

Er. Gurdial Singh Sandhu

Mob.: 98727-68535

CIVIL ENGINEER P.S.E. - 1

Approved Valuer F.I.V.(F)

Income Tax & Other Departments

Ref. No. **PN1 101**

Dated **03-04-2023**

FORMAT OF VALUATION REPORT

(to be used for all properties of value above Rs.5 crores ANNEXURE-II)

Name & Address of Branch **State Bank of India, Nehru Place, New Delhi.**

Name of Customer (s)/ Borrowal unit **M/s Milkfood Ltd.**

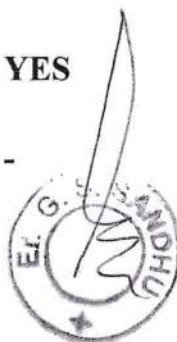
1. INTRODUCTION

- a) Name of the Property Owner (with address & phone nos.) **M/s Milkfood Ltd. Bahadurgarh**
- b) Purpose of Valuation **To know the fair market value of the property**
- c) Date of Inspection of Property **31-03-2023**
- d) Date of Valuation Report **03 April 2023**
- e) Name of the Developer of Property **Not Applicable**

(in case of developer built properties)

2. Physical Characteristics of the Property

- a) Location of the Property
- i. Nearby landmark **State Bank of India, Bahadurgarh**
- ii. Postal Address of the Property **Farm Bahadurgarh, Teh. & Distt. Patiala (PUNJAB)**
- iii. Area of the plot/land (supported by a plan) **Plot Area 57 Bigha 12 Biswas i.e. 11.98 Acre (As marked Sr. No. 13 (d))**
- iv. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked **Solid**
- v. Independent access/approach to the property etc. **YES**
- vi. Google Map Location of the Property with a neighborhood layout map with a neighborhood layout map



Er. G.S. SANDHU
P.S.E.-I
S.D.E. (Retd.)
Approved Valuer



Er. Gurdial Singh Sandhu
CIVIL ENGINEER P.S.E. - 1
Approved Valuer F.I.V.(F)
Income Tax & Other Departments

Mob.: 98727-68535

Ref. No.

Dated 03.04.2023

vii. Details of roads abutting the property

60' wide road, Patiala to Rajpura

viii Description of adjoining property

Adjoining with M/s Federal Mogul Industry

ix. Plot No. Survey No.

As per Sr. No. 13 (b)

x. Ward Village/Taluka

Farm Bahadurgarh (Now Town)

xi. Sub-Registry/Block

Sub Registrar Patiala

xii. District

Teh. & Distt. Patiala (PUNJAB)

xiii. Any other aspect

--

b) Plinth Area, Carpet Area, and saleable area to be mentioned separately and clarified

Plinth Area 149418 sft. & Carpt Area 127000 sft. , Saleable area FULL (Sr. No. 12 (b))

No. of floors and height of each, floor.

As per Sr. No. 12 (b)

Plinth Area floor-wise (As per IS, 3861-1966)

As per Annexure

c) Boundaries of the plot

AS PER DOCUMENTS

North - East

Not Available

North-West

Not Available

South-East

Not Available

South-West

Not Available

Boundaries of the Plot

ACTUAL

South-East

60' wide road (Rajpura-Patiala)

North-West

M/s Next Gen. Packaging

North-East

Vill. Road

South-West

M/s Federal Mogul Factory

Latitude

30.371

Longitude

76.475

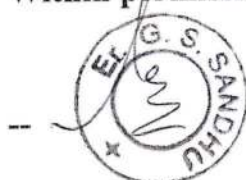
3. Town Planning Parameters

i. Master plan provisions related to property in terms of land use.

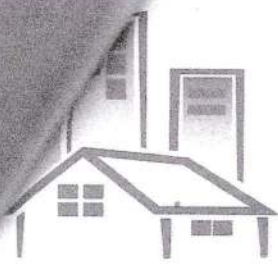
Under revenue estate of Farm Bahadurgarh for industrial use now falls under Industrial zone as per Master Plan. Within permissible limit.

ii. FAR-Floor Area Rise/ FSI-Floor Space Index permitted & consumed

iii. Ground Coverage



Er. G.S. SANDHU
P.S.E.-1
S.D.E (Retd.)
Approved Valuer



Er. Gurdial Singh Sandhu
CIVIL ENGINEER P.S.E. - 1
Approved Valuer F.I.V.(F)
Income Tax & Other Departments

Mob.: 98727-6856

Ref. No.

Dated 03-04-2023

iv. Comment on whether OC-Occupancy

Certificate has been issued or not

Owner occupied and unit is working

Photocopies of vasika/title deed already held in bank's records

NIL

v. Comment on unauthorized constructions if any

vi. Transferability of development rights if any, Building by-laws provision as applicable to the property viz. Setbacks, height restriction etc.

As per regulation of District Town Planner, Patiala

vii. Planning area/zone

Industrial as per DTP

viii. Development controls

As above

ix. Zoning regulations

As above

x. Comment on the surrounding land uses and adjoining properties in terms of uses.

Industrial , Commercial, For housings

xi. Comment on demolition proceedings if any

Not Applicable

xii. Comment on compounding/regularization proceedings

Not Applicable

xiii. Any other aspect

NIL

4. Document Details and Legal Aspects of Property

a) Ownership Documents

i Sales Deed, Git Deed, Lease Deed

ii. TIR of the property

Photocopy of 4 nos. Sale deed

With the Bank

Already with the Bank

b) Name of the Owner /s

M/s Milkfood Ltd. Bahadurgarh

c) Ordinary status of freehold or leasehold including restrictions on transfer

Freehold

d) Agreement of easement if any.

NIL

e) Notification of acquisition if any

Not Applicable



Er. G.S. SANDHU
P.S.E.-I
S.D.E. (Retd.)
Approved Valuer

Er. Gurdial Singh Sandhu
CIVIL ENGINEER P.S.E. - 1
Approved Valuer F.I.V.(F)
Income Tax & Other Departments

Ref. No.

Dated 03-04-2023

f) notification of road widening if any
 He

Not Applicable

g) Heritage restriction , if any.

Not Applicable

h) Comment on transferability of the
 property ownership

**Property is clear & ownership of the M/s
 Milkfood Ltd. Bahadurgarh
 Details to be furnished by the owner.**

i) comment on existing
 mortgages/charges / encumbrances
 on the property, if any

j) Comment on whether the
 properties of the owners have been
 issued (personal or not) corporate) as
 the case may be.

As above

k) Building plan sanction: Authority
 approval for the plan - Name of the
 office of the Authority - Any violation
 from the approved Building Plan

DTP Patiala.

l) Any violation from the Building
 plan

NIL

m) Whether Property is Agricultural
 Land if yes, any conversion is
 conteinplated

Not Applicable

n). Whether the property is SARFAESI
 compliant

YES

o). a. All legal documents, receipts
 related to electricity, Water tax,
 Municipal tax and other building
 taxes to be verified and copies as
 applicable to be enclosed with the
 report.

As per legal scrutiny report

b. Observation on Dispute or Dues if
 any in payment of bills / taxes to be
 reported.

NIL

Er. G. S. SANDHU
 P.S.E.-1
 S.D.E. (Retd.)
 Approved Valuer

Er. Gurdial Singh Sandhu

CIVIL ENGINEER P.S.E. - 1

Approved Valuer F.I.V.(F)

Income Tax & Other Departments

Ref. No.

Dated 03-04-2023

p) Whether the entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.

Yes

q) Qualification in TIR / Mitigation suggested if any _

As per the title search report by panel advocate of the bank.

r) Any other aspect

NIL

Good for bussiness

5. Economic Aspects of the Property

a). i. Reasonable letting value

NIL

ii. If property is occupied by tenarit - Nirmber of tenants

NIL

Rent received per month (tenant - wise) with a comparison of existing market rent

NIL

iii. Taxes and other outings

NIL

iv. Property Insurance

Insurable value to be made Rs. 12.221 Crore

v. Monthly Maintenance charges

NIL

vi. Security charges

NIL

vii. Any other aspect

NIL

6, Social - Cultural Aspects of the Property

a). Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional orgin, economic level, location of slums, squatter settlements nearby, etc. .

Industrially developed town with good connectivity, surrounded by about 15 to 20 industrial units, on Patiala-Rajpura Road.

b). Whether property belongs to social infrastructure like | hospital, school, old age homes etc.

Not applicable



Er. G.S. SANDHU
P.S.E.-1
S.D.E. (Retd.)
Approved Valuer

Er. Gurdial Singh Sandhu
CIVIL ENGINEER P.S.E. - 1
Approved Valuer F.I.V.(F)
Income Tax & Other Departments

Ref. No.

Dated 03-04-2023

7. Functional and Utilitarian Aspects of the Property

Good

- i) Space allocation
- ii. Storage Spaces
- iii. Utility spaces provided within the building
- iv. Car Parking Facility
- v. Any other aspect

For manufacturing of dairy and milk products.

As Above

YES

Open car Parking

NIL

8. Infrastructure Availability

a) Description of aqua infrastructure availability in terms of

i Water supply

Through submersible pumps & hand pumps

ii. sewerage / sanitation system underground or open

Underground Sewerage

iii. Stom water drainage

Yes

b). Description of other physical infrastructure facilities viz.

i solid waste management

Yes

In the name of M/s Milkfood Ltd. of PSPCL.

ii. Electricity

Yes

iii. Road and public transport connectivity

iv Availability of other public utilities near

Yes

c). Social infrastructure in terms of

i. School

Punjabi University & others schools within 2 to 4 kms surrounding the area Bahadurgarh

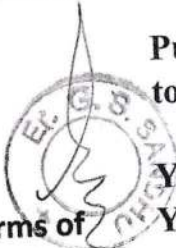
ii Medical facilities

Yes, Chaman Hospital Bahadurgarh

iii. Recreation Facilities in terms of parks and open space

Yes, Green Lawns and Open space is available

Er. G.S. SANDHU
P.S.E.-I
S.D.E. (Retd.)
Approved Valuer



Er. Gurdial Singh Sandhu

CIVIL ENGINEER P.S.E. - 1

Approved Valuer F.I.V.(F)

Income Tax & Other Departments

Ref. No.

Dated 03-04-2023

9 . Marketability of the Property

a) Marketability of the property in terms of

i . Locational attributes

ii . Scarcity

iii . Demand and supply of the kind of subject property

iv . Comparable sale prices in the locality

v. Any other aspect which has relevance on the value or marketability of the property

Industrial Developed town on Patiala-Rajpura main road, 4 lane.**No major bottlenecks for manufacturing operations****Good****Rs. 4.5 crore to Rs. 5.75 crore****= 5.125 Crore Per Acre; Total 61.40 Crore of 11.98 Acres; depending upon the location of the property.****Large piece of land in industrially developed town.****10 . Engineering and Technology****Aspects of the Property**

a) Type of construction

b) Material & technology used

c) Specifications

d) Maintenance issues

e) Age of the building

f) Total life of the building

g) Extent of deterioration ,

h) System of air conditioning

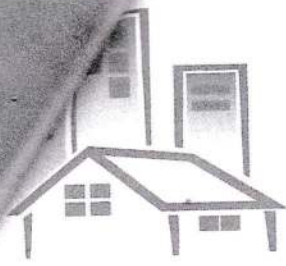
i) Provision of firefighting

j) Copies of the plan and elevation of the building to be included

k) Structural Safety

Composite structure**Cement, Sand, Bricks, RCC roofs, flooring and gate etc.****Industrial Building having RCC roof slab, GI sheet cement plaster, flooring, plaster, gate and shutters etc.****Preventive maintenance****About 33 years old (YOC - 1974, 1982, 1988 & 2006)****Average Life of the different units of Building, 35 to 55 years****No Major deterioration****Yes (Administrative Block)****YES****Within permissible FAR limit****Yes**

Er. G.S. Sandhu
P.S.E.-1
S.D.E. (Retd.)
Approved Valuer



Er. Gurdial Singh Sandhu

CIVIL ENGINEER P.S.E. - 1

Approved Valuer F.I.V.(F)

Income Tax & Other Departments

Dated 03-04-2023

Ref. No.

- l) Protection against natural disaster
viz. Earthquakes Yes
- m) Visible damage in the building NIL

11 Environmental Factors

- a). Use of environment friendly building materials, Green Building techniques if any
- b). Provision of rain water harvesting
- c) Use of solar heating and lightning Systems, etc.,
- d). Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.

Eco-Friendly Building

Through Pipes in Tanks

NIL

Air (Prevention and control of pollution) by Punjab Pollution Control Board as the letter issued is with the Bank.

Water (Prevention and control of pollution) by PPCB.

12. Architectural and anesthetic quality of the property

- a) Descriptive account on whether the building is model, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc. .

Plain looking building for industrial operations and for use of other purposes

- b) Brief Description of the property whether open land or built up area
- c) Property No. with detail

1. Time Office : Construction with Brick Wall, RCC Slab, PCC Flooring, Hard Wood Joinery, Cement Plaster inside & outside with average height 10'.

395 sft. @ Rs. 750/- per sft. =

Amount
in Crore

0.0296/-
Er. G.S. SANDHU
P.S.E.-I
S.D.E. (Retd.)
Approved Valuer





Er. Gurdial Singh Sandhu

Mob.: 98727-68535

CIVIL ENGINEER P.S.E. - 1

Approved Valuer F.I.V.(F)

Income Tax & Other Departments

Ref. No.

Dated ...03-04-2023

2. Cycle Shed with steel trushes, steel purlin, ACC sheet roofing, PCC Flooring
2719 sft. @ Rs. 375/- per sft. 0.102/-
3. Administrative Block with projection & Porch, RCC slab, trezo flooring, hard wood joinery, Cement Plaster Inside & Outside
7150 sft. @ Rs. 1500/- per sft 1.0725 /-
4. Security Office - Brick Walls, RCC Slab, PCC Flooring, hardwood joinery both side cement plaster with 11' height
700 sft. @ Rs. 750/- sft. 0.0525/-
5. Weight Bridge - One Room, Pit 3×30.75 size 5' to 6' deep, complete in all respect -
690 sft @ Rs 1000 /- per sft 0.069/-
6. Laboratory & General Store - Brick Walls, RCC Slab, Quota Stone with 12' height; Repair work has been done;
7000 sft. @ Rs. 1500/- sft. 1.05/-
7. Reception Room - Brick Walls, RCC Slab, Quota Stone Flooring with height 16'; Repair has been carried out;
2600 sft. @ Rs. 1250/- sft. 0.325/-
8. Milk Processing - Brick Walls, Hi-Ribbed, GI Sheet roofing about 22' height, PCC Flooring;
4058 sft. @ Rs. 650/- sft. 0.264/-
9. Butter Section - Steel Structure, Brick Walls, RCC Slab about 16' ht.
4500 sft. @ Rs. 1050/- sft. 0.4725/-
10. Ghee manufacturing brick walls, hi-ribbed GI Sheet roofing at 22' rft. Level
1300 sft. @ Rs. 700/- sft. 0.091/-
11. Ghee Filling - Steel Structure, Brick Walls, RCC Slab at 16 rft. Level, In this building painting, distempering and repair work has done;
5800 sft. @ Rs. 1500/- sft. 0.870/-



Er. G. S. SANDHU
S.D.E. (R&D)
Approved

Er. Gurdial Singh Sandhu
CIVIL ENGINEER P.S.E. - 1
Approved Valuer F.I.V.(F)
Income Tax & Other Departments

Ref. No.

Dated 03-04-2023

12. RT Machine - Brick Walls, Hi-Ribbed GI Sheet roofing 22' level with RCC Slab 750 sft. At 10 rft level, 10 to 22' height 1400 sft. @ Rs. 750/- sft. 0.105/-
13. RT Cold Room - Brick Walls, PUF Panel Cold Rooms with refrigeration system, Hi-Ribbed GI Sheet roofing shed above cold room 2050 sft. @ Rs. 800/- sft. 0.164/-
14. Tin Pack Cold Room - Brick Walls, PUF Panel Cold Rooms with refrigeration system, Hi-ribbed GI Sheet roofing shed above cold room 10 to 22' height 2825 sft. @ Rs. 800/- sft. 0.226/-
15. Alfa Level Dryer - Steel Structure, Brick Walls, RCC Slab, Building average height, 60 rft. And above and 16 rft. Above other building 3500 sft. @ Rs. 2400/- sft. 0.840/-
16. Casein Plant - Steel Structure, Brick Walls, RCC Slab, Building Avarage Height 35 rft. Painting, Distempering and repair work is done; 4941 sft. @ Rs. 1500/- sft. 0.7412/-
17. Sepporalli, Evaporator -Steel Structure, Brick Walls, RCC Slab at 56 rft. Level 3000 sft. @ Rs. 2000/- sft. 0.608/-
18. Food & Biotech Dryer Evaporator - Steel Structure, Brick Walls, RCC Slab, Building Average Height 85 or above area 60 rft and further above height 16 rft. 25560 sft. @ Rs. 2400/- sft. 6.134/-



Er. G.S. SANDHU
P.S.E.-I
S.D.E. (Reid.)
Approved Valuer

Er. Gurdial Singh Sandhu
CIVIL ENGINEER P.S.E. - 1
Approved Valuer F.I.V.(F)
Income Tax & Other Departments

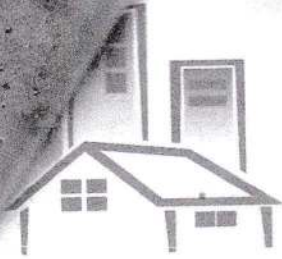
Ref. No.

Dated 03-04-2023

19. Ghee Godown - RCC Framed structure, Brick Walls, RCC Slab at 16 rft. Level with Quota Stone flooring; Painting, Distempering and repair work with white wash is done; 2600 sft. @ Rs. 1500/- sft. 0.390/-
20. Hassia Packing Hall - Steel Structure, Bricks Wall, RCC Slab at 16 and 32 rft level with quota stone flooring; Repair work, Paint, distempering etc. done; 8400 sft. @ Rs. 1500/- sft. 1.260/-
21. Powder Godown - 1, Steel Structure, Brick Walls, RCC Slab, at 16 & 32 rft. Level quota stone flooring; Repair work is done; 8400 sft. @ Rs. 1500/- sft. 1.260/-
22. Powder Godown - 2, Steel Structure, Brick Walls, RCC Slab, at 16 and 32 rft. Level, quota stone flooring; Repair work with paint is done; 8640 sft. @ Rs. 1500/- 1.296/-
23. DG Room - Brick Walls, Hi-Ribbed, GI Sheet roofing at 25 rft level 4700 sft. @ Rs. 700/- sft. 0.330/-
24. Electrical Section - Brick Walls, Hi-Ribbed GI Sheet roofing at 12 rft. With PCC flooring, Rolling shutter provided. 2100 sft. @ Rs. 450/- sft. 0.095/-
25. Mechanical Section - Brick Walls, Hi-Ribbed GI Sheet roofing at 25 rft. With PCC flooring, Rolling shutter provided. 1421 sft. @ Rs. 450/- sft 0.1065/-
26. Refrigeration Room - Brick Walls, Hi-Ribbed GI Sheet roofing at 25 rft. With PCC flooring, Rolling shutter provided 4150 sft. @ Rs. 750/- sft. 0.311/-



Er. G.S. SANDHU
P.S.E.-1
S.D.E. (Retd.)
Approved Valuer



Er. Gurdial Singh Sandhu

CIVIL ENGINEER P.S.E. - 1

Approved Valuer F.I.V.(F)

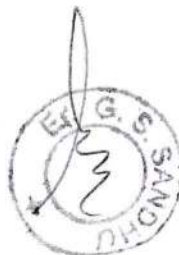
Income Tax & Other Departments

Ref. No.

Dated 03-04-2023

27. Boiler House - Brick Walls, ACC Sheet roofing at 30 rft. Level with PCC Flooring, Rolling Shutter provided as doors 12850 sft. @ Rs. 750/- sft.	0.960/-
28. Canteen - Brick Walls, Hi-Ribbed GI Sheet roofing at 15 rft. With PCC flooring, Rolling shutter provided. 1442 sft. @ Rs. 300/- sft.	0.043/-
29. Old Refrigeration Block - Brick Walls, Hi-Ribbed GI Sheet roofing at 12 rft. PCC Flooring with Steel Rolling Shutter provided for doors. 9280 sft. @ Rs. 1200/- sft.	1.114/-
30. Butter Manufacturing Building - RCC Structure, Brick Walls, RCC Slab at 16 rft. Level, 4200 sft. @ Rs. 750/- sft.	0.315/-
31. Waiting Room with Brick Walls, RCC Slab, Cement Plaster Inside & Outside, Hard wood joinery, PCC Flooring 333 sft. @ Rs. 400/- sft.	0.013/-
32. ADD: Boundary Walls about 3400 rft 6' to 7' height heavy weight concrete paving as per design internal drains, gates etc.	
	L.S. 2.25/-
	Total 22.9/-
Less Depreciation 1.30% per years i.e. 1.30% × 33 years = 42.9%	9.82/-

Net Amount 13.07



Er. G.S. SANDHU
P.S.E.-1
S.D.E. (Retd.)
Approved Valuer



Er. Gurdial Singh Sandhu

CIVIL ENGINEER P.S.E. - 1

Approved Valuer F.I.V.(F)

Income Tax & Other Departments

Dated 03-04-2023

Ref. No.

13. Valuation

- Methodology of valuation - Procedures adopted for arriving at the valuation. Valuation may think different ways and slate special approach and assumptions made, basis adopted with support data, comparable sales, and reconciliation of various factors
- Prevailing Market Rate / Price trend of Property in the locality / city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. If available
- Guideline Rate from Registrar's office / State Govt. Gazette/ Income Tax Notification
- Summary of Valuation

Land rates on the basis of circle rate notified by District Collector Patiala (Punjab); local enquiry of real estate agents and other sources

Rs. 4.75 crore to 5.50 crore
= Rs. 5.125 crore per acre
depending upon the size and location of the plot.

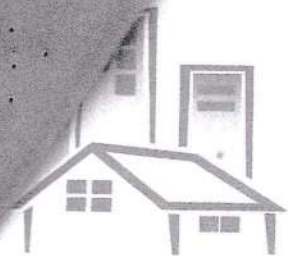
With reference to record obtained from Revenue dept., Farm Bahadurgarh, Commercial Land, Sr No. 1640, Hadbast no. 113/1, segment 131; @ 3.872 Crore per Acre

1st Property was purchased through Sale deed No. 3079 dated 02-08-1973 Bahi No. 1, Jild No. 132 Page 389 as per Khewat Khatauni No. 1/1 comprising Khasra No. 55//1Min land area 9 bigha 12 biswas, 55//2 land area 10 bigha 12 biswas, 58//2 land area 12 biswas and Khasra No. 58//1/2 land area 3 bigha 4 biswas, so total land area 24 bigha vaka Rakba Bahadurgarh in favour of M/s Milkfood Ltd.

2nd Property was purchased vide sale deed No. 1503 dated 24-05-1992, as per Khewat Khatauni No. 35/35 Khasra No. 50/2/2/2/(1-6), Khata Khatauni No. 73/74 Khasra No. 50/2/1/2/(0-18Min) and 50/2/2/1/2/(2-19), 50/2/2/6/2/2/(1-0Min), Khata No. 88/89 Khasra No. 50/2/2/3/(2-19Min) as per Jamabandi Year 1977-78 Land area 9 bigha 12 biswas in favour of M/s Milkfood Ltd. Bahadurgarh.



Er. G.S. SANDHU
P.S.E.-I
S.D.E. (Retd.)
Approved Valuer



Er. Gurdial Singh Sandhu

Mob.: 98727-68535

CIVIL ENGINEER P.S.E. - 1

Approved Valuer F.I.V.(F)

Income Tax & Other Departments

Ref. No.

Dated 03-04-2023

3rd Property was purchased vide sale deed No. 6121 dated 30-12-1982 as per Khewat Khatauni No. 73/74, 88, 89, 35/35, Khasra No. 50/2/2/6/2/2Min/(1-0), 50/2/2/3Min/(2-19), 50/2/2/2/2Min/(1-6), 50/2/2/1/2Min/(2-19), 50/2/1/2Min/(4-18), 50/1/2Min/(6-19) land area 10 bigha 19 biswas Vaka Rakba Bahadurgarh in favour of M/s Milkfood Ltd. Bahadurgarh

4th Property was purchased vide sale deed No. 427 dated 19-04-1988 as per Khasra No. 50/1/2Min, 50/1Min, 50/2/6/2Min, 50/2/3Min land area 13 bigha 1 biswas Vaka Rakba Bahadurgarh in favour M/s Milkfood Ltd. Bahadurgarh. From the above of 4 nos title deeds, total land area 57 bigha 12 biswas or 11.98 acre

Note: As surrounding area towards South-East is a 60' wide road which has 60' wide road, Patiala-Chandigarh Road and two sides passage, Central side over fly bridge and along these sides rates of the property is Rs. 10500 to Rs. 11000 per sqy. & North-East is road & along this number of colonies have made & rate of the land has also increased; which has also facted the value of the surrounding area. I have taken the average rate 5.125 Crore per acre.

Cost of Land (As per market rate) 11.98 @ 5.125 Crore / Acre = 61.40 Crore

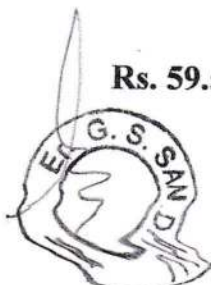
Building Value Rs. 13.07 Crore (On Sr. No. 12 (b))

Land + Building = Rs. 61.40 + 13.07 = Rs. 74.47 Crore

ii. Fair Market Value of Property Rs. 74.47 Crore

iii. Realizable Value Rs. 67.023 Crore

iv. Forced / Distress Sale value. Rs. 59.576 Crore



Er. G. S. SANDHU
P.S.E.-1
S.D.E. (Retd.)
Approved Valuer

Er. Gurdial Singh Sandhu
CIVIL ENGINEER P.S.E. - 1
Approved Valuer F.I.V.(F)
Income Tax & Other Departments

Ref. No.

Dated 03.04.2023

i. Guideline Value (As per Revenue Dept.)	As per Code 124/0131 Rs. 3.872/- crore per acre. 11.98 @ 3.872 Crore / acre = 46.386 Crore
Land Value (As per Revenue Dept)	
Building Value	Rs. 13.07 Crore (On Sr. No. 12 (b))
Land + Building = Rs. 46.386 + 13.07 = Rs. 59.456 Crore	
ii. Realizable Value	Rs. 53.510 Crore
iii. Forced / Distress Sale value.	Rs. 46.564 Crore

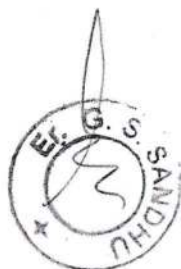
14. Declaration**I hereby declare that:**

- I. The information provided is true and correct.
- II. The analysis and conclusions are limited by the reported assumptions and conditions.
- III. I have read the Handbook on Policy Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, both of the provisions of the same and the provisions of the provisions of the same. This report is in conformity to the Standards of Reporting in the above Handbook.
- IV. I have no direct or indirect interest in the above property valued.
- V. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, for valuing property up to any limit.

Name and address of the Valuer **Er. G.S. Sandhu**
#49, Upkar Nagar, Patiala (PUNJAB)

Name of Valuer association of which I am a good user in good standing

Wealth Tax Registration No

Signature of the Valuer**Date****03 April 2023****Tel No****Mobile No****98727-68535****Email****gurdialssandhu49@gmail.com**

Er. G.S. SANDHU
P.S.E.-I
S.D.E. (Retd.)
Approved Valuer



Er. Gurdial Singh Sandhu
CIVIL ENGINEER P.S.E. - 1
Approved Valuer F.I.V.(F)
Income Tax & Other Departments

Mob.: 98727-68535

Ref. No.

Dated 03-04-2023.

15. Enclosures

a). Layout plan sketch of the area in which property is located with latitude and longitude

Enclosed

b). Building Plan

Within permissible limit

c). Floor Plan

B+G+2

d) Photograph of the property (including geo - Stamping with date) and owner (in case of housing loan, if the loaner is available) including "Selfie" of Valuer at Site

Enclosed

certified copy of the approved / sanctioned plan of certified copy.

Within permissible limit

e) Google Map location of the property

Enclosed

f) Price trend of Property in the locality / city from property search sites v Magickbricks.com,

Enclosed

g) Any other relevant documents / extracts

NIL



Er. G.S. SANDHU
P.S.E.-I
S.D.E. (Retd.)
Approved Valuer

Er. Gurdial Singh Sandhu

Mob.: 98727-68535

CIVIL ENGINEER P.S.E. - 1

Registered Valuer U/S 34 AB of Wealth Tax
Income Tax Department

Ref. No.

Dated

03/04/2022

Photo Sub taken from main
entry gate from main road
(AT right hand corner of Bachelgari).



Er. G.S. SANDHU
P.S.E.-1
S.D.E. (Retd.)
Approved Valuer

Internal
view of
M/S Mithu
Food
store
Bachelgari

Side view of Gate

over Bridge → to the house

Side view



Er. Gurdial Singh Sandhu
CIVIL ENGINEER P.S.E. - 1
Registered Valuer U/S 34 AB of Wealth Tax
Income Tax Department

Mob.: 98727-68

Ref. No.

MIS Milk Food Ltd

Dated 31.04.2023

BAHADURGARH on PATRIKURA ROAD.



Er. G.S. SANDHU
P.S.E.-1
S.D.E. (Retd.)
Approved Valuer

Watch
man

Security
Guard

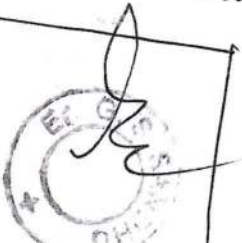
Milk Food Ltd
MIS Food

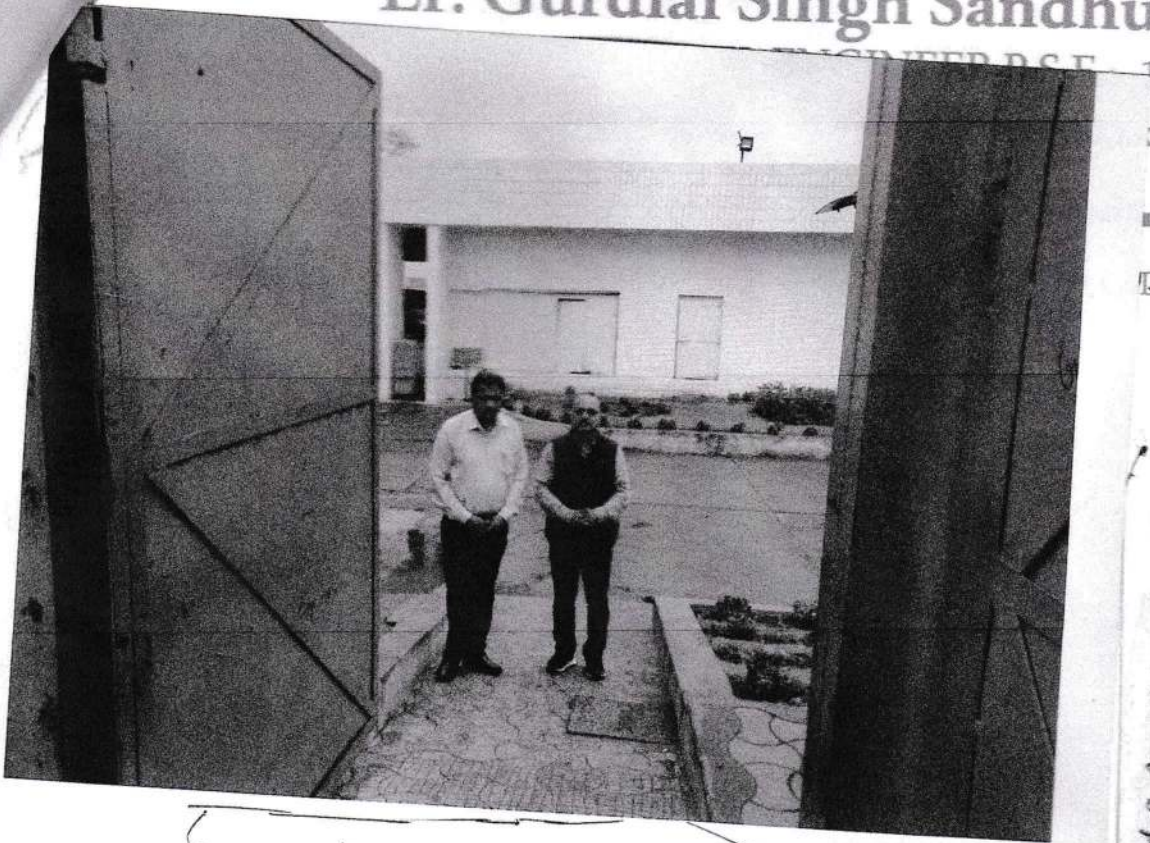
Gate no
over BRIDGE

Side Road

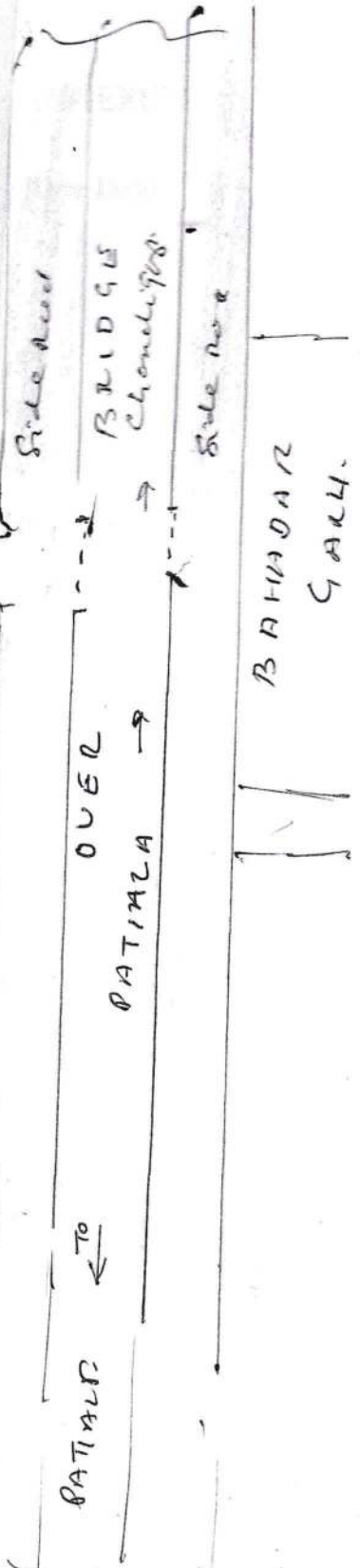
Er. G.S. SANDHU
P.S.E.-1
S.D.E. (Retd.)
Approved Valuer

Er. G.S. SANDHU
P.S.E.-1
S.D.E. (Retd.)
Approved Valuer





Date: 03/04/2022



Er. G. S. SANDHU
P.S.E.
S.P. (Retd.)
Approved Valuer