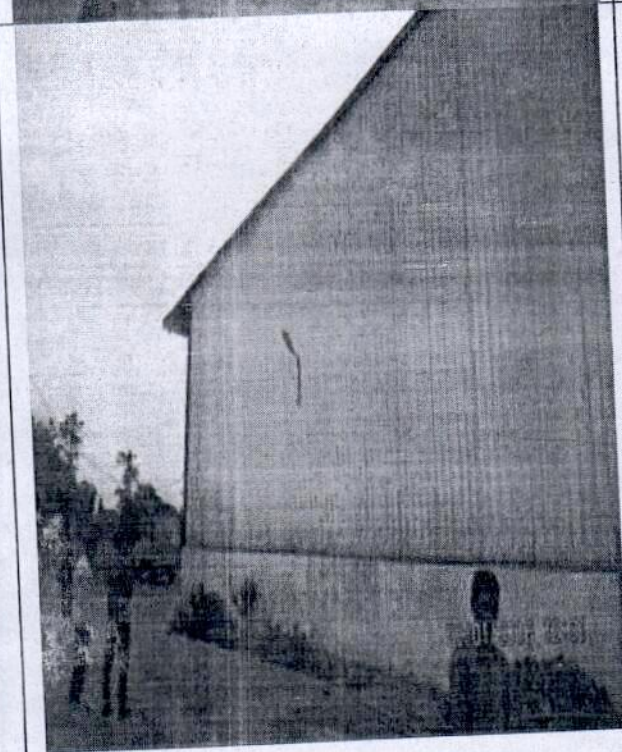
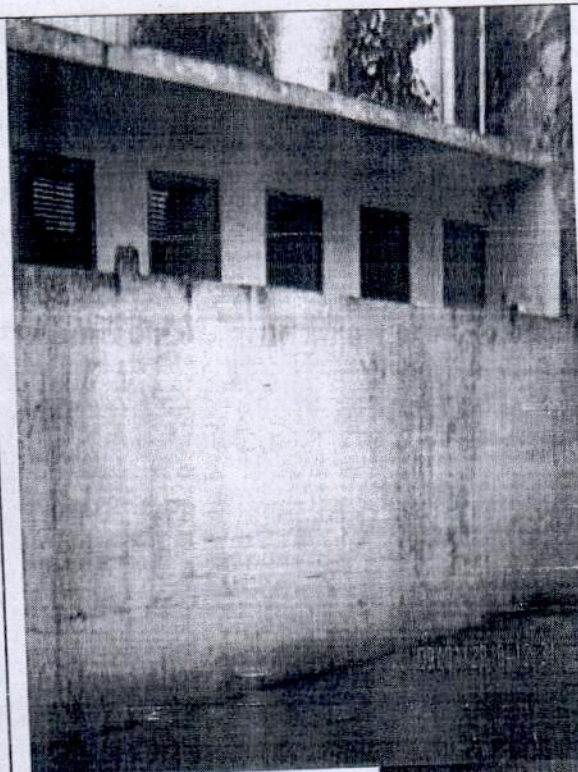
6	Property holding Sale deed No. 14002	0.41	214.47	214.47	144.42
7	Property holding Sale deed No. 8129	0.41	214.47	214.47	144.42
8	Property holding Sale deed No. 14000	0.41	214.47	214.47	144.42
9	Property holding Sale deed No. 13999	0.33	171.59	171.59	115.55
10	Property holding Sale deed No. 14001	0.41	214.47	214.47	144.42
11	Property holding Sale deed No. 112291 and 11292	0.83	187.43	187.43	168.68
<b>Total</b>			<b>1866.08</b>	<b>1866.08</b>	<b>1320.40</b>



**Photographs**





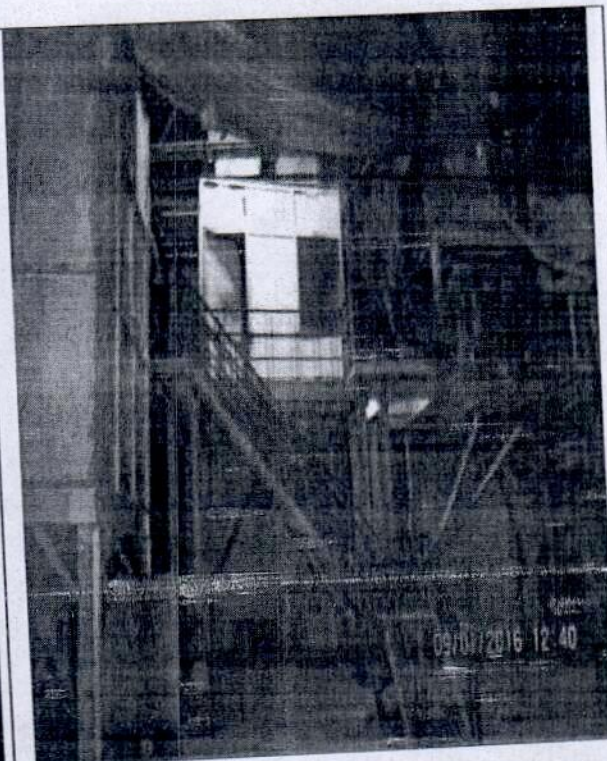
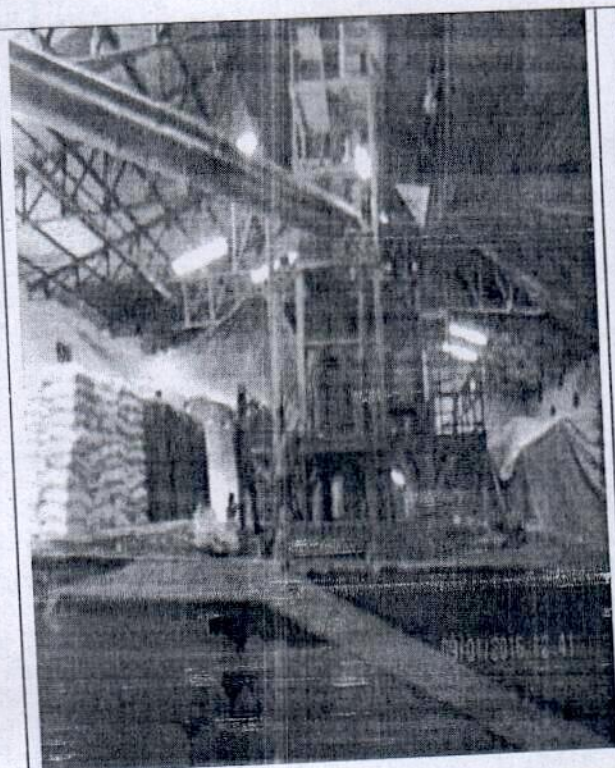








# Valuation of Land Building of M/s. Shri Lal Mahal Limited





**ANNEXURE - I****VALUATION OF FIXED ASSETS****OF****M/s. SHRI LAL MAHAL LIMITED****Located at Village Singhu, Tehsil Narela, New Delhi - 110036****DETAILS AND COST OF LAND**

Particulars	Total Area		Area of Land (Acre)	Present Fair Market Rate (Lakhs per Acre)		Present Replacement Value (Rs. in Lakhs)	Expected Realizable Value (Rs. in Lakhs)	Distress Sale Realisable Value (Rs in Lakhs)
	Bigha	Biswa		Rate	(Lakhs per Acre)			
<b>I <u>LAND</u></b>								
<b><u>Free hold Land :</u></b>								
Land located at Village Singhu, Tehsil Narela, Delhi - 110036								
<b><u>Type :</u></b> Agriculture Land								
<b><u>Purchaser:</u></b>								
Sh Prem Chand Garg s/o Sh Har Narain Aggarwal								
<b><u>Description of Land :</u></b>								
As per the sale deed no. 5159 provided by the Company, the said property is owned by Sh Prem Chand Garg s/o Sh Har Narain Aggarwal. The agriculture land measuring 1 Bighas and 12 Biswa, i.e. Khasra No. 18/20 at village Singhu Tehsil Narela, Delhi - 110036								
<b>Total</b>	1	12	0.33		225.00	74.39	74.39	66.95

**Present Rate :**

The present circle rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.53.00 lakhs per acre as gathered from the



Tehsil office, Narela.  
The present fair market rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.225.00 lakhs per acre as gathered from the near by property dealers/brokers.

**Boundaries:**

North : Agriculture Land Sy. No 18/11  
South : Other's Agriculture Land  
East : Other's Agriculture Land  
West : Road

**II LAND**

**Free hold Land :**  
Land located at Village Singhu, Tehsil Narela, Delhi - 110036

**Type :** Agriculture Land

**Purchaser:**

Sh Prem Chand Garg s/o Sh Har Narain Aggarwal

**Description of Land :**

As per the sale deed no. 5229 provided by the Company, the said property is owned by Sh Prem Chand Garg s/o Sh Har Narain Aggarwal.  
The agriculture land measuring 1 Bighas and 12 Biswa, i.e. Khasra No. 18/20 at village Singhu Tehsil Narela, Delhi -110036

**Total**

1	12	0.33	225.00	74.39	74.39	66.95
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**Present Rate :**

The present circle rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.53.00 lakhs per acre as gathered from the Tehsil office, Narela.  
The present fair market rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.225.00 lakhs per acre as gathered from the near by property dealers/brokers.

**Boundaries:**

North : Agriculture Land Sy. No 18/11  
South : Other's Agriculture Land







East : Other's Agriculture Land  
West : Road

### III LAND

Free hold Land :  
Land located at Village Singhu, Tehsil Narela, Delhi - 110036

Type : Agriculture Land

Purchaser:  
Sh Prem Chand Garg s/o Sh Har Narain Aggarwal

#### Description of Land :

As per the sale deed no. 5204 provided by the Company, the said property is owned by Sh Prem Chand Garg s/o Sh Har Narain Aggarwal. The agriculture land measuring 1 Bighas and 12 Biswa, i.e. Khasra No. 18/20 at village Singhu Tehsil Narela, Delhi - 110036

#### Total

1	12	0.33	225.00	74.39	74.39	66.95
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#### Present Rate :

The present circle rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.53.00 lakhs per acre as gathered from the Tehsil office, Narela.

The present fair market rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.225.00 lakhs per acre as gathered from the near by property dealers/brokers.

#### Boundaries:

North : Agriculture Land Sy. No 18/11  
South : Other's Agriculture Land  
East : Other's Agriculture Land  
West : Road

### IV LAND

Free hold Land :  
Land located at Village Singhu, Tehsil Narela, Delhi - 110036





Type: Agriculture Land

Purchaser:

Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal

Description of Land:

As per the sale deed no. 1817 provided by the Company, the said property is owned by Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal. The agriculture land measuring 1 Bighas and 04 Biswa, i.e. Khasra No. 18/10 at village Singhu Tehsil Narela, Delhi -110036

**Total**

1	4	0.25	225.00	55.78	55.78	50.20
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Present Rate:

The present circle rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.53.00 lakhs per acre as gathered from the

Tehsil office, Narela.

The present fair market rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.225.00 lakhs per acre as gathered from the near by property dealers/brokers.

Boundaries:

North : Other's Agriculture Land  
South : Agriculture Land Sy. No 18/11  
East : Other's Agriculture Land  
West : Road

**V LAND**

Free hold Land :

Land located at Village Singhu, Tehsil Narela, Delhi - 110036

Type: Agriculture Land

Purchaser:

Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal

Description of Land:





As per the sale deed no. 1816 provided by the Company, the said property is owned by Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Harnarain Aggarwal. The agriculture land measuring 1 Bighas and 04 Biswa, i.e. Khasra No. 18/10 at village Singhu Tehsil Narela, Delhi -110036

**Total**

1	4	0.25	225.00	55.78	55.78	50.20
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**Present Rate :**

The present circle rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.53.00 lakhs per acre as gathered from the Tehsil office, Narela.

The present fair market rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.225.00 lakhs per acre as gathered from the near by property dealers/brokers.

**Boundaries:**

North : Other's Agriculture Land  
 South : Agriculture Land Sy. No 18/11  
 East : Other's Agriculture Land  
 West : Road

**VI LAND****Free hold Land :**

Land located at Village Singhu, Tehsil Narela, Delhi - 110036

**Type :** Agriculture Land**Purchaser:**

Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Harnarain Aggarwal

**Description of Land :**

As per the sale deed no. 14002 provided by the Company, the said property is owned by Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Harnarain Aggarwal. The agriculture land measuring 02 Bighas and 0 Biswa, i.e. Khasra No. 18/11 at village Singhu Tehsil Narela, Delhi -110036

**Total**

2	0	0.41	225.00	92.97	92.97	83.67
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**Present Rate :**

The present circle rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.53.00 lakhs per acre as gathered from the Tehsil office, Narela.  
The present fair market rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.225.00 lakhs per acre as gathered from the near by property dealers/brokers.

**Boundaries:**

North : Agriculture Land Sy. No 18/10  
South : Agriculture Land Sy. No 18/20  
East : Agriculture Land Sy. No 18/12  
West : Road

**VII LAND**

**Free hold Land :**

Land located at Village Singhu, Tehsil Narela, Delhi - 110036

**Type : Agriculture Land**

**Purchaser:**

Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal

**Description of Land :**

As per the sale deed no. 8129 and 13998 provided by the Company, the said property is owned by Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal. The agriculture land measuring 02 Bighas and 0 Biswa, i.e. Khasra No. 18/11 at village Singhu Tehsil Narela, Delhi - 110036

**Total**

2	0	0.41	225.00	92.97	92.97	83.67
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**Present Rate :**

The present circle rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.53.00 lakhs per acre as gathered from the Tehsil office, Narela.





The present fair market rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.225.00 lakhs per acre as gathered from the near by property dealers/brokers.

**Boundaries:**

North : Agriculture Land Sy. No 18/10  
South : Agriculture Land Sy. No 18/20  
East : Agriculture Land Sy. No 18/12  
West : Road

**VIII LAND**

**Free hold Land :**

Land located at Village Singhu, Tehsil Narela, Delhi - 110036

**Type :** Agriculture Land

**Purchaser:**

Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal

**Description of Land :**

As per the sale deed no. 14000 provided by the Company, the said property is owned by Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal The agriculture land measuring 02 Bighas and 0 Biswa, i.e. Khasra No. 18/11 at village Singhu Tehsil Narela, Delhi -110036 i.e. Khasra No. 18/12 at village Singhu Tehsil Narela, Delhi -110036

**Total**

2	0	0.41	225.00	92.97	92.97	83.67
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**Present Rate :**

The present circle rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.53.00 lakhs per acre as gathered from the Tehsil office, Narela.

The present fair market rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.225.00 lakhs per acre as gathered from the near by property dealers/brokers.

**Boundaries:**

North : Agriculture Land Sy. No 18/10





South : Agriculture Land Sy. No 18/20  
East : Other's Agriculture Land  
West : Road

#### IX LAND

Free hold Land :  
Land located at Village Singhu, Tehsil Narela, Delhi - 110036

Type : Agriculture Land

#### Purchaser:

Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal

#### Description of Land :

As per the sale deed no. 13999 provided by the Company, the said property is owned by Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Hamarain Aggarwal. The agriculture land measuring 01 Bighas and 12 Biswa, i.e. Khasra No. 18/12 at village Singhu Tehsil Narela, Delhi -110036

#### Total

1	12	0.33	225.00	74.39	74.39	66.95
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#### Present Rate :

The present circle rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.53.00 lakhs per acre as gathered from the

Tehsil office, Narela.

The present fair market rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.225.00 lakhs per acre as gathered from the near by property dealers/brokers.

#### Boundaries:

North : Agriculture Land Sy. No 18/10  
South : Agriculture Land Sy. No 18/20  
East : Other's Agriculture Land  
West : Agriculture Land Sy. No 18/11

#### X LAND

Free hold Land :  
Land located at Village Singhu, Tehsil Narela, Delhi - 110036



Type : Agriculture LandPurchaser:

Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Harnarain Aggarwal

Description of Land :

As per the sale deed no. 14001 provided by the Company, the said property is owned by Sh Har Narain Aggarwal S/o Late Sh. Shiv Nath Rai and Sh. Prem Chand Garg S/o Sh. Harnarain Aggarwal. The agriculture land measuring 02 Bighas and 0 Biswa, i.e. Khasra No. 18/12 at village Singhu Tehsil Narela, Delhi -110036

Total

2	0	0.41	225.00	92.97	92.97	83.67
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Present Rate :

The present circle rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.53.00 lakhs per acre as gathered from the Tehsil office, Narela.

The present fair market rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.225.00 lakhs per acre as gathered from the near by property dealers/brokers.

Boundaries:

North : Agriculture Land Sy. No 18/10  
 South : Agriculture Land Sy. No 18/20  
 East : Other's Agriculture Land  
 West : Agriculture Land Sy. No 18/11

XI LANDFree hold Land :

Land located at Village Singhu, Tehsil Narela, Delhi - 110036

Type : Agriculture LandPurchaser:

Smt Anita Garg w/o Sh Prem Chand Garg for M/s Shivnath Rai Harnarain India Ltd.





**Description of Land :**

As per the sale deed no. 112291 and 112292 provided by the Company, the said property is owned by Smt Anita Garg w/o Sh Prem Chand Garg for M/s Shivnath Rai Harnarain India Ltd. The agriculture land measuring 04 Bighas and 0 Biswa, i.e. Khasra No. 19/16 at village Singhu Tehsil Narela, Delhi -110036

**Total**

4	0	0.83	225.00	187.43	187.43	168.68
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**Present Rate :**

The present circle rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.53.00 lakhs per acre as gathered from the Tehsil office, Narela.

The present fair market rate of Agriculture Land in the said area (Village Singhu, Tehsil Narela, Delhi) is Rs.225.00 lakhs per acre as gathered from the near by property dealers/brokers.

**Boundaries:**

North : Other's Agriculture Land  
 South : Other's Agriculture Land  
 East : Road  
 West : Other's Agriculture Land

**Grand Total**

18.00	56.00	4.30	968.40	968.40	871.56
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**ANNEXURE - II****VALUATION OF FIXED ASSETS****OF****M/s SHRI LAL MAHAL LIMITED**

Located at Village Singhu, Tehsil Narela, New Delhi -110036

**DETAILS AND COST OF BUILDING**

S. No.	Particulars of the Building	No. Of Structure	Year of Construction	Area (sq.ft.)	Present Cost of Const.	Present Replacement Cost	Expected Realisable Value	Distress Sale Realisable Value
					(Rs./sq.ft.)	(Rs in Lakhs)	(Rs in Lakhs)	(Rs in Lakhs)
1	The building is constructed on Land comprised in Khasra No. 18/20 at Village Singhu, Tehsil Narela, Delhi -110036 Document No. 5159 Load Bearing Walls RCC Spread Type Footing 9" thick brick walls Steel Doors 4 and 1/2" thick bricks in cement mortar PCC Flooring AC Sheet roofing Distemper/ paint finish	one- 20/23'	1990	14400	675	97.2	97.2	48.6
2	The building is constructed on Land comprised in Khasra No. 18/20 at Village Singhu, Tehsil Narela, Delhi -110036 Document No. 5229 Load Bearing Walls RCC Spread Type Footing 9" thick brick walls Steel Doors 4 and 1/2" thick bricks in cement mortar	one- 20/23'	1990	14400	675	97.2	97.2	48.6





PCC Flooring AC Sheet roofing Distemper/ paint finish						
3	The building is constructed on Land comprised in Khasra No. 18/20 at Village Singhu, Tehsil Narela, Delhi -110036 Document No. 5204 Load Bearing Walls RCC Spread Type Footing 9" thick brick walls Steel Doors 4 and 1/2" thick bricks in cement mortar PCC Flooring AC Sheet roofing Distemper/ paint finish	one- 20/23'	1990	14400	675	48.6
4	The building is constructed on Land comprised in Khasra No. 18/10 at Village Singhu, Tehsil Narela, Delhi -110036 Document No. 1817 Load Bearing Walls RCC Spread Type Footing 9" thick brick walls Steel Doors 4 and 1/2" thick bricks in cement mortar PCC Flooring AC Sheet roofing Distemper/ paint finish	one- 20/23'	1990			
					5	5
					5	2.5
5	The building is constructed on Land comprised in Khasra No. 18/10 at Village Singhu, Tehsil Narela, Delhi -110036 Document No. 1816 Load Bearing Walls RCC Spread Type Footing 9" thick brick walls Steel Doors 4 and 1/2" thick bricks in cement mortar PCC Flooring AC Sheet roofing Distemper/ paint finish	one- 20/23'	1990	2500	675	8.4375
					16.875	16.875





6	Boundary Wall on Agriculture Land in Sy. No. 18/10	one- 20'/23'	1990	18000	675	1.00	1	0.5
7	The building is constructed on Land comprised in Khasra No. 18/11 at Village Singhu, Tehsil Narela, Delhi -110036 <b>Document No. 14002</b> Load Bearing Walls RCC Spread Type Footing 9" thick brick walls Steel Doors 4 and 1/2" thick bricks in cement mortar PCC Flooring AC Sheet roofing Distemper/ paint finish	one- 20'/23'	1990	18000	675	121.5	121.5	60.75
8	The building is constructed on Land comprised in Khasra No. 18/11 at Village Singhu, Tehsil Narela, Delhi -110036 <b>Document No. 8129</b> Load Bearing Walls RCC Spread Type Footing 9" thick brick walls Steel Doors 4 and 1/2" thick bricks in cement mortar PCC Flooring AC Sheet roofing Distemper/ paint finish	one- 20'/23'	1990	18000	675	121.5	121.5	60.75
10	The building is constructed on Land comprised in Khasra No. 18/11 at Village Singhu, Tehsil Narela, Delhi -110036 <b>Document No. 14000</b> Load Bearing Walls RCC Spread Type Footing 9" thick brick walls Steel Doors 4 and 1/2" thick bricks in cement mortar PCC Flooring AC Sheet roofing Distemper/ paint finish	one- 20'/23'	1990	18000	675	121.5	121.5	60.75





11	The building is constructed on Land comprised in Khasra No. 18/11 at Village Singhu, Tehsil Narela, Delhi -110036 <b>Document No. 13999</b> Load Bearing Walls RCC Spread Type Footing 9" thick brick walls Steel Doors 4 and 1/2" thick bricks in cement mortar PCC Flooring AC Sheet roofing Distemper/ paint finish	one- 20'23'	1990	14400	675	97.2	97.2	48.5
12	The building is constructed on Land comprised in Khasra No. 18/11 at Village Singhu, Tehsil Narela, Delhi -110036 <b>Document No. 14001</b> Load Bearing Walls RCC Spread Type Footing 9" thick brick walls Steel Doors 4 and 1/2" thick bricks in cement mortar PCC Flooring AC Sheet roofing Distemper/ paint finish	one- 20'23'	1990	18000	675	121.5	121.5	60.75
<b>GRAND TOTAL</b>								
				132100	897.675	897.68	448.84	