



Ph. : 9560245851  
9315949975

# GLOBAL VALUERS AND ASSOCIATES

GOVT. APPROVED VALUERS & CHARTERED CIVIL ENGINEER

(REGN. NO. : CATEGORY 1/597/166/2010-11)

(IBBI REGISTERED VALUER (L&B), REGN. NO. IBBI/RV/02/2019/11239)

H.O. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

Ref.: 25772/SBI/SME/Comm. N.P/SSJ/2021

Date: 30/10/2021

TO,  
THE STATE BANK OF INDIA,  
BRANCH: MT-2, COMMERCIAL,  
NEHRU PLACE, NEW DELHI-110019

Nanak Chand Gupta  
(Prop. of Global Valuers & Associates)  
Plot No. 46, Sector-3, KarunaKunj,  
Dwarka, New Delhi-110078  
Phone : 011-41538230,  
Mob. : 09560245851

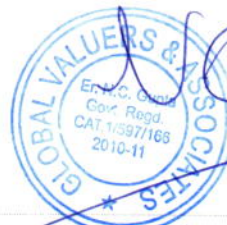
## VALUATION REPORT (IN RESPECT OF LAND/SITE AND BUILDING)

NAME OF BORROWER : M/S GREEN URJA PVT. LTD.

Pursuant to the request from The Branch Head, State Bank of India, SME, MT-2, Commercial, Nehru Place, New Delhi-110019 the Built-Up Free Hold Jakha Solar Plant (Green Urja 30MW) Built over land area 58.572 Ha. or 585720 Sq. Mt. or 144.74 Acres or 326 Bigha, Situated in the area of Villages Jakha, Khanghara & Lodipura, Panwari, Panwari-Jakha Village Link Road, Tehsil Kulpahad, Distt. Mahoba, U.P.-210429 which is owned by M/s Green Urja Pvt. Ltd. was inspected on 28/10/2021 in the presence of Company representative Shri Atul Sachan, Site Engineer Mob: 8980322450 for the purpose of assessing the present market value.

The following documents were produced before me for scrutiny:

1. Copy of Sale Deed No. 1423, Dated 11/03/2016.
2. Copy of Sale Deed No. 2996, Dated 21/07/2016.
3. Copy of Sale Deed No. 2125, Dated 06/05/2015.
4. Copy of Sale Deed No. 2236, Dated 12/05/2015.
5. Copy of Sale Deed No. 1290, Dated 04/03/2016.
6. Copy of Sale Deed No. 1292, Dated 04/03/2016.
7. Copy of Sale Deed No. 1418, Dated 11/03/2016.
8. Copy of Sale Deed No. 1422, Dated 11/03/2016.
9. Copy of Sale Deed No. 1523, Dated 18/03/2016.
10. Copy of Sale Deed No. 1538, Dated 19/03/2016.
11. Copy of Sale Deed No. 1539, Dated 19/03/2016.
12. Copy of Sale Deed No. 1977, Dated 29/04/2016.
13. Copy of Sale Deed No. 1978, Dated 29/04/2016.
14. Copy of Sale Deed No. 2490, Dated 10/06/2016.
15. Copy of Sale Deed No. 2550, Dated 16/06/2016.
16. Copy of Sale Deed No. 2733, Dated 28/06/2016.
17. Copy of Sale Deed No. 2738, Dated 29/06/2016.
18. Copy of Sale Deed No. 2826, Dated 05/07/2016.
19. Copy of Sale Deed No. 2914, Dated 15/07/2016.
20. Copy of Sale Deed No. 2931, Dated 18/07/2016.
21. Copy of Sale Deed No. 2936, Dated 18/07/2016.
22. Copy of Sale Deed No. 217, Dated 08/02/2017.
23. Copy of Sale Deed No. 222, Dated 08/02/2017.
24. Copy of Sale Deed No. 310, Dated 20/02/2017.
25. Copy of Sale Deed No. 311, Dated 20/02/2017.
26. Copy of Sale Deed No. 313, Dated 20/02/2017.
27. Copy of Sale Deed No. 2237, Dated 12/05/2015.



The report is not to be referred if the purpose is different other than mentioned



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28. Copy of Sale Deed No. 2388, Dated 20/05/2015.
29. Copy of Sale Deed No. 2389, Dated 20/05/2015.
30. Copy of Sale Deed No. 2390, Dated 20/05/2015.
31. Copy of Sale Deed No. 2391, Dated 20/05/2015.
32. Copy of Sale Deed No. 2418, Dated 21/05/2015.
33. Copy of Sale Deed No. 1363, Dated 09/03/2016.
34. Copy of Sale Deed No. 1417, Dated 11/03/2016.
35. Copy of Sale Deed No. 1419, Dated 11/03/2016.
36. Copy of Sale Deed No. 1421, Dated 11/03/2016.
37. Copy of Sale Deed No. 1537, Dated 19/03/2016.
38. Copy of Sale Deed No. 1803, Dated 20/04/2016.
39. Copy of Sale Deed No. 1804, Dated 20/04/2016.
40. Copy of Sale Deed No. 2732, Dated 28/06/2016.
41. Copy of Sale Deed No. 2758, Dated 29/06/2016.
42. Copy of Sale Deed No. 2905, Dated 15/06/2016.
43. Copy of Sale Deed No. 2906, Dated 15/06/2016.
44. Copy of Sale Deed No. 2913, Dated 15/06/2016.
45. Copy of Sale Deed No. 2938, Dated 18/06/2016.
46. Copy of Sale Deed No. 3362, Dated 22/08/2016.
47. Copy of Sale Deed No. 3376, Dated 23/08/2016.
48. Copy of Sale Deed No. 3385, Dated 24/08/2016.
49. Copy of Sale Deed No. 219, Dated 08/02/2017.
50. Copy of Sale Deed No. 220, Dated 08/02/2017.
51. Copy of Sale Deed No. 221, Dated 08/02/2017.
52. Copy of Sale Deed No. 306, Dated 20/02/2017.
53. Copy of Sale Deed No. 308, Dated 20/02/2017.
54. Copy of Sale Deed No. 312, Dated 20/02/2017.
55. Copy of Sale Deed No. 314, Dated 20/02/2017.
56. Copy of Sale Deed No. 316, Dated 21/02/2017.
57. Copy of Sale Deed No. 317, Dated 21/02/2017.
58. Copy of Sale Deed No. 318, Dated 21/02/2017.
59. Copy of Sale Deed No. 433, Dated 16/03/2017.
60. Copy of Sale Deed No. 434, Dated 16/03/2017.
61. Copy of Sale Deed, Dated 07/10/2017.



The report is not to be referred if the purpose

B. O. (1): House No. 87Gha, MayurVihar, Near Resizone Residency & Water Tank, Sahastradhara Road, Dehradun, Uttarakhand-248001  
B. O. (2): Flat No. B-2, Second Floor, CM Residency Flats, Street No. 1, AamBagh, Visthapit Colony, Opp. Seema Dental College,



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## BRIEF DESCRIPTION REGARDING PANWARI GREEN URJA PRIVATE LIMITED (SOLAR PLANT)

Jakson Group (Jakson) is planning to build a solar power plant in Uttar Pradesh, India. The project involves the construction of a 30MW solar power plant on 52.6ha of land. It includes the construction of a substation, the installation of solar panels, invertors and transformers, and the laying of transmission lines. In the Fourth Quarter of 2016, Construction work commences.

### Scope

The project involves the construction of a 30MW solar power plant on 52.6ha of land in Panwari, Mahoba district, Uttar Pradesh, India. The US\$38 million project includes the following: 1. Construction of a substation 2. Installation of solar panels 3. Installation of inverters 4. Installation of transformers 5. Laying of transmission lines

### Key Highlights

Jakson Group (Jakson) is planning to build a solar power plant in Uttar Pradesh, India. The project involves the construction of a 30MW solar power plant on 52.6ha of land. It includes the construction of a substation, the installation of solar panels, invertors and transformers, and the laying of transmission lines. In the Fourth Quarter of 2016, Construction work commences.

### Reasons to buy

Jakson Group (Jakson) is planning to build a solar power plant in Uttar Pradesh, India. The project involves the construction of a 30MW solar power plant on 52.6ha of land. It includes the construction of a substation, the installation of solar panels, invertors and transformers, and the laying of transmission lines. In the Fourth Quarter of 2016, Construction work commences.

Adani Group commissions 50MW solar plant in Uttar Pradesh and dedicates it to the nation

The plant is set up in Mahoba district of Uttar Pradesh with an investment of around Rs. 315 cr

The plant equipped with String Inverter Technology- first of its kind in UP

Adani Group capacity in solar energy goes up to 838 MW, spread across Gujarat, Tamilnadu, Uttar Pradesh and Punjab

Ahmedabad, June 13, 2017: Adani Group, a global integrated infrastructure conglomerate, today announced commissioning of 50 MW solar PV plant in Mahoba, Uttar Pradesh, under the National Solar Mission Scheme, with an investment of Rs. 315 cr.

The technology used for setting up this plant includes String Inverter Technology which is 1st of its kind in UP with crystalline silicon modules that allows miniature level control of solar power generation. The transmission line runs up to a stretch of 21.5 km. The power generated by this plant will be evacuated by 132 kv transmission line to UPTCL, Mahoba Substation under agreement signed with NTPC. Indirect and direct employment opportunities were created for a total of around 250 personnel, who worked diligently to achieve this feat, and employment opportunities will be provided through the generation period as well.



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B. O. (2): Flat No. B-2, Second Floor, CM Residency Flats, Street No. 1, Aam Bagh, Visthapit Colony, Opp. Seema Dental College, Virbhadra Road, Pichikesh, Uttarakhand-248001





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**Others solar plants in the Mahoba Distt. are as under**

1. Charkhari Solar Plant
2. Soopa Solar Plant
3. Jakha Solar Plant 30 MW Panwari
4. Adani Group 50 MW Solar Plant In Mahoba UP

The rate of land in all the above places is Rs. 3,00,000/- per Bigha or Rs. 6,75,000/- per acres. as verified from local property dealing person, as such land rate of Rs. 6,75,000/- per acres has been considered in the valuation. There is no market rates are available at magicbrick.com/99acres.com on computer site. The rates suitable for solar plants in the nearby area of Mahoba distt. are as under:

**MARKET RATE VERIFIED AND SUITABLE FOR SOLAR PLANT IN THE MAHOB DISTT. U.P.**

Location of land	Distance from Mahoba	Quantity of land available	Rate per acres of land
Village Ratauli	9-10 Km.	Up to 500 Bigha or 222 acres.	Rs. 8-10 lacs per acre.
Village Ayar	9-10 Km.	Up to 300 Bigha or 134 acres.	Rs. 8-10 lacs per acre.
Panwari-Niswara road	15-20 Km.	Up to 280 Bigha or 125 acres.	Rs. 6-8 lacs per acre.
Panwari-Kankua	15-20 Km.	Up to 250 Bigha or 110 acres.	Rs. 6-8 lacs per acre
Rath-Gohand Road	15-20 Km.	Up to 300 Bigha or 134 acres.	Rs. 5-7 lacs per acre



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## Green Urja Pvt. Ltd. Land at Tahsil Kulpahad, Distt. Mahoba 30 mw

Sr. No.	Village	Gata No.	Rakba in Hectare	Sale Deed No.	Sale Deed Date
1	Jakha	1084	0.487	1423	11-Mar-2016
	Jakha	1081	0.421		
	Jakha	1083	0.045		
	Jakha	1085	0.295		
2	Jakha	1087	0.202	2996	21-Jul-2016
	Jakha	1086	0.336		
3	Khanghara	4	0.975	2125	6-May-2015
4	Khanghara	7	0.797	2236	12-May-2015
5	Khanghara	8	0.902	1290	4-Mar-2016
6	Khanghara	23	1.497	1292	4-Mar-2016
7	Khanghara	6	0.862	1418	11-Mar-2016
	Khanghara	35/2	0.668		
8	Khanghara	9	1.477	1422	11-Mar-2016
9	Khanghara	20	2.720	1523	18-Mar-2016
10	Khanghara	11	0.932	1538	19-Mar-2016
11	Khanghara	22	1.074	1539	19-Mar-2016
12	Khanghara	13M	1.192	1977	29-Apr-2016
13	Khanghara	13M	2.384	1978	29-Apr-2016
14	Khanghara	22	0.537	2490	10-Jun-2016
15	Khanghara	21	1.558	2550	15-Jun-2016
16	Khanghara	13M	0.350	2733	28-Jun-2016



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17	Khanghara	16	2.536	2738	29-Jun-2016
18	Khanghara	36	0.931	2826	5-Jul-2016
		13M	0.35		
19	Khanghara	16	1.268	2914	15-Jul-2016
20	Khanghara	18/1	0.251	2931	18-Jul-2016
21	Khanghara	13M	1.408	2936	18-Jul-2016
22	Khanghara	36	0.466	217	8-Feb-2017
23	Khanghara	36	0.466	222	8-Feb-2017
24	Khanghara	37	0.778	310	20-Feb-2017
25	Khanghara	37	0.778	311	20-Feb-2017
26	Khanghara	37	0.778	313	20-Feb-2017
27	Lodipura	66	0.162	2237	12-May-2015
28	Lodipura	64	0.279	2388	20-May-2015
29	Lodipura	56/1	0.465	2389	20-May-2015
30	Lodipura	43/1	0.405	2390	20-May-2015
31	Lodipura	43/2	1.060	2391	20-May-2015
32	Lodipura	55	0.773	2418	21-May-2015
		50	0.387		
		51	0.546		
		53	0.687		
33	Lodipura	25	0.032	1363	9-Mar-2016
		26	0.032		
34	Lodipura	67	0.077	1417	11-Mar-2016
		69	0.053		

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		4	0.676		
		5	0.474		
		35	0.138		
		45	0.202		
35	Lodipura	65	1.991	1419	11-Mar-2016
36	Lodipura	37	0.543	1421	11-Mar-2016
		38	0.543		
		39	0.547		
37	Lodipura	75/3	0.202	1537	19-Mar-2016
		56/1	0.465		
		56/5	0.591		
38	Lodipura	41	0.959	1803	20-Apr-2016
		57	0.460		
		6/2	0.445		
39	Lodipura	8	0.279	1804	20-Apr-2016
		22	0.04		
		68	0.053		
		39	0.103		
		52	0.081		
		75/1	0.202		
40	Lodipura	6/1	0.283	2732	28-Jun-2016
		36	0.809		
		237	0.105		
41	Lodipura	70	0.053	2758	29-Jun-2016



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42	Lodipura	11/3	0.04	2905	15-Jul-2016
		36	0.615		
		40	0.08		
		49	1.214		
43	Lodipura	42	0.146	2906	15-Jul-2016
		9/2	0.546		
		47	0.652		
44	Lodipura	59	0.360	2913	15-Jul-2016
45	Lodipura	57	2.300	2938	18-Jul-2016
46	Lodipura	60	0.235	3362	22-Aug-2016
47	Lodipura	61	0.466	3376	23-Aug-2016
48	Lodipura	71	0.376	3385	24-Aug-2016
		72	0.255		
49	Lodipura	44	0.559	219	8-Feb-2017
50	Lodipura	75/2	0.202	220	8-Feb-2017
51	Lodipura	56/2	0.296	221	8-Feb-2017
52	Lodipura	56/3	0.648	306	20-Feb-2017
53	Lodipura	56/4	0.324	308	20-Feb-2017
54	Lodipura	56/3	0.275	312	20-Feb-2017
		228	0.049		
55	Lodipura	46	1.214	314	20-Feb-2017
56	Lodipura	108	0.020	316	21-Feb-2017
	Lodipura	109	0.112		
57	Lodipura	36	0.809	317	21-Feb-2017



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58	Lodipura	34	0.405	318	21-Feb-2017
59	Lodipura	48	0.130	433	16-Mar-2017
60	Lodipura	21	0.016	434	16-Mar-2017
	Lodipura	15	0.045		
61	Lodipura	31	1.261		7-Oct-2017

## EVALUATION GRID

Subject Properties	Comparable-I	Comparable-II	Comparable-III	Comparable-IV	Comparable-V
Name of Solar plant in Mahoba Distt	Jakha Solar Plant (Green Urja)	Adani Solar Plant	Solar plant soopa	AGRAWAL Solar Plant	Azure Surya Pvt. Ltd
Capacity of plant	30MW	50MW	20MW	5MW	10MW
Location	Villages Jakha, Khanghara & Lodipura, Panwari, Panwari-Jakha Village Link Road, Kulpahar, Distt. Mahoba, U.P.	Charkhari, Uttar Pradesh 210429	Mahoba, Uttar Pradesh 210427	Karahra Kalan, Uttar Pradesh 210427	Karahra Kalan, Uttar Pradesh 210427
Area of land	144.74 Acres or 326 Bigha	250 Acres	100 Acres	50 Acres	50 Acres
Market Value Of land	Rs. 9,76,99,500/-	Rs. 16,87,50,000/-	Rs. 6,75,00,000/-	Rs. 3,37,50,000/-	Rs. 3,37,50,000/-
Rate of land	6.75 Lakhs per Acre or Rs. 3,00,000/- per Bigha(1 acre = 2.25 Bigha)	6.75 Lakhs per Acre or Rs. 3,00,000/- per Bigha(1 acre = 2.25 Bigha)	6.75 Lakhs per Acre or Rs. 3,00,000/- per Bigha(1 acre = 2.25 Bigha)	6.75 Lakhs per Acre or Rs. 3,00,000/- per Bigha(1 acre = 2.25 Bigha)	6.75 Lakhs per Acre or Rs. 3,00,000/- per Bigha(1 acre = 2.25 Bigha)

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## List of property dealers

1. Shri Anil Kumar Mob. No. 7905596429
2. Shri Upender Mob. No. 7406575500
3. Maa Virat Real Estate Pvt. Ltd. Mob. No. 9936733727, 829968446 & 9450069729
4. Shri Pramod Kumar Rajput Mob. No. 9695976561
5. Shri Desh Raj Mob. No. 9129272986
6. Shri Mordhwaj Mob No. 7953642577

Based upon the actual observations and also the particulars provided to me detailed valuation report has been prepared and furnished in the following Part I & II.

After giving careful consideration to the various important factors like the specification, present condition, age, future life, replacement cost, depreciation, potential for market ability etc., I am of the opinion that:

- |   |                      |
|---|----------------------|
| 1) The Fair market value of the property      | : Rs. 13,05,00,000/- |
| 2) The Realizable value of the property       | : Rs. 11,09,00,000/- |
| 3) The Distress value of the property         | : Rs. 9,79,00,000/-  |
| 4) Total Estimated cost as per circle rate    | : Rs. 8,73,00,960/-  |
| 5) Cost of construction for Insurance purpose | : Rs. 3,28,00,000/-  |
| 6) Future Life of the building                | : 56 Years           |

**The plant is set up in Mahoba district of Uttar Pradesh with an investment of around Rs. 13.05**

**Cr. +30 x 3.5 cr. per MW = 118.05 Cr**

It is declared that:

- (i) I have inspected the property on **28/10/2021**
- (ii) I have no direct or indirect interest in the property valued.
- (iii) Further the information and other details given above/ in the Annexures are true to the best of my knowledge and belief.
- (iv) The Valuation has been made of the right property as mentioned in the documents.
- (v) This valuation report is purely an opinion and is based upon sever assumptions. This has no legal or contractual obligation on our part.
- (vi) Valuation of assets differ from time to time/purpose of valuation and all subject to change of circumstances, Govt. policies and market trend. The valuation does not bind us with sale/realization of the assets valued.

Station: New Delhi

Date: 30/10/2021



Signature of Valuer with Seal

The report is not to be referred if the purpose

B. O. (1): House No. 87 Gha, Mayur Vihar, Near Reszone Residency & Water Tank, Sahastradhara Road, Dehradun, Uttarakhand-248001  
B. O. (2): Flat No. B-2, Second Floor, CM Residency Flats, Street No. 1, AamBagh, Visthapit Colony, Opp. Seema Dental College,



Ph. : 9560245851  
9315949975

# GLOBAL VALUERS AND ASSOCIATES

GOVT. APPROVED VALUERS & CHARTERED CIVIL ENGINEER

(REGN. NO. : CATEGORY 1/597/166/2010-11)

(IBBI REGISTERED VALUER (L&B), REGN. NO. IBBI/RV/02/2019/11239)

H.O. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

Ref.: 25772/SBI/SME/Comm. N.P/SSJ/2021

Date: 30/10/2021

## VALUATION REPORT (IN RESPECT OF LAND/SITE AND BUILDING ONLY)

I. GENERAL			
1	Purpose for which the valuation is made	:	To Know the Fair Market Value of the property
2	Date of Inspection	:	28/10/2021
	Date on which the valuation is made	:	30/10/2021
3	List of Document produced for perusal		
a	Conveyance Deed	:	Mentioned on Page No. 1-2
b	Allotment Letter	:	-
c	Old Valuation Report	:	-
d	Building Sanctioned Plan	:	Not Available
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 Green Urja Pvt. Ltd.
4a	Name of the Purchaser (s) and his / their address (es) with Phone no.	:	-
5	Brief description of the property (Including leasehold / freehold etc.): <b>Free Hold</b>		
	Built-Up Free Hold Jakha Solar Plant (Green Urja 30MW ) Built over land area 58.572 Ha. or 585720 Sq. Mt. or 144.74 Acres or 326 Bigha, Situated in the area of Villages Jakha, Khanghara & Lodipura, Panwari, Panwari-Jakha Village Link Road, Tehsil Kulpahad, Distt. Mahoba, U.P.-210429. The surface of natural land is not leveled and is uneven, there are depression and humps in all the surface, which is only suitable for solar plant. Such type of land are not suitable for agriculture purpose and the source of water is not easily available at shallow depth. This is the reason the rate of land are cheaper in compare to other area of cultivated land.		
6	Location of property		
a	Plot No. / Survey No.	:	Jakha Solar Plant (Green Urja 30MW)
b	Door No.	:	Jakha Solar Plant (Green Urja 30MW)
c	T. S. No. / Village	:	Villages Jakha, Khanghara & Lodipura
d	Ward / Taluka	:	Panwari, Panwari-Jakha Village Link Road
e	Mandal / District	:	Kulpahad, Distt. Mahoba, U.P.-210429.

The report is not to be referred if the purpose is different other than mentioned

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7	Postal address of the property		:	Jakha Solar Plant (Green Urja 30MW ) Villages Jakha, Khanghara & Lodipura, Panwari, Panwari-Jakha Village Link Road, Tehsil Kulpahar, Distt. Mahoba, U.P-210429.	
8	City / Town		:	Panwari, Mahoba	
	Residential Area		:	-	
	Commercial Area		:	-	
	Industrial Area		:	Industrial	
9	Classification of the area				
	(i)	High/Middle/Poor	:	Lower-Middle	
	(ii)	Urban/Semi/Rural	:	Rural	
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Village Agriculture land	
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	
13	Boundaries of the property			As per the Deed	Actual
	North		:	-	Agriculture land, there after river
	South		:	-	Agriculture land
	East		:	-	Gate No. 1, there after link road connecting Panwari-Jakha Village Link Road and there after agriculture land
	West		:	-	Agriculture land
14.1	Dimensions of the site		:	A	B
			:	As per the Deed	Actual
	North		:	Not Available	Not Available
	South		:	Not Available	Not Available

The report is not to be referred if the purpose



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Date: 30/10/2021

	<b>East</b>	:	Not Available	Not Available
	<b>West</b>	:	Not Available	Not Available
14.2	Latitude, Longitude and Coordinates of the site	:	<b>Google Coordinates-25.458971,79.4663343</b>	
15	Extent of the site	:	58.572 Ha. or 585720 Sq. Mt. or 144.74 Acres or 326 Bigha	
16	Extent of the site considered for valuation	:	58.572 Ha. or 585720 Sq. Mt. or 144.74 Acres or 326 Bigha	
17	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month.	:	Company Possession	

## II CHARACTERISTICS OF THE SITE

1	Classification of locality	:	Agriculture
2	Development of surrounding areas	:	Agriculture
3	Possibility of frequent flooding / sub-merging	:	Not known
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 5-6 Kms.
5	Level of land with topographical conditions	:	Uneven surface(elevated & depression)/Pahari/Pathrili
6	Shape of land	:	Irregular in shape
7	Type of use to which it can be put	:	Solar Plant/Agriculture
8	Any usage restriction	:	Solar Plant/Agriculture
9	Is plot in town planning approved layout?	:	Yes
10	Corner plot or intermittent plot?	:	Intermittent
11	Road facilities	:	Available
12	Type of road available at present	:	Bituminous Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 Ft. wide Road
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Available
16	Underground sewerage system	:	No
17	Is power supply available at the site?	:	Available

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18	Advantage of the site		
	i	:	No
	ii	:	-
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No
	i	:	No
	ii	:	-
<b>PART - A (VALUATION OF LAND)</b>			
1	Size of plot		-
	North & South	:	Not Available
	East & West	:	Not Available
2	Total extent of the plot	:	58.572 Ha. or 585720 Sq. Mt. or 144.74 Acres or 326 Bigha
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the	:	Rs.6,75,000/- per Sq. Acre(or Rs. 3,00,000/- per Bigha, there is 2.25 Bigha in one acre)
4	Assessed / adopted rate of valuation	:	Rs.6,75,000/- per Sq. Acre
5	Estimated value of land	:	144.74 Acres x Rs.6,75,000/- per Sq. Acre = Rs. 9,76,99,500/-
6	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	<b>Rs. 9,30,000/- per Ha. for Land</b>
	a) Land	:	58.572 Ha. x Rs. 9,30,000/- per Ha. = Rs. 5,44,71,960/-
	b) Cost of Construction	:	<b>RCC</b> = 235.75 Sq. Mt. x Rs. 12,000/- per Sq. Mt. = Rs. 28,29,000/-  <b>Boundary wall</b> = 100000 Sq. Ft. x Rs. 300/- per Sq. Ft. = Rs. 3,00,00,000/-  <b>Total = Rs.3,28,29,000/-</b>

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(REGN. NO. : CATEGORY 1/597/166/2010-11)

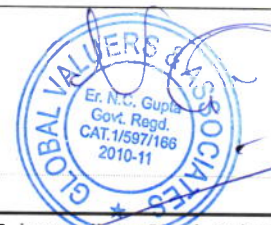
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Guideline Value (a + b)		:	Rs. 8,73,00,960/-		
PART – B (VALUATION OF BUILDING)					
Technical details of the building					
a	Type of Building (Residential / Commercial/ Industrial)	:	Solar plant/Agriculture		
b	Type of construction (Load bearing / RCC/ Steel Framed)	:	Load Bearing Structure		
c	Year of construction	:	2017		
c.1	Total Age of the Property	:	04 Years		
c.2	Future life of the property	:	56 Years. (60 Years)		
d	Number of floors and height of each floor including basement, if any	:	Single storied		
e	Plinth area floor-wise	:	Floor	Actual	Permissible
			RCC(Office Block+Panel room etc.)	235.75 Sq. Mt. or 2538 Sq. Ft.	-
			Boundary wall	100000 Sq. Ft.	-
f	Condition of the building				
	Exterior – Excellent, Good, Normal, Poor	:	Good		
	Inferior - Excellent, Good, Normal,Poor	:	Good		
g	Date of issue and validity of layout of approved map / plan	:	Not 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	:	No Comments		



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Date: 30/10/2021

## SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description		
1	Foundation	:	Spread foundation
2	Basement	:	Not Available
3	Superstructure	:	9" thick brick work in cement mortar
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	MS
5	RCC works	:	RCC roof slab/ Shed
6	Plastering	:	12 mm plastering in cement mortar
7	Flooring, Skirting, dado	:	Kota/Vitrified Tiles
8	Special finish as marble, granite, wooden paneling, grills, etc.	:	No
9	Roofing including weather proof course	:	Yes
10	Drainage	:	Connected to public sewer
S. No.	Description		
1.	Compound wall	:	Yes
	Height	:	6 Ft.
	Length	:	Along with the periphery of the plot
	Type of construction	:	Precast RCC louvers
2	Electrical installation		
	Type of wiring	:	Internal wiring
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	15 Nos.
	Fan points	:	5 Nos.
	Spare plug points	:	10 Nos.
	Any other item	:	Nil
3	Plumbing installation		
	No. of water closets and their type	:	05 Nos.
	No. of wash basins	:	05 Nos.
	No. of urinals	:	05 Nos.
	No. of bath tubs	:	No
	Water meter, taps, etc.	:	Yes
	Any other fixtures	:	No

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is different other than mentioned

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## DETAILS OF VALUATION

S. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation	Net value after depreciation Rs.
1	RCC	2538 Sq. Ft.	10 Ft.	04 Years	Rs.1100/- Per Sq. Ft.	Rs. 27,91,800/-	-	Rs. 27,91,800/-
2	Boundary wall	100000 Sq. Ft.	10 Ft.	04 Years	Rs.300/- Per Sq. Ft.	Rs.3,00,00,000/-	-	Rs.3,00,00,000/-
<b>Total</b>								<b>Rs.3,27,91,800/-</b>

PART C-(EXTRAITEMS)		:	(AMOUNT INRS.)
1.	Portico	:	Nil
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel/ collapsible gates	:	
<b>Total</b>		:	<b>Nil</b>

PART D-(AMENITIES)		:	(AMOUNT INRS.)
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.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	

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<b>Total</b>	<b>Nil</b>
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<b>PART E-(MISCELLANEOUS)</b>	<b>:</b>	<b>(AMOUNT INRS.)</b>
1. Separate toilet room		Nil
2. Separate lumber room	:	
3. Separate water tank/ sump	:	
4. Trees, gardening	:	
<b>Total</b>		<b>Nil</b>

<b>PART F-(SERVICES)</b>	<b>:</b>	<b>(AMOUNT INRS.)</b>
1. Water supply arrangements		Nil
2. Drainage arrangements	:	
3. <b>Compound wall</b>	:	
4. C. B. deposits, fittings etc.	:	
5. Pavement	:	
<b>Total</b>		<b>Nil</b>

## TOTAL ABSTRACT OF THE ENTIRE PROPERTY

<b>Part- A</b>	<b>Land</b>	<b>:</b>	144.74 Acres x Rs.6,75,000/- per Sq. Acre = Rs. 9,76,99,500/-
<b>Part- B</b>	<b>Building</b>	<b>:</b>	Rs.3,27,91,800/-
<b>Part- C</b>	<b>Extra Items</b>	<b>:</b>	Nil
<b>Part- D</b>	<b>Amenities</b>	<b>:</b>	Nil
<b>Part- E</b>	<b>Miscellaneous</b>	<b>:</b>	Nil
<b>Part- F</b>	<b>Services</b>	<b>:</b>	Nil
	<b>Total</b>	<b>:</b>	Rs. 13,04,91,300/-
	<b>Say</b>	<b>:</b>	Rs. 13,05,00,000/-

Market Value is More than of 20% of Govt. Guideline Rates (Circle Rates). In the govt. circle rates, there are no criteria of location/Locality/Colony. Market rates has been verified by the local dealers as well as on 99acres.com & magicbricks.com. No rates are available on computer site like 99acres.com & magicbricks.com, The rate verified from local property

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dealers Rs.6,75,000/- per Sq. Acre, as such Rs.6,75,000/- per Sq. Acre has been considered for valuation and details given on page no. 4, 9 & 10.

We tried to get the information from the Sub Registrar Office but were told that this information being confidential in nature, can not be provided. Hence, No sale instances are available.

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income in iii) Any likely income it may generate, may be discussed).

Photograph of owner/ 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 i) Saleability ii) Likely rental values in future 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 the present Market Value of the above property in the prevailing condition with aforesaid specification is Rs. 13,05,00,000/- (Rupees Thirteen Crore & Five Lakhs Only). The Realizable value of the above property is Rs.11,09,00,000/- (Rupees Eleven Crore & Nine Lakhs Only) and the Distress value Rs. 9,79,00,000/- (Rupees Nine Crore & Seventy Nine Lakhs Only). Cost of construction for insurance purpose is Rs. 3,28,00,000/-.

Place: New Delhi

Date: 30/10/2021



Signature and seal of Registered Valuer  
on the Bank's Panel

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. \_\_\_\_\_ (Rs. \_\_\_\_\_ Only).

Signature

(Name of the Branch Manager with Office Seal)

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Date: 30/10/2021

**Format of undertaking to be submitted by individuals/proprietor/partners/directors**  
**DECLARATION-CUM-UNDERTAKING**

1. Nanak Chand Gupta S/o Late Shri Jai Narain Gupta do hereby solemnly affirm and state that:
  - a. I am citizen of India.
  - b. I will not undertake valuation of any assets in which I have a direct or indirect interest of become so interested at any time during a period of three years prior to my appointment as valuer of three years after the valuation of assets was conducted by me.
  - c. The information furnished in my valuation report dated 30/10/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
  - d. I have personally inspected the property on 28/10/2021. The work is not sub-contracted to any other valuer and carried out by myself.
  - e. valuation report is submitted in the format as prescribed by the bank.
  - f. I have not been depanelled delisted by any other bank and in case any such depanelment by other banks during my empanelment with you. I will inform you within 3 days of such depanelment.
  - g. I have not been removed dismissed from service/employment earlier.
  - h. I have not been convicted of any offence and sentenced to a term of imprisonment.
  - i. I have not been found guilty of misconduct in professional capacity.
  - j. I have not been declared to be unsound mind.
  - k. I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
  - l. I am not an undischarged insolvent.
  - m. I have not been levied a penalty under section 271J of Income-tax Act 1961 (43 of 1961) and time limit for filling appeal before Commissioner of Income-tax(Appeals) or Income-tax Appellate Tribunal and five years have not elapsed after levy of such penalty.
  - n. I have not been convicted of an offence connected with any proceeding under the income Tax Act 1961. Wealth Tax Act 1957 or Gift Tax Act 1958 and
  - o. My PAN Card number as applicable is AEVPG5850R
  - p. I undertake to keep you informed of any events of happenings which would make me ineligible for empanelment as a valuer.
  - q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
  - r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" Enshrined for valuation in the Part-B of the above handbook to the best of my ability.
  - s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and Asset Standards" as applicable.
  - t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V-A signed copy of same to be taken and kept along with this declaration)
  - u. I am registered under Section 34 AB of the Wealth Tax Act, 1957
  - v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)

The report is not to be referred if the purpose is different other than mentioned

B. O. (1): House No. 87Gha, MayurVihar, Near Reszone Residency & Water Tank, Sahastradhara Road, Dehradun, Uttarakhand-248001  
B. O. (2): Flat No. B-2, Second Floor, CM Residency Flats, Street No. 1, AamBagh, Visthapit Colony, Opp. Seema Dental College, Virbhadraroad, Rishikesh, Uttarakhand-248001

E-mail : nanakcgupta@yahoo.co.in







Ph. : 9560245851  
9315949975

# GLOBAL VALUERS AND ASSOCIATES

GOVT. APPROVED VALUERS & CHARTERED CIVIL ENGINEER

(REGN. NO. : CATEGORY 1/597/166/2010-11)

(IBBI REGISTERED VALUER (L&B), REGN. NO. IBBI/RV/02/2019/11239)

H.O. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

Ref.: 25772/SBI/SME/Comm. N.P/SSJ/2021

Date: 30/10/2021

- w. My CIBIL Score and credit worthiness is not Bank's guidelines.
- x. I am the proprietor of the firm/company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only, Valuations are also under taken without receipt of Letter of Engagement from the Banks.
- z. Further, I hereby provide the following information.

S.No.	Particulars	Valuer Comment
1	Background information of the asset being valued.	Mentioned on page-1
2	Purpose of valuation and appointing authority	Mentioned on page-1
3	Identity of the valuer and any other experts involved in the valuation.	Mentioned on page-1
4	Disclosure of valuer interest or conflict, if any	Mentioned on page-2
5	Date of appointment, valuation date and date of report.	Mentioned on page-1
6	Inspections and/or investigations undertaken	Mentioned on page-1
7	Nature and sources of the information used of relied upon	Mentioned on page-1, 8&9
8	Procedures adopted in carrying out the valuation and valuation standards followed	Mentioned on page-8
9	Restrictions on use of the report, if any	Mentioned on page-9

Place: New Delhi

Date: 30/10/2021

Signature and seal of Registered Valuer  
on the Bank's Panel



The report is not to be referred if the purpose is different other than mentioned

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Ref.: 25772/SBI/SME/Comm. N.P/SSJ/2021

Date: 30/10/2021

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

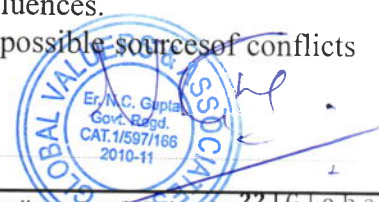
The report is not to be referred if the purpose

B. O. (1): House No. 87 Gha, Mayur Vihar, Near Reszone Residency & Water Tank, Sahastradhara Road, Dehradun, Uttarakhand-248001

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# GLOBAL VALUERS AND ASSOCIATES

GOVT. APPROVED VALUERS & CHARTERED CIVIL ENGINEER

(REGN. NO. : CATEGORY 1/597/166/2010-11)

(IBBI REGISTERED VALUER (L&B), REGN. NO. IBBI/RV/02/2019/11239)

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Ref.: 25772/SBI/SME/Comm. N.P/SSJ/2021

Date: 30/10/2021

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. As an independent valuer, the valuer shall not charge success fee.
18. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

## Confidentiality

19. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

## Information Management

20. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
21. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
22. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
23. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

## Gifts and hospitality.

24. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
25. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

The report is not to be referred if the purpose

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Virbhadrha Road, Rishikesh, Uttarakhand-248001. E-mail : nanakceupta@yahoo.co.in







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Ref.: 25772/SBI/SME/Comm. N.P/SSJ/2021

Date: 30/10/2021

## Remuneration and Costs.

26. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
27. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. Occupation, employability and restrictions.
28. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
29. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

## Miscellaneous

30. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

Place: New Delhi

Date: 30/10/2021

Signature and seal of Registered Valuer  
on the Bank's Panel

The report is not to be referred if the purpose

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Virbhadrha Road, Rishikesh, Uttarakhand-248001

E-mail : nanaksgunta@yahoo.co.in

(29)

प्रारूप-1 में आवृत्ति किया गया वी-कोड	मोहल्ले या राजस्व ग्राम का नाम	श्रेणी, नगरीय, अर्ध नगरीय या ग्रामीण	अकृषक भूमि की न्यूनतम दर 15 फीट से अधिक चौड़े रास्ते पर	15 फीट तक चौड़े रास्ते पर	एकल दुकान व वाणिज्यिक अधिष्ठानकी स्थिति में	एकल दुकान व वाणिज्यिक अधिष्ठान की स्थिति में	राजस्व ग्रामों में कृषक भूमि की दरें प्रति हेक्टेयर	जनपदीय सड़क पर स्थित भूमि	लिकमार्ग पक्की/कच्ची सड़क पर स्थित भूमि	सामान्य भूमि
1	2	3	4	5	6	7	8	9	10	11
1082	जैतपुर	विशिष्ट ग्राम	5500	4900	18000	30000	30.25 लाख	22.65 लाख	17.55 लाख	8.40 लाख
1083	जगनपुर उर्फ गडिया	ग्रामीण	1000	800	12000	24000	18.20 लाख	15.20 लाख	12 लाख	7.65 लाख
1084	जखी	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख
1085	जैलवाड़ा	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख
1086	जगपुरा बुजुर्ग	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख
1087	जमाला	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख
1088	जाखी	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख
1089	जगपुराखुर्द	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख
1090	जटेवरा	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख
0018.	टिलवापुरा	नगरीय	5500	4900	18000	30000	-	-	-	-
0021.	टौरियापुरा	नगरीय	5500	4900	18000	30000	-	-	-	-
0022.	टिलवापुरा	नगरीय	5500	4900	18000	30000	-	-	-	-
1091	टिकरिया (जैतपुर)	ग्रामीण	1000	800	12000	24000	19 लाख	15.90 लाख	12 लाख	7.65 लाख
1092	टोलापतार	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख
1093	टगरिया	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख
1094	टिकरिया	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख
1095	टिंगुरा	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख
1096	टुण्डर	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख
1097	टिकरिया पनवाड़ी	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70 लाख	9.30 लाख	6.40 लाख

उप निबन्धक  
कुलपति  
कुलपति (महोबा)

उप जिलाधिकारी  
कुलपति

सहायक महानिरीक्षक निबन्धन  
महोबा

अपर जिलाधिकारी (वि०/रा०)  
महोबा

कलेक्टर  
महोबा





(26)

प्राकृप-1 में आवंटित किया गया वी-कोड	मोहल्ले या राजस्व ग्राम का नाम	श्रेणी, नगरीय, अर्ध नगरीय या ग्रामीण	अकृषक भूमि की न्यूनतम दर 15 फीट से अधिक चौड़े रास्ते पर	15 फीट तक चौड़े रास्ते पर	वाणिज्यिक सम्पत्ति की दर एकल दुकान व वाणिज्यिक अधिष्ठान की स्थिति में	एकल दुकान व वाणिज्यिक अधिष्ठान से भिन्न की स्थिति में	राजस्व ग्रामों में कृषक भूमि की दर प्रति हेक्टेयर एन0एच0/ एच0एच0 सड़क पर स्थित भूमि	जनपदीय सड़क पर स्थित भूमि	लिकमार्ग पक्की/कच्ची सड़क पर स्थित भूमि	सामान्य भूमि
1	2	3	4	5	6	7	8	9	10	11
1032	कमाला	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1033	कहरा खुर्दखेरें	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1034	करिमवार	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1035	कसारी	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1036	काशीपुरा	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1037	कुँआखेड़ा	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1038	कोहनियां	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1039	कौनियां	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1040	काँटी	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1041	करा	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1042	करा जदीद	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1043	कुड़ई	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1044	कुटरा	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1045	खोई	विशिष्ट ग्राम	3800	3400	12000	24000	30.25 लाख	22.65 लाख	17.55 लाख	8.40 लाख
1046	खमा	ग्रामीण	1000	800	10500	22500	20.70 लाख	17.45 लाख	13.35 लाख	7.65 लाख
1047	खगरी	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1048	खैरोकलां	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख
1049	खिरिया कलां	ग्रामीण	1000	800	9000	21000	15.50 लाख	12.70लाख	9.30 लाख	6.40 लाख

उप निबंधक

कुलपहाड़

उप-निबंधक

कुलपहाड़ (महोबा)

उप जिलाधिकारी

कुलपहाड़

सहायक महानिरीक्षक निबन्धन

महोबा

अपर जिलाधिकारी (वि०/रा०)

महोबा

कलेक्टर  
महोबा



**उप जिला कुलपहाड़ जिला महोबा के अधीन आने वाला ग्रामीण क्षेत्र**

क्रम संख्या	राजस्व ग्राम या मोहल्ले का नाम	राजस्व ग्राम की सीमा निर्धारण सम्बन्धी अन्य विवरण, यदि कोई हो तो (यथा उप मोहल्ला, पट्टी या भजरा का नाम उल्लिखित किया जाये)	परगना या हल्का का नाम	प्रयुक्त किये जाने वाले साफ्टवेयर में आवंटित किया गया सी-कोड	बेसिक वेल्यू
1	2	3	4	5	6
230	रावतपुराखुर्द	राजस्व ग्राम	कुलपहाड़	1230	800
231	रावतपुराखालसा	राजस्व ग्राम	कुलपहाड़	1231	800
232	रिखवाहा	राजस्व ग्राम	कुलपहाड़	1232	800
233	लाड़पुर	विशिष्ट राजस्व ग्राम	कुलपहाड़	1233	3300
234	लमौरा	राजस्व ग्राम	कुलपहाड़	1234	800
235	लौहरगांव	राजस्व ग्राम	कुलपहाड़	1235	800
236	लखनियां	राजस्व ग्राम	कुलपहाड़	1236	800
237	लिधौराखुर्द	राजस्व ग्राम	कुलपहाड़	1237	800
238	लिलवां	राजस्व ग्राम	कुलपहाड़	1238	800
239	लेटा	राजस्व ग्राम	कुलपहाड़	1239	800
240	लोधीपुरा	राजस्व ग्राम	कुलपहाड़	1240	800
241	लौलारा	राजस्व ग्राम	कुलपहाड़	1241	800
242	लखौरा	राजस्व ग्राम	कुलपहाड़	1242	800
243	ललौनी	राजस्व ग्राम	कुलपहाड़	1243	800
244	लडपुरा	राजस्व ग्राम	कुलपहाड़	1244	800
245	लेवा	राजस्व ग्राम	कुलपहाड़	1245	800
246	सुगिरा	विशिष्ट राजस्व ग्राम	कुलपहाड़	1246	3300
247	स्योढी	राजस्व ग्राम	कुलपहाड़	1247	800
248	सौरा	विशिष्ट राजस्व ग्राम	कुलपहाड़	1248	3300
249	सेलाखालसा	राजस्व ग्राम	कुलपहाड़	1249	800
250	सीगौन	राजस्व ग्राम	कुलपहाड़	1250	800
251	सलेयामाफ	राजस्व ग्राम	कुलपहाड़	1251	800



उप निबंधक  
कुलपहाड़  
उप निबंधक  
कुलपहाड़ (महोबा)

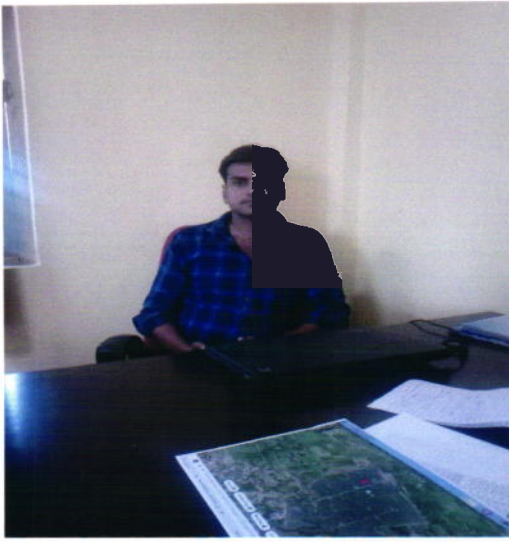
उप जिलाधिकारी  
कुलपहाड़

सहायक महानिरीक्षक निबन्धन  
महोबा

अपर जिलाधिकारी (वि०/रा०)  
महोबा

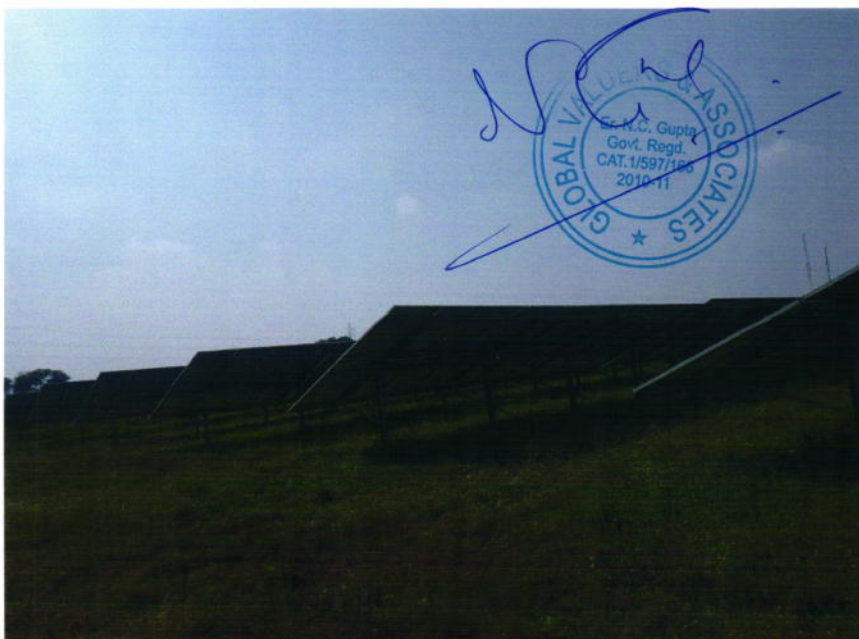
कलेक्टर  
महोबा



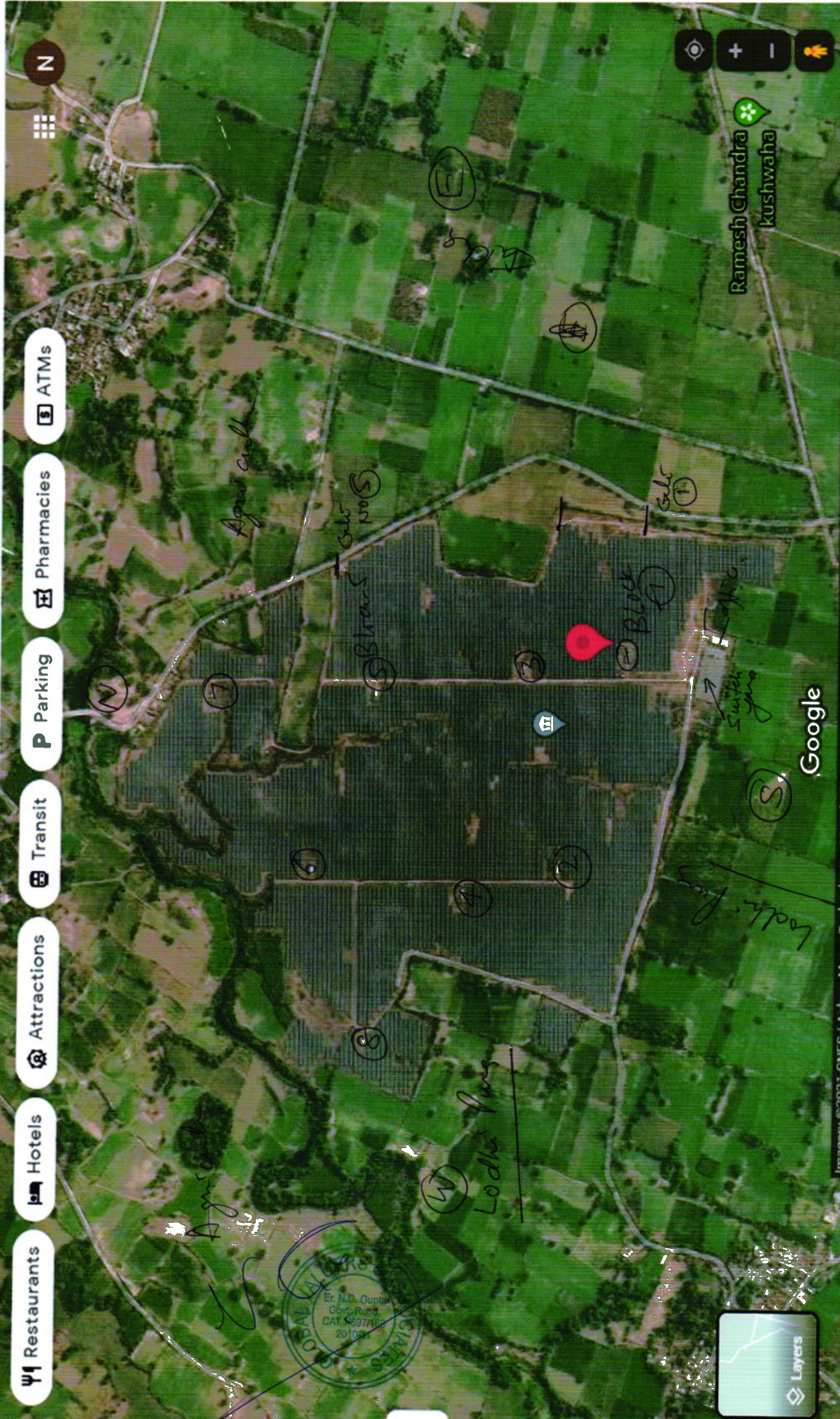


GLOBAL VALUERS & ASSOCIATES  
Er. N.C. Gupta  
Govt. Regd.  
CAT. 1/597/186  
2010-11

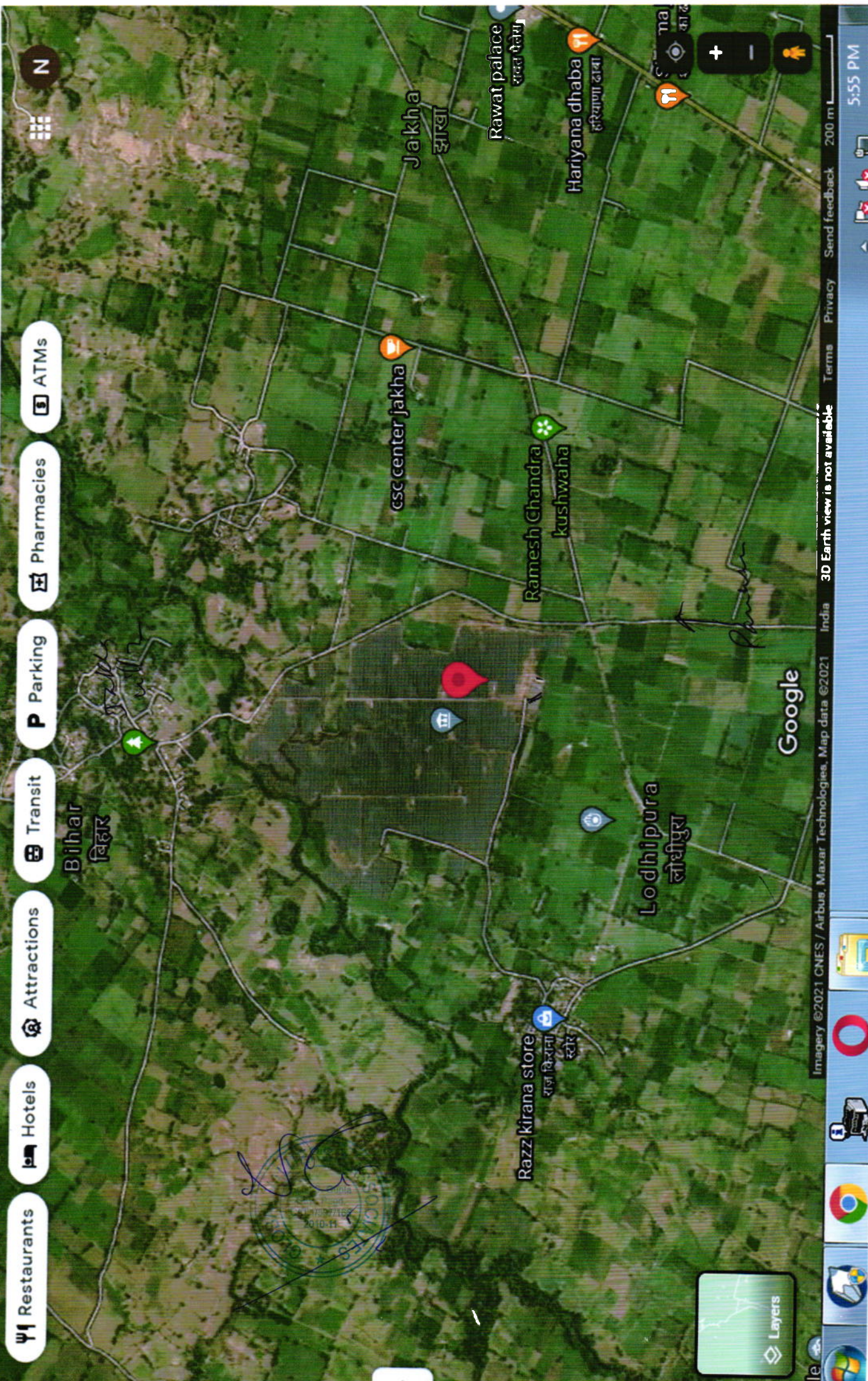












Restaurants

Hotels

Attractions

Transit

Parking

Pharmacies

ATMs

Layers

Google

Bihar  
बिहार

csc center jakha

Jakha  
झाखा

Rawat palace  
रावत पैलेस

Hariyana dhaba  
हरियाणा ढाबा

Ramesh Chandra  
kushwaha

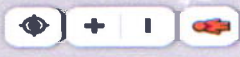
Razz kirana store  
राज किराना स्टोर

Lodhipura  
लोधीपुरा





Sign in



Devganpura

गडोखर घाट

गोविंदपुरा

गोविंदपुरा

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