

OPINION REPORT OF PROPERTY

ER. SWATI SHANKAR

Panel Valuer

**705, Jagat Trade Centre,
Frazer Road, Patna
800001**

M/s Globus Spirits Limited

Property Owner

M/s Globous Spirits Limited

Property Address -

Mauza Dhandhuya,

Thana Jandaha,

District Hajipur

State Bihar - 844505



AADYA ASSOCIATES

A proprietorship Firm of Er. Swati Shankar, Valuer.

Er. Swati Shankar
 B.Tech. (Civil), M.Tech (C&M)
 Chartered Engineer Approved Valuer
 Life Member of Institution of Valuer India.
 IOV Membership No. A27014.
 Member of IOV Registered Valuer Foundation.
 Membership No. IOVRVF/M/L&B/8814.
 GST No. – 10ECDPS1695Q1Z1.

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Ref. No. Axis/Nov-009

Date: 22.11.2022

VALUATION REPORT FORMAT

Report Initiated by Area	Patna	Proposal No.	AXISVAL185815
Name of Owner	M/s Globous Spirits Limited	Name of Customer	M/s Globous Spirits Limited

DETAILS OF THE PROPERTY BEING VALUED

Location of Property		Rural	
Deed Details - As Per Annexure.			
Plot No / S.NO/ G.No/ Khasra No:	As Per Annexure.	Road	12 Ft. Road
Colony/Nagar/Sector	Mauza Dhandhuya, Thana Jandaha, Thana No. 364,	Locality / Landmark:	Near Axis Bank
Village/Town/City	Dhandhuya	District	Hajipur
State	Bihar	Pin Code	844505
Distance from Office		From Patna Branch Approx 41 KMS.	

TYPE OF PROPERTY

(A) Plot:	Non-Agriculture
Level of land with topographical conditions	Road Level
Whether situated in Municipal/Corporation Limit:	No – Village Panchayat
Any construction observed on plot	Yes
(B) Residential Property:	No
Civic Amenities like school, hospital, market, etc.	Available, within the radius of 4-5 Kms.
(C) Commercial/Industrial Property:	Yes

ACCESSIBILITY/ BOUNDARIES/OTHERS

Availability of local transport	Pvt. Vehicle		
Distance from Railway station	Hajipur Railway Station – Approx. 31KMS		
Does the approach road to the Property/Building is independent and accessible	Yes	Will it be able to accommodate a fire extinguisher	No
Does the property falls under land locked area	No	Does the property falls in a community dominated area	No
Cornered/Intermittent Plot	Middle		
Boundaries	As per Sale Deed	As per Actual Verification	

North		Vacant Plot	
South	Details In Annexure	12 Ft. Wide Road	
East		Vacant Plot	
West		Vacant Plot	
Class of locality		Middle Class Area	
Quality of Infrastructure in the vicinity		Good	
Ownership Status of the Property		Free Hold	
Approved usage of property	Non-Agriculture	Actual usage of property	Industrial
Restrictive covenants in regards to Land Use, (if any)		N.A.	
Type of Structure		RCC	
No. of Floors.		Single Storied Building	
Occupancy Details		Owner Occupied	
If the property is on rent:			
Name of tenant/lessee : NA		Number of years in tenancy: NA	
Was there any resistance for valuation: NA		If yes, from the current occupants: NA	
Does property have basic amenities	Electricity, Road	Development of surrounding area	Developing
If the property is Leasehold			
Name of Lesser: No		N.A.	
Total Period of Lease: N.A		If yes, from the current occupants: NA	
Does property have basic amenities	Electricity, Road	Development of surrounding area	Developing

APPROVAL DETAILS															
RERA Registration Number: NA								Occupancy Certificate: NA.							
Layout Approval Number: Map not available								Approval details:							
Date of Approval	0	0	0	0	0	0	0	Expiry Date	0	0	0	0	0	0	0
Building Plan Approval Number.								Other Approval: NA							
Date of Approval	0	0	0	0	0	0	0	Expiry Date	0	0	0	0	0	0	0

CONSTRUCTION DETAILS			
Area of the land as per Deed	2245.54 Decimal	Approved Built Up Area	Mention in Valuation
Area of the Plot As per Physical Measurement	2245.54 Decimal	Actual Super Built Up Area (in Sq. Ft.)	Refer in built up area details
Valuation of Land	Govt. Value – 2245.54 Decimal x Rs. 31,000		Rs. 6,96,11,740
	Market Value- 2245.54 Decimal x Rs. 70,000		Rs. 15,71,87,800
	Realizable Sale Value (90%)		Rs. 14,14,69,020
	Distress Sale Value (80%)		Rs. 12,57,50,240
Demarcation at Site		Yes.	
Floor wise break up as follows		Current Usage of the Building	
Ground & First floor (in Sq. Ft.)	Refer In Valuation part	Industrial	
Total Built Up area (in Sq. Ft.)	Sq. Ft.	Total Carpet area (in Sq. Ft.)	Sq. Ft.

Total Saleable area (in Sq. Ft.)		2245.54 Decimal	
Amenities Details (if any):		NA	
Floor Space Index permissible and percentage actually utilized:		NA	
Whether the construction is as per approved building plan and / or local building bye laws:		Yes - as per local byelaws	
Details of Extra Construction		NA	
Percentage of Extra Construction		NA	
Whether the extra construction is Compoundable OR Non-Compoundable?		NA	
Quality of construction		Average	
Maintenance of the Property		Average	
Condition Of Building		Average	
Current Life of the structure	09 Years	Projected Life of the Structure	51 Years
Land Revenue/Taxes Paid up to (for Land)	Details Not Available	Municipal Taxes Paid up to (for Building)	Details Not Available

DETAILS OF VALUATION AS PER MAP:

S.L	Particulars of Item	Built up Area	Age Of Build	Cost of Construction Per Sq. Ft.	Replacement Cost	Depreciation	Net Value
1.	Security Office & Office wing	1086	09 Yrs.	Rs. 950/-	Rs. 10,31,700	1,04,459	Rs. 9,27,240
2.	Admin Building	4304	09 Yrs.	Rs. 700/-	Rs. 30,12,800	3,05,046	Rs. 27,07,754
3.	Milling +Liquefaction Section	3066	09 Yrs.	Rs. 500/-	Rs. 15,33,000	1,55,216	Rs. 13,77,783
4.	Fermentation Section	6778	09 Yrs.	Rs. 350/-	Rs. 23,72,300	2,40,195	Rs. 21,32,104
5.	Plant + Distillation & Evaporation Section	5164	09 Yrs.	Rs. 550/-	Rs. 28,40,200	2,87,570	Rs. 25,52,629
6.	Cooling Tower Section	3432	08 Yrs.	Rs. 600/-	Rs. 20,59,200	1,85,328	Rs. 18,73,872
7.	Decantation, Dryer + Turbine Section	8231	08 Yrs.	Rs. 400/-	Rs. 32,92,400	2,96,316	Rs. 29,96,084
8.	Boiler Section	12266	08 Yrs.	Rs. 350/-	Rs. 42,93,100	3,86,379	Rs. 39,06,721
9.	Mixed Workshop, Store Room, Plant & Butting Section	50270	08 Yrs.	Rs. 400/-	Rs. 2,01,08,000	18,09,720	Rs. 1,82,98,280
Say							Rs. 3,67,72,467
Say in Round Figure							Rs. 3,67,72,000

Value of the Property

	Land	Building	Amenities	Total
Government Guideline value	Rs. 6,96,11,740	Rs. 3,67,72,000	N.A	Rs. 10,63,83,740
Market value	Rs. 15,71,87,800	Rs. 3,67,72,000	N.A.	Rs. 19,39,59,800
Distressed/Forced Sale Value	Rs. 12,57,50,240	Rs. 2,94,17,600	N.A.	Rs. 15,51,67,840
Insurance Value	N.A.	N.A.	N.A.	N.A.

Remarks

1. The property is an Industrial property and manufacturing unit Known as (Globus Sprit Limited) comprises of single storied building built on land area 2245.54 Decimal.
2. It is a big parcel of land.
3. Property situated in Village Panchayat area.
4. Sale deed details given in annexure on Page No. 5-13.

Undertaking:

1. I have personally visited the property & identified the same based on the documents provided
2. I/We have no direct or Indirect interest in the property being valued
3. The information furnished above is true and correct to my/our knowledge
4. I/ we have not been dismissed or removed from govt. Service or convicted of an offence connected with any proceedings of income tax act, wealth tax act or gift tax act or have been blacklisted by any bank/ financial institution/ govt. Department/ public sector enterprise/ body corporate etc.
5. This valuation is prepared without any prejudice or bias to any person or institution
6. The value of land is taken into account by making due enquires in the locality and ascertaining the sales value of the properties in the locality
7. Any additions/alterations made to the property after the date of valuations shall not fall under the scope of this report

Authorized Signatory

(Name and Seal of the Agency)

Date:

Attachments:

Photographs of the Property from inside & outside.

Location sketch for the property

Geo Tagging

Government Value

Annexure

1.) Area.- 02 Acre 98.5 Decimal. (Sale Deed No.- 6487, Dated.- 12.09.2014)

At.- Dhandhuya, Thana.- Jandaha, Thana No.- 364, Khata No.- 326,22, 73,6, 399,22, 100, 351,42, 644, 382, 771, 546, 726, 964, Plot No.- 4132, 4126, 4129, 4125, 4126, 4130, 4131, 4119, 4120, 4141, 4118, 4117, 4116, 4123

Boundaries:

North :

South : Not Mention in a sale deed.

West :

East :

2.) Area.-31.66 Decimal.(sale Deedno.-1547,Dated.03-03-15)

**At .-Dhandhuya, Thana.-Jandaha, Thana no.-364,Khata no-282&257, Plot no-4157,4161,&4153
Halka no.-1 Jamabandi no.-1492**

Boundaries

North :

South : Not Mention in a sale deed.

West :

East :

3.) Area.-61.98 Decimal.(sale Deed no.-1669,Dated.10-03-2015)

**At .-Dhandhuya, Thana.-Jandaha, Thana no.-364,Khata no-282&257, Plot no-4157,4161,& 4276
Halka no.-1 Jamabandi no.-1492**

Boundaries

North :

South : Not Mention in a sale deed.

West :

East :

4.) Area.- 48 Decimal.(sale Deed no.-1768,Dated.13-03-15)

**At .-Dhandhuya, Thana.-Jandaha, Thana no.-364,Khata no.-435, Plot no.-4245, Halka no.-1
Jamabandi no.-1535**

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

5.) Area.- 59.05Decimal.(sale Deed no.-1734,Dated.12-03-2015)

**At .-Dhandhuya, Thana.-Jandaha, Thana no.-364,Khata no.-436, Plot no.- 4226, Halka no.-1
Jamabandi no.-1535 Chak no.-3418, Serial no.- 789 Chak Khata no.-1040, & 4229,Chak Khata no.-
1040,**

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

6.) Area.-1 Acre 97.5Decimal.(sale Deed no.-9121,Dated.30-12-2014)

At .-Dhandhuya, Thana.-Jandaha, Thana no.-364,Khata no.-593, 490, 593, 280, 749, 288, 436, 526, 666, 666, 71, Plot no.-4278, 4152,4278,4147, 4148,4155, 4226, 4159, 4243, 4243, 4270, Jamabandi no.-

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

7.) Area.- 4 Katha 11.05Dhur equivalent to 20 Decimal (sale Deed no.-43, Dated.05-01-2015)

At .-Dhandhuya, Thana.-Jandaha, Thana no.-364,New Khata no.347,Old Khata no.-438, 26,New Plot no.-4151, &Old plot no.-2776,2777, Jamabandi no.-1977,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

8.) Area:-12.5Decimal (sale Deed no.-2504,Dated,-09-04-2015)

At .-Dhandhuya, Thana.-Jandaha, Thana no.-364, Halka no.1, Khata no.- 261, Plot no.-4237, Jamabandi no.-

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

9.) Area:-02 Acre 46.66 Decimal (sale Deed no.-6588,Dated,-16-09-14)

At .-Dhandhuya, Thana.-Jandaha, Thana no.-364, Khata no.- 379, 737, 436, 379, 249, 347, 593, 261, 833, 249, 165, Plot no.-4227,4228, 4226, 4235, 4250, 4251, 4247, 4254, 4237, 4238, 4239, 4240, 4241, 4244,Jamabandi no.-

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

10.) Area:-37.5, Decimal (sale Deed no.-2505,Dated,-09-04-2015)

At .-Dhandhuya, Thana.-Jandaha, Thana no.-364, Khata no.-249,& 666 , Plot no.-, 4251, & 4243, ,Jamabandi no.- 1821, 1866, Halka no.-1,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

11.) Area:-47, Decimal (sale Deed no.-2477,Dated,-08-04-2015)

At .-Dhandhuya, Thana.-Jandaha, Thana no.-364, Khata no.-911, Plot no.- 4272, ,Jamabandi no.-1360, Halka no.- 1,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

12.) Area:-5, Decimal (sale Deed no.-2478,Dated,-08-04-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-911, Plot no.- 4269, ,Jamabandi no.-1360, Halka no.- 1,

Boundaries:-

North :

South :

West :

East :

13.) Area:-01 Acre,31 Decimal (sale Deed no.-6587,Dated,-16-09-14)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-487, 487, 134,345, 242, Plot no.-4252, 4249, 4231, 4255, 4232,Jamabandi no.-1360, Halka no.- 1,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

14.) Area:- 09Decimal (sale Deed no.-234, Dated-13-1-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-288, Plot no- 4155,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

15.) Area:- 26 Decimal (sale Deed no.-619, Dated-20-1-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-919, Plot no- 4620,

Boundaries:-

North :

South :

West :

East :

16.) Area:- 10 Decimal (sale Deed no.-54, Dated-3-1-15)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.- 440, Plot no-4236,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

17.) Area:- 10 Decimal (sale Deed no.-225, Dated-13-1-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.- 440, Plot no-4236,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

18.) Area:- 26 Decimal (sale Deed no.-65, Dated- 06-01-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no-736, Plot no - 4129,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

19.) Area:- 9 Decimal (sale Deed no.-8948, Dated- 23-12-14)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no-351, Plot no - 4131,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

20.) Area:- 15 Decimal (sale Deed no.-1544, Dated-14-02-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-845, Plot no -4128,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

21.) Area:- 63.25 Decimal (sale Deed no.-2209, Dated-27-03-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-382, Plot no -4141,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

22.) Area:- 6.66 Decimal (sale Deed no.-1808, Dated-21-02-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-789,& 726, Plot no -4124,& 41165,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

23.) Area:- 6.66 Decimal (sale Deed no.-1808, Dated-21-02-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-789,& 726, Plot no -4124,& 41165,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

24.) Area:- 24 Decimal (sale Deed no.-1070, Dated-12-02-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-582, Plot no -4127,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

25.) Area:- 14 Decimal (sale Deed no.-12882, Dated-23-12-2014)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-242, Plot no -4232,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

26.) Area:- 65 Decimal (sale Deed no.-9119, Dated-30-12-2014)

**At .-Dhandhuya, Thana. -Jandaha, Thana no.- 364, Khata no.-447(New), 879(New), 500(Old)71,
Plot no -4281(New),4282(New),2810(Old)4268,**

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

27.) Area: 3 Acre 86.33 Decimal (sale Deed no.-9120, Dated-30-12-2014)

**At .-Dhandhuya, Thana. -Jandaha, Thana no.- 364, Khata no.-134, 267, 71, 69, 439, 171, 282, 345,
205, 171, 833, 345, & 347, Plot no -4271,4145, 4270, 4162, 4259, 4275, 4276, 4277, 4160, 4158,
4239, 4261, 4151, Boundaries:-**

North :

South : Not Mention in a sale deed.

West :

East :

28.) Area: 1 Acre 97.5Decimal (sale Deed no.- 9121, Dated-30-12-2014)

At .-Dhandhuya, Thana. -Jandaha, Thana no.- 364, Khata no.-593, 490, 593, 280, 749, 288, 436, 526, 666, 666, 71, Plot no - 4278,4152, 4278, 4147, 4148, 4155, 4226, 4159, 4243, 4270,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

29.) Area: 7.5 Decimal (sale Deed no.-224, Dated-13-1-15)

At .-Dhandhuya, Thana. -Jandaha, Thana no.- 364, Khata no.-135, Plot no. - 4142,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

30.) Area: 12Decimal (sale Deed no.-227, Dated-13-1-15)

At .-Dhandhuya, Thana. -Jandaha, Thana no.- 364, Khata no.-666, Plot no. - 4144,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

31.) Area: 46 Decimal (sale Deed no.-228, Dated-13-1-15)

At .-Dhandhuya, Thana. -Jandaha, Thana no.- 364, Khata no.-126, & 4k, Plot no. – 4149 & 4143,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

32.) Area:-10, Decimal (sale Deed no.-2021,Dated,-23-3-15)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-651, Plot no.-4233, ,Jamabandi no.- 651, Halka no.- 1,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

33.) Area:-13, Decimal (sale Deed no.-1984,Dated,-21-03-2015) At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-1 & 651, Plot no.-4234 & 4233, ,Jamabandi no.-651, Halka no.- 1,

Boundaries:-

North :

South : Not Mention in a sale deed.

West :

East :

34.) Area:-12.5, Decimal (sale Deed no.-6586,Dated,-16-09-14)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-564, 726, 719, Plot no.-4122, 4116,4121 ,Jamabandi no.-651, Halka no.- 1,

Boundaries:-

North :

South : Not Mention in a sale deed.

East :

West :

35.) Area:-14.5, Decimal (sale Deed no.-2668,Dated,-16-04-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.- 345, Plot no.-4277,Jamabandi no.- 1583, Halka no.- 1,

Boundaries:-

North :

South : Not Mention in a sale deed.

East :

West :

36.) Area:-16.5, Decimal (sale Deed no.-2660,Dated,-15-04-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.- 345, Plot no.-4277,Jamabandi no.- 1273, Halka no.- 1,

Boundaries:-

North :

South : Not Mention in a sale deed.

East :

West :

37.) Area:- 15, Decimal (sale Deed no.- 3046,Dated,-02-05-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-165, Plot no.-4244,Jamabandi no.- 1926, Halka no.- 1,

Boundaries:-

North :

South : Not Mention in a sale deed.

East :

West :

38.) Area:- 15, Decimal (sale Deed no.- 3046,Dated,-02-05-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-165, Plot no.-4244,Jamabandi no.- 1926, Halka no.- 1,

Boundaries:-

North :

South : Not Mention in a sale deed.

East :

West :

39.) Area:- 58,Decimal (sale Deed no.-1071,Dated,-12-2-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-536, Plot no.-4230,Jamabandi no.-1832, Halka no.-

Boundaries:-

North :

South : Not Mention in a sale deed.

East :

West :

40.) Area:-92,Decimal (sale Deed no.-1155,Dated,-16-12-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-91, Plot no.-4156,&4242, Jamabandi no.- , Halka no.-

Boundaries:-

North :

South : Not Mention in a sale deed.

East :

West :

41.) Area:-55,Decimal (sale Deed no.-1190,Dated,-19-2-2015)

At .-Dhandhuya, Thana. -Jandaha, Thana no.-364, Khata no.-911,974,& 288, Plot no.-4154, 4150, &4155 Jamabandi no.-, Halka no.-

Boundaries:-

North :

South : Not Mention in a sale deed.

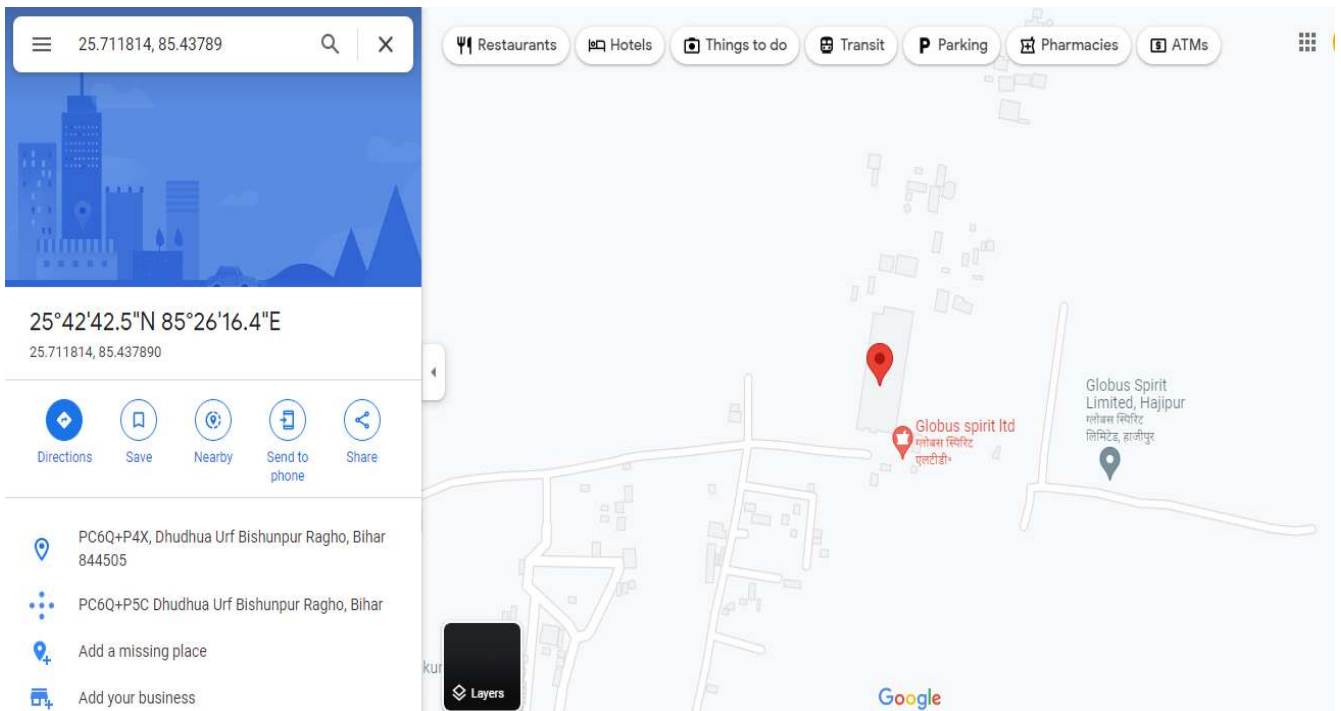
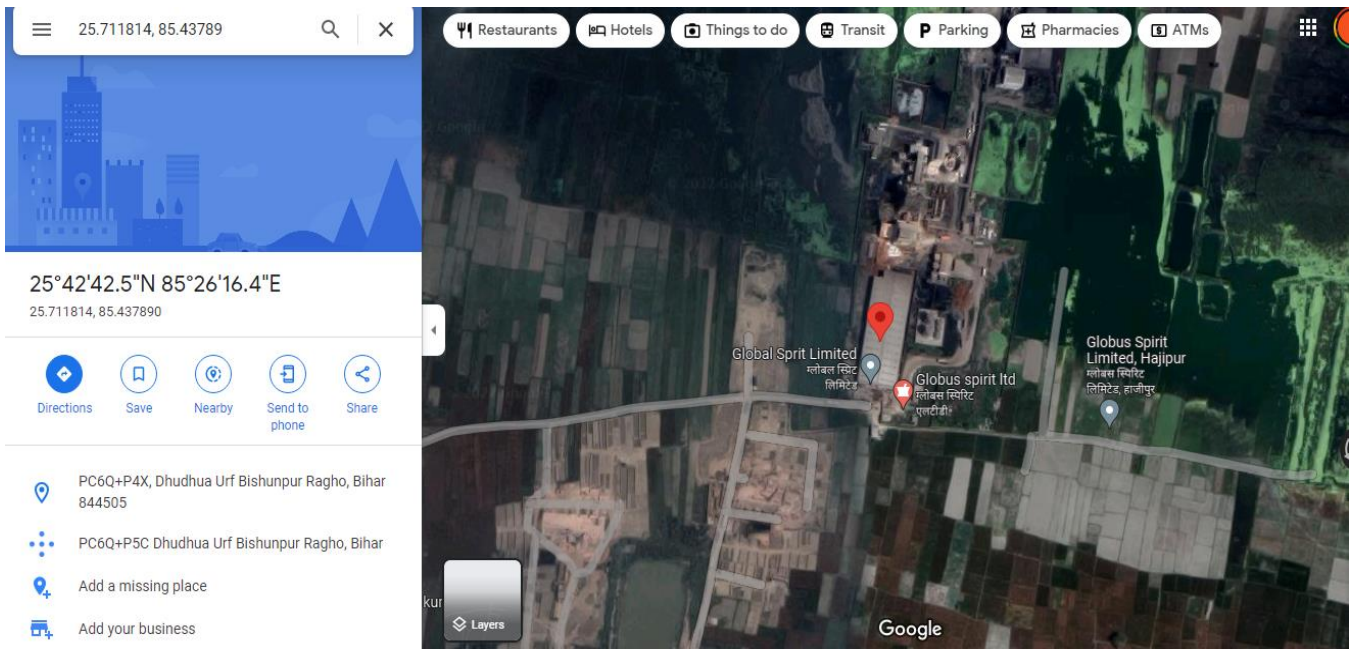
East :

West :


LOCATION PLAN

Latitude & Longitude

25.5996242, 2275285



Govt. Value



GOVT. OF BIHAR

PROHIBITION, EXCISE & REGISTRATION DEPT

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MVR Details

Registration Office : MAHUA(1801) ▼

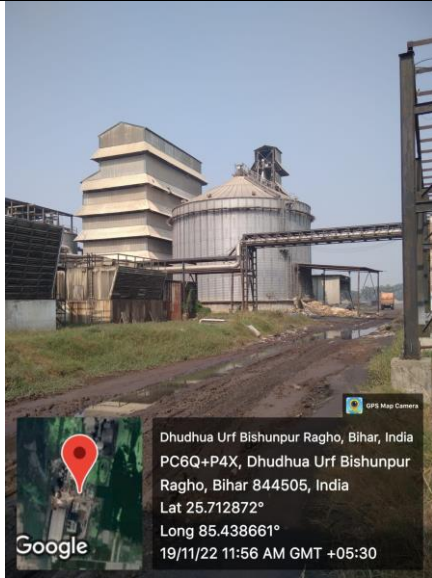
Circle Name : JANDAHA ▼

Thana Code : Dhandhua/354 ▼

Land Type : --SELECT-- ▼ [Advance Calculation](#)

Land Code	Land Name	Unit	Minimum Value	Reg. Fee	SD	ASD
30	Agriculture Land	Decimal	0 /-	0/-	0/-	-N/A-
06	Bagbagicha	Decimal	0 /-	0/-	0/-	-N/A-
02	Bhith 1/Developing	Decimal	0 /-	0/-	0/-	-N/A-
03	Bhith 2	Decimal	0 /-	0/-	0/-	-N/A-
12	Commercial/Industrial Land	Decimal	142000 /-	2840/-	8520/-	-N/A-
16	Dahnal/Baluburg	Decimal	0 /-	0/-	0/-	-N/A-
27	Devloping	Decimal	31000 /-	620/-	1860/-	-N/A-
04	Dhan 1	Decimal	0 /-	0/-	0/-	-N/A-
05	Dhan 2	Decimal	0 /-	0/-	0/-	-N/A-
07	Diyara/Nondev./Gang	Decimal	6100 /-	122/-	366/-	-N/A-
28	Do Fasla/Bhith	Decimal	20000 /-	400/-	1200/-	-N/A-
29	Ek Fasla/Dhan	Decimal	10000 /-	200/-	600/-	-N/A-
01	Waskit	Decimal	43000 /-	860/-	2580/-	-N/A-

PROPERTY PHOTOGRAPHS



Internal



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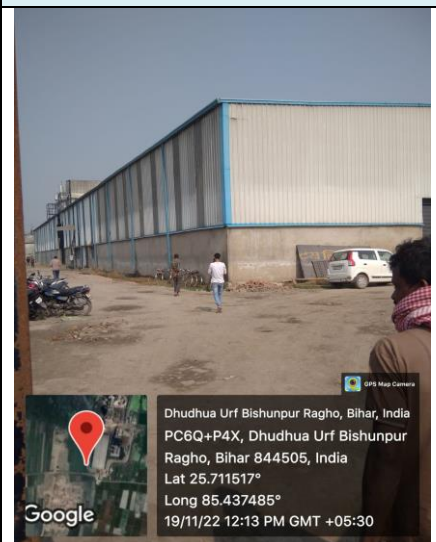
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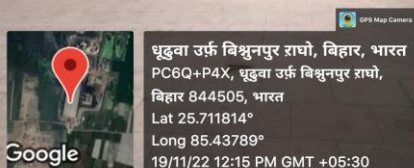


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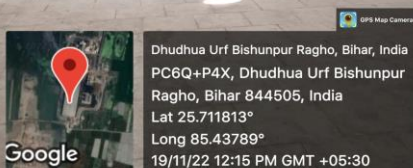


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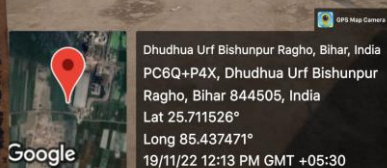
PROPERTY PHOTOGRAPHS



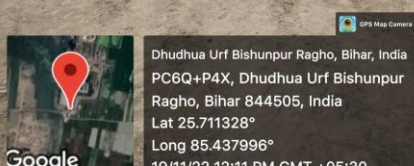
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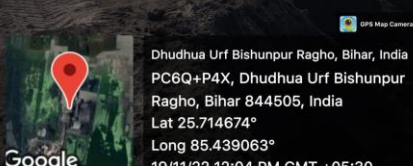
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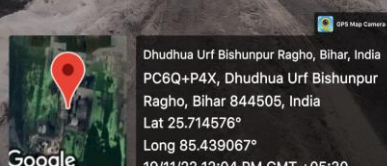
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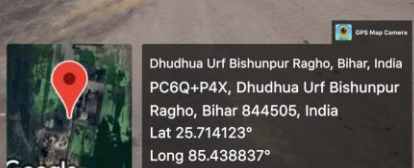
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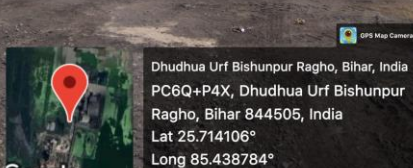
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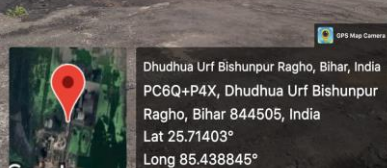
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