

Jay karan

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sg

H.P.  
Valuation  
Smt  
Baddi  
Solan  
H.P.

## Valuation Report of

Property M/s Super Video Tronics, situated in Village-Katha,  
Tehsil-Baddi, Distt- Solan (H.P.)

Applicant / Co-Appl / Beneficiary / Name

M/s Super Video Tronics

ANCI M/S OF 80 CHINA CORP & VIL KATHA

7000  
3000

State Bank of India, Stressed Assets Management Branch-II,  
11<sup>th</sup> Floor, Jawahar Vyapar Bhawan Tolstoy Marg,  
New Delhi -110001

Prepared by:

**sg SANDEEP GOEL**

Registered Valuer, Chartered Engineer, Chartered Valuers & Quantity Surveyors (RICS),  
B.E. (Civil) (AMIE), M.E. (Civil), LL.B, Ch. Eng. (I), FIV, MRICS  
Regd. No.- (a) Cat-I/644/182/2015-16 (b) Cat-I/644/Vol-II/21/2021-22 (Wealth Tax)  
Regn. No.-IBBI/RV/05/2019/11930, The Companies Registered Valuer & Valuation Rules 2017,  
Under Ministry of Corporate Affairs (Insolvency & Bankruptcy Board of India) (IBBI)  
E-Mail : sandeepgoel110@gmail.com / sandeep\_goel\_eng@yahoo.co.in  
Mobile No. 9871899229, 9818010954  
Regd. Address : A-1/110, Sector-7, Rohini, Delhi-110085.

OUR REF: SBI-SAMB-II, C.P./SG/2022-2023 /002

DATE : 15.02.2022

# sg SANDEEP GOEL

Regd. Valuers, Chartered Engineer & Chartered Surveyors (RICS)

B.E. (Civil) (AMIE), M.E (Civil), LL.B, Ch. Eng. (I), FIV, MRICS

Regd.No.- (a) Cat-I/644/182/2015-16 (Wealth Tax)

(b) Cat-I/644/Vol-II/21/2021-22 (Wealth Tax)

Regn No. IBBI/RV/05/2019/11930

under Ministry of corporate Affairs, IBBI

To

The Chief Manager

State Bank of India, SAM- Branch-II,

11<sup>th</sup> Floor, Jawahar Vyapar Bhawan Tolstoy Marg,

New Delhi-110001

OUR REF: SBI-SAMB-II, C.P./SG/2022-2023 /002

DATE : 15.02.2022

## VALUATION REPORT (IN RESPECT OF LAND/ SITE AND BUILDING) (TO BE FILLED IN BY THE APPROVED VALUER)

### I. GENERAL :-

|    |  |   |  |
|----|--|---|--|
| 1. | Purpose for which the valuation is made  | : | To know the Fair Market Value of the   |
| 2. | Date of Inspection   | : | 14.02.2022   |
|    | Date on which the valuation is made  | : | 15.02.2022   |
| 3. | List of Document produced for perusal  |   |  |
|    | a Copy of Old valuation report   | : | Copy of Old valuation report Dated 10.11.2021 prepared by Er. Daljit Raheja  |
| 4. | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | : | M/s Super Video Tronics<br>(FIRM OWNERSHIP)<br>A/C: M/S OPES CHEM CORP PVT. LTD  |
| 5. | Brief description of the property (Including leasehold / freehold etc)   | : | The Property under valuation is an Industrial freehold plot measuring 1789.30 sq m or 2140 sq yd. Constructed area of 13900 sq ft in RCC and 17330 sq ft in shed.<br><br>It is located 500 m from Oswal Cancer Hospital, Sherpur, Ludhiana & 700 m from Bank Of India, Industrial Area- A Bhagwan Nagar, Ludhiana, Punjab 141003 |

|        |   |                       |   |  |
|--------|---|-----------------------|---|--|
| 6.     | Location of property  |                       | : | ---  |
|        | a   | Plot No. / Survey No. | : | As above   |
|        | b   | Door No.              | : | Village -Katha   |
|        | c   | T. S. No. / Village   | : | Tehsil-Baddi,  |
|        | d   | Ward / Taluka         | : | Solan (H.P.)   |
|        | e   | Mandal / District     | : | Property M/s Super Video Tronics, Situated in Village Katha, Tehsil-Baddi, Distt- Solan (H.P.) |
| 7.     | Postal address of the property  |                       | : |  |
| 8.     | City / Town   |                       | : | Town   |
|        | Residential Area  |                       | : | ---  |
|        | Commercial Area   |                       | : | ---  |
|        | Industrial Area   |                       | : | Industrial Area  |
| 9.     | Classification of the area  |                       | : |  |
|        | (i)   | High/Middle/Poor      | : | Middle   |
|        | (ii)  | Urban/Semi/Rural      | : | Urban  |
| 10.    | Coming under Corporation limit / Village Panchayat / Municipality   |                       | : | Municipal Corporation of Baddi   |
| 11.    | Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area |                       | : | No   |
| 12.    | In case it is an agricultural land, any conversion to house site plots is contemplated  |                       | : | No, it is industrial property  |
| 13.    | Boundaries of the property  |                       | : |  |
|        |   | North                 | : | Other Property   |
|        |   | South                 | : | Entry/Road   |
|        |   | East                  | : | M/s Kaizen Pharmaceuticals   |
|        |   | West                  | : | M/s Indco Remedies Ltd.  |
| 14.(a) | Dimensions of the site  |                       | : |  |
|        |   |                       | : | A  |
|        |   |                       | : | B  |
|        |   |                       | : | As per the Deed  |
|        |   |                       | : | Actual   |
|        |   | North                 | : | 5 Bigha 3 Biswa or 3875 Sq m   |
|        |   | South                 | : |  |
|        |   | East                  | : |  |
|        |   | West                  | : |  |



|        |   |                                |
|--------|---|--------------------------------|
| 14.(b) | Latitude, Longitude and Coordinates of the site   | : 80°40'33.0"N<br>73°49'36.5"E |
| 15.    | Extent of the site  | : 5 Bigha 3 Biswa or 3875 Sq m |
| 16.    | Extent of the site considered for valuation (least of 14 A & 14 B)                                      | : As above                     |
| 17.    | Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month. | : Owner's possession           |

## II CHARACTERISTICS OF THE SITE

|    |   |                      |
|----|---|----------------------|
| 1  | Classification of locality  | : Industrial Area    |
| 2  | Development of surrounding areas  | : Developing Area    |
| 3  | Possibility of frequent flooding / submerging   | : No                 |
| 4  | Feasibility to the Civic amenities like school, hospital, bus stop, market etc.   | : Within 2-3 Kms     |
| 5  | Level of land with topographical conditions   | : Plain              |
| 6  | Shape of land   | : Rectangle in Shape |
| 7  | Type of use to which it can be put  | : Industrial         |
| 8  | Any usage restriction   | : No                 |
| 9  | Is plot in town planning approved layout?   | : Yes                |
| 10 | Corner plot or intermittent plot?   | : Intermittent Plot  |
| 11 | Road facilities   | : Available          |
| 12 | Type of road available at present   | : Kutchha Road       |
| 13 | Width of road – is it below 20 ft. or more than 20 ft.  | : More than 20 ft    |
| 14 | Is it a land – locked land?   | : No                 |
| 15 | Water potentiality  | : Available          |
| 16 | Underground sewerage system   | : Available          |
| 17 | Is power supply available at the site?  | : Available          |
| 18 | Advantage of the site   |                      |
|    | i   | : No                 |
| 19 | Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated) | : No                 |

# PART - A (VALUATION OF LAND)

|   |   |   |   |
|---|---|---|---|
| 1 | Size of plot  |   |   |
|   | North & South   | : | ----  |
|   | East & West   | : | ----  |
| 2 | Total extent of the plot  | : | (5 Bigha 3 Biswa) or 3875 Sq m  |
| 3 | Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas) | : | Prevailing market rate ranges between Rs. 3,000/- per sq m to Rs. 3,500/- per sq m. |
| 4 | Assessed / adopted rate of valuation  | : | Adopted rate is Rs. 3,300/- per sq m  |
| 5 | Estimated value of land   | : | 3875 sq m x Rs. 3,300/- per sq m<br>= Rs. 1,27,87,500/-                             |
| 6 | Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)  | : | Land rate: Rs. 2592.7 per sq m  |
|   | a) Land   | : | 3875 sq m x Rs. 2592.7 per sq m<br>= Rs. 1,00,46,713/-                              |
|   | b) Cost of Construction   | : | Rs. 2,30,17,768/- (As per market rate)  |
|   | Guideline Value (a + b)   | : | Rs.1,00,46,713 /-+ Rs. 2,75,51,968/-<br>= Rs. 3,30,64,481/-                         |

# PART - B (VALUATION OF BUILDING)

| Technical details of the building |  |          |  |       |                         |          |              |          |              |          |              |            |              |
|-----------------------------------|--|----------|--|-------|-------------------------|----------|--------------|----------|--------------|----------|--------------|------------|--------------|
| a                                 | Type of Building (Residential / Commercial/ Industrial)              | :        | Industrial   |       |                         |          |              |          |              |          |              |            |              |
| b                                 | Type of construction (Load bearing / RCC/ Steel Framed)              | :        | Load bearing walls with columns & beams  |       |                         |          |              |          |              |          |              |            |              |
| c                                 | Year of construction   | :        | Built in 2006 (16 years old)   |       |                         |          |              |          |              |          |              |            |              |
|                                   | Future life of building  |          | 44 Year  |       |                         |          |              |          |              |          |              |            |              |
|                                   | Total life of the building   |          | 60 Year  |       |                         |          |              |          |              |          |              |            |              |
| d                                 | Number of floors and height of each floor including basement, if any |          | G+2 storey Industrial Building   |       |                         |          |              |          |              |          |              |            |              |
| e                                 | Plinth area floor-wise   | :        | <table><tr><th>Floor</th><th>Actual Constructed Area</th></tr><tr><td>GF (RCC)</td><td>14,272 sq ft</td></tr><tr><td>FF (RCC)</td><td>14,272 sq ft</td></tr><tr><td>SF (RCC)</td><td>13,343 sq ft</td></tr><tr><td>Total Area</td><td>41,887 sq ft</td></tr></table> | Floor | Actual Constructed Area | GF (RCC) | 14,272 sq ft | FF (RCC) | 14,272 sq ft | SF (RCC) | 13,343 sq ft | Total Area | 41,887 sq ft |
|                                   |  | Floor    | Actual Constructed Area  |       |                         |          |              |          |              |          |              |            |              |
|                                   |  | GF (RCC) | 14,272 sq ft   |       |                         |          |              |          |              |          |              |            |              |
|                                   |  | FF (RCC) | 14,272 sq ft   |       |                         |          |              |          |              |          |              |            |              |
|                                   |  | SF (RCC) | 13,343 sq ft   |       |                         |          |              |          |              |          |              |            |              |
| Total Area                        | 41,887 sq ft   |          |  |       |                         |          |              |          |              |          |              |            |              |



|  |   |  |   |
|--|---|--|---|
|  | f | Condition of the building  |   |
|  |   | Exterior - Excellent, Good, Normal, Poor                                   | : Normal                                      |
|  |   | Interior - Excellent, Good, Normal, Poor                                   | : Normal                                      |
|  | g | Date of issue and validity of layout of approved map / plan                | : Sanctioned Building Plan not made available |
|  | h | Approved map / plan issuing authority                                      | : As above                                    |
|  | i | Whether genuineness or authenticity of approved map / plan is verified     | : As above                                    |
|  | j | Any other comments by our empanelled valuers on authentic of approved plan | : As above                                    |

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

| S. NO. | DESCRIPTION  |   |
|--------|--|---|
| 1      | Foundation   | G+2 storey                                |
| 2      | Basement   | : Isolated footing foundation             |
| 3      | Superstructure   | : No                                      |
| 4      | Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber) | : 9" thick brick work in cement mortar    |
| 5      | RCC works  | : Wooden/Glass and MS Iron gate           |
| 6      | Plastering   | : RCC foundation, Beams, columns, lintels |
| 7      | Flooring, Skirting, dado   | : RCC roof slabs                          |
| 8      | Special finish as marble, granite, wooden panelling, grills, etc   | : 12 mm plastering in cement mortar       |
| 9      | Roofing including weather proof course   | : Tiles/PCC flooring                      |
| 10     | Drainage   | : Nil                                     |
| S. No. | Description  | : Yes                                     |
| 1.     | Compound wall  | : Yes                                     |
|        | Height   | G+2 storey                                |
|        | Length   | : Yes                                     |
|        | Type of construction   | : 7ft - 86ft height                       |
| 2      | Electrical installation  | : ---                                     |
|        | Type of wiring   | : -                                       |
|        | Class of fittings (superior / ordinary / poor)   | : Yes                                     |
|        | Number of light points   | : Conduit                                 |
|        | Fan points   | : Ordinary                                |
|        | Spare plug points  | : As per site                             |
|        | Any other item   | : As above                                |
|        |  | : As above                                |
|        |  | : No                                      |

|   |                                     |   |             |
|---|-------------------------------------|---|-------------|
| 3 | Plumbing installation               | : | As per site |
|   | No. of water closets and their type | : | As above    |
|   | No. of wash basins                  | : | As above    |
|   | No. of sink                         | : | As above    |
|   | No. of urinals                      | : | As above    |
|   | No. of bath tubs                    | : | As above    |
|   | Water meter, taps, etc.             | : | As above    |
|   | Any other fixtures                  | : | As above    |

DETAILS OF VALUATION

| S. No. | Particular of item | Plinth area in sq ft | Roof height | Age of building            | Estimated replacement rate of construction Rs. | Replacement cost Rs. | Depreciation @ 24% for (RCC) & 48% for (Shed) (Rs.) | Net value after depreciation Rs. |
|--------|--------------------|----------------------|-------------|----------------------------|--|----------------------|---|----------------------------------|
| 1.     | GF + FF (RCC)      | 28544 sq ft          | 13' ft      | 16 years old built in 2006 | 800/- per sq ft                                | 2,28,35,200/-        | 54,80,448/-   | 1,73,54,752/-                    |
| 3.     | SF(RCC)            | 13343 sq ft          | 13' ft      | 16 years old built in 2006 | 600/- per sq ft                                | 80,05,800/-          | 38,42,784/-   | 41,63,016/-                      |
| Total  |                    |                      |             |                            |  |                      |   | 2,15,17,768/-                    |

| PART C- (EXTRA ITEMS) |                                     |   | (AMOUNT IN RS.) |  |
|-----------------------|-------------------------------------|---|-----------------|--|
| 1                     | Portico                             | : | } Nil           |  |
| 2                     | Ornamental front door               | : |                 |  |
| 3                     | Sit out/ Verandah with steel grills | : |                 |  |
| 4                     | Overhead water tank                 | : |                 |  |
| 5                     | Extra steel/ collapsible gates      | : |                 |  |
|                       | Total                               | : | Nil             |  |

*[Handwritten Signature]*

| PART D- (AMENITIES) |                                 | (AMOUNT IN RS.) |
|---------------------|---------------------------------|-----------------|
| 1.                  | Wardrobes                       | Nil             |
| 2.                  | Glazed tiles                    |                 |
| 3.                  | Extra sinks and bath tub        |                 |
| 4.                  | Marble / Ceramic tiles flooring |                 |
| 5.                  | Interior decorations            |                 |
| 6.                  | Architectural elevation works   |                 |
| 7.                  | Panelling works                 |                 |
| 8.                  | Aluminium works                 |                 |
| 9.                  | Aluminium hand rails            |                 |
| 10.                 | False ceiling                   |                 |
|                     | Total                           | Nil             |

| PART E- (MISCELLANEOUS) |                           | (AMOUNT IN RS.) |
|-------------------------|---------------------------|-----------------|
| 1.                      | Separate toilet room      | Nil             |
| 2.                      | Separate lumber room      |                 |
| 3.                      | Separate water tank/ sump |                 |
| 4.                      | Trees, gardening          |                 |
|                         | Total                     | Nil             |

| PART F- (SERVICES) |                               | (AMOUNT IN RS.) |
|--------------------|-------------------------------|-----------------|
| 1.                 | Water supply arrangements     | Rs. 15,00,000/- |
| 2.                 | Drainage arrangements         |                 |
| 3.                 | Compound wall                 |                 |
| 4.                 | C. B. deposits, fittings etc. |                 |
| 5.                 | Pavement                      |                 |
|                    | Total                         | Rs. 15,00,000/- |



# TOTAL ABSTRACT OF THE ENTIRE PROPERTY

|         |               |   |                   |
|---------|---------------|---|-------------------|
| Part- A | Land          | : | Rs. 1,27,87,500/- |
| Part- B | Building      | : | Rs. 2,15,17,768/- |
| Part- C | Extra Items   | : | Nil               |
| Part- D | Amenities     | : | Nil               |
| Part- E | Miscellaneous | : | Nil               |
| Part- F | Services      | : | Rs. 15,00,000/-   |
|         | Total         | : | Rs. 3,58,05,268/- |
|         | Say           | : | Rs. 3.58 Cr.      |

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at supported by necessary calculations. Also, such aspects as

- Salability
- Likely rental values in future in
- Any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.  
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites  
As a result of my appraisal and analysis, it is my considered opinion that :

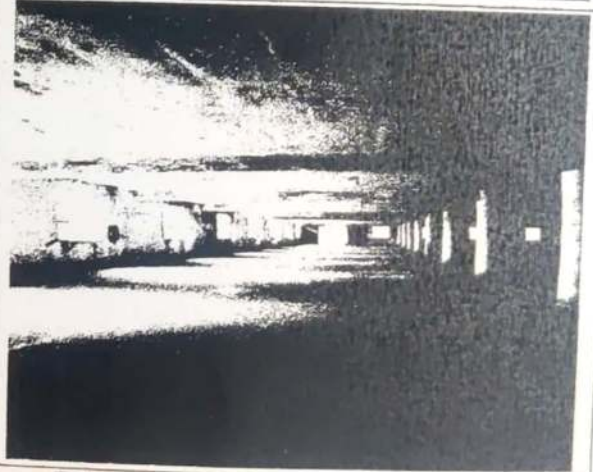
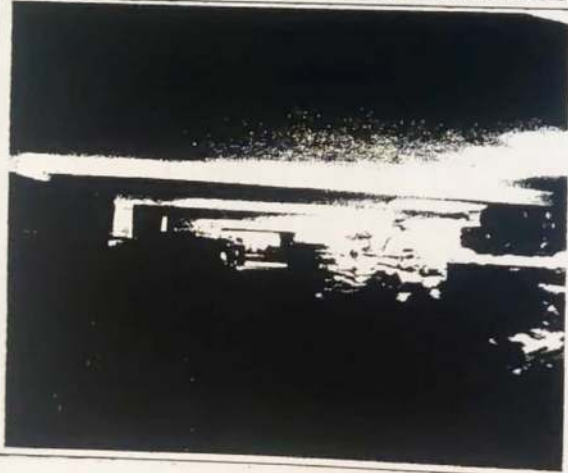
|    |  |   |   |
|----|--|---|---|
| 1. | Present Fair Market Value                  | : | Rs. 3.58 Cr.<br>{Rs. Three Crore Fifty Eight Lakh Only} |
| 2. | Realizable Value (85% of FMV)              | : | Rs. 3.04 Cr.<br>{Rs. Three Crore Four Lakh Only}        |
| 3. | Distress Sale Value (75% of FMV)           | : | Rs. 2.69 Cr.<br>{Rs. Two Crore Sixty Nine Lakh Only}    |
| 4. | Cost of construction for insurance purpose | : | Rs. 2.30 Cr.  |
| 5. | The Book Value of the above property       | : | ---   |

Place: New Delhi  
Date: 15.02.2022

Er. SANDEEP GOEL  
Registered Valuer (Land & Building)  
Regn No. Cat-I/644/Vol-II/21/2021-22

The undersigned has inspected the property detailed in the Valuation Report dated..... On  
We are satisfied that the fair and reasonable market value of the property is Rs.....(Rupees.....only).

Signature  
(Name of the Branch Manager with Official seal)



PHOTOGRAPHS OF PROPERTY M/S SUPER VIDEO TRONICS, SITUATED IN VILLAGE-KATHA,  
TEHSIL-BADDI, DISTT- SOLAN (H.P.)





30°56'33.0"N 76°49'06.5"E  
30 542 495 76 8 3482



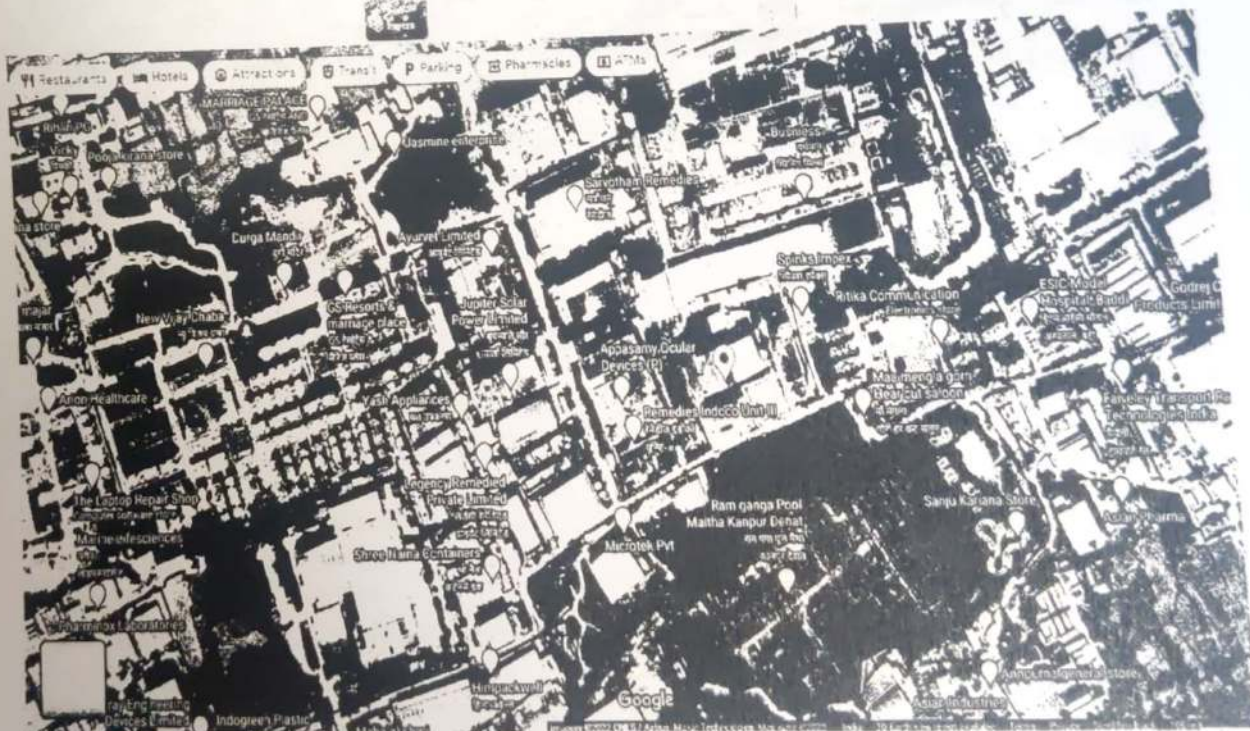
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**Circle Rates in square metres of Land in Respect of Urban areas of Tehsil Baddi Distt Solan Himachal Pradesh**

| S.No | Patwar Circle | Village               | Category-I: 1 to 100 meter AND ABOVE<br>(PER SQ MTR) |        |        | Category-II: 100 meter AND ABOVE<br>(PER SQ MTR) |        |        |
|------|---------------|-----------------------|--|--------|--------|--|--------|--------|
|      |               |                       | NH   | SH     | OR     | NH   | SH     | OR     |
| 1    | Baddi         | Kalyanpur/201         | 5876.1   | 5876.3 | 5876.3 | 3544.0   | 3544.0 | 3544.0 |
| 2    |               | Bacchi/Dhola/204      | 5876.3   | 5876.3 | 5876.3 | 3544.0   | 3544.0 | 3544.0 |
| 3    |               | Suryampha Lakshmi/205 | 5876.3   | 5876.3 | 5876.3 | 3544.0   | 3544.0 | 3544.0 |
| 4    |               | Suryampha Guljari     | 5876.3   | 5876.3 | 5876.3 | 3544.0   | 3544.0 | 3544.0 |
| 5    |               | Buddi Khurd/209       | 5876.3   | 5876.3 | 5876.3 | 3544.0   | 3544.0 | 3544.0 |
| 6    |               | Buddi Kallari/210     | 5876.3   | 5876.3 | 5876.3 | 3544.0   | 3544.0 | 3544.0 |
| 7    | Sandhu        | Hazoor Sandhu/206     | 5876.3   | 5876.3 | 5876.3 | 3544.0   | 3544.0 | 3544.0 |
| 8    |               | B/Banwa Labna/207     | 5876.3   | 5876.1 | 5876.3 | 3544.0   | 3544.0 | 3544.0 |
| 9    |               | B/Labna Guljari/208   | 5876.3   | 5876.3 | 5876.3 | 3544.0   | 3544.0 | 3544.0 |
| 10   |               | Kalashana/197         | 5314.9   | 5314.9 | 5314.9 | 3544.0   | 3544.0 | 3544.0 |
| 11   |               | Gullarwala/204        | 4742.5   | 4742.5 | 4742.5 | 2592.7   | 2592.7 | 2592.7 |
| 12   | Bhatoli       | Kalash/211            | 8489.1   | 8489.1 | 8489.1 | 2592.7   | 2592.7 | 2592.7 |
| 13   |               | Bhatoli Khurd/212     | 2493.8   | 2493.8 | 2493.8 | 2592.7   | 2592.7 | 2592.7 |
| 14   |               | Bhatoli Kalan/214     | 6584.8   | 6584.8 | 6584.8 | 3163.6   | 3163.6 | 3163.6 |
| 15   |               | Dhakranwara/215       | 1723.0   | 6584.8 | 6584.8 | 3163.6   | 3163.6 | 3163.6 |
| 16   | Bhatoli       | Dhakranpur            | 3671.0   | 3671.0 | 3671.0 | 3163.6   | 3163.6 | 3163.6 |

**GOVT. CIRCLE RATE**

