

VALUATION REPORT FOR ADITYA BIRLA FINANCE LIMITED

Branch Name	:		Type of Case	:	
Valuer Name	:		Date of Visit:		
Case Ref. No			Valuation Report- Negative/ Positive :	Date of Report : 30.03.2024	
Contacted Person for property inspection (Name/ Mobile)					

BASIC DETAILS

1	Applicant/s Name/s	M/s ALPINE FOODS INDUSTRIES PRIVATE LIMITED			
2	Originally type of property		Current Usage		
3	Address as per request				
	Address at site				
	Address as per document				
	Name Of Document Holder				
	Micro Location of Property				
	Landmark				
	Latitude:-			Longitude:	
	Main Locality of the Property:			Sub Locality of the Property:	
4	Has the valuator done valuation of this property before this? If yes, when, for whom?				
5	Building / Project Category of property (Apartment / Villas/ Row house /Commercial Units/ Industrial Units) depending upon the developer (Category A+ / A / B / C / Not applicable)				
6	Technical documents received (complete / partly / nil)				
7	Building / Project amenities of property (Apartment / Villas/Row house /Commercial Unit) depending upon the developer provided (Nil / average / good / excellent / Not Applicable)				

TYPE OF PROPERTY & LOCALITY DETAILS

Name Of Applicant:



8	Type of Property	Main Type of Property (Residential/ Commercial / Industrial/ Institutional)	
		Sub-type of the Property	
5	Location	Locality (Low, Medium, Posh)	
		Site is (Dev, Under Dev)	
		Proximity to civic amenities/public transport	
		Railway Station	
		Bust Stop	
		Property surrounding infrastructure and development (well-developed / developing / underdeveloped / slums & EWS)	
7	Distance from City Center		
8	Condition and approx. width of approach road to reach the property		
9	Is Approach road of the Property (Width >40ft, Width 20 to 40ft, Width 10 to 20ft, Clear width <10ft, Mud Road, Illegal Road (Without document))		
10	Legal approach to the property as per documents (Clear / Not Clear)		
11	Any other features like board of other financier indicating mortgage, notice of Court/any authority which may affect the security		
PROPERTY DETAILS			
12	Occupant Status	Vacant / Self Occupied / Rented / Self + Rented	
		Name of Occupant	
		Relation with applicant	
	Building details	Property Demarcation (Yes/No)	
		Property Identified (Yes/No)	
		Property Identified through	
		Type of structure	

Name Of Applicant:



		Land/Plot Area		
		No of Blocks if applicable		
		No of Units on floor		
		No. of Floors		
		No. of Lifts		
		Delivery Agency (Public Sector Agency, Co-operative Society, Pvt. Builders, Self-Construction etc.)		
14	Unit details	No. of rooms (1BHK / 2BHK / 3BHK)		
		Parking facilities is available (Yes / No)		
		Property located on Floor Number.		
16	Age of the property		Residual life	
		Under construction, New Built (<1 years), 1 to 4 Years, 5 to 10 Years, 11 to 20 Years, 21 to 30 Years, Very old (>30 Years), Not Applicable		
18	Quality of construction (excellent / good / average / Nil / Not applicable)	Exteriors		
		Interiors		
19	Additional Property Details	Type of property (normal flat / duplex / penthouse / Not Applicable)		
		Remarks on view / Facing from property (normal view / Sea or lake or river / Garden or golf or monument / internal project / Slums, LIG / Nalla or drain / Cemetery or burial ground / Not Applicable)		



Name Of Applicant:

SANCTION PLAN APPROVAL & OTHER DOCUMENTS DETAILS

17	Name of the Sanctioning Authority & Sanction plan / CC / OC verification details with approval no					
18	Ownership type (Leasehold/ Freehold)					
19	Property documents verified					
20	Is the property within Municipal Limits					
22	Permissible usage allows as per master plan					
22	Whether property under demolition list as per authority (Y/N)					
23	Risk of demolition of the property (Nil / Low / Medium / High)					
24	Setbacks	As per plan/ laws	per Bye	Actual at site Proposed	Deviation	Remarks, if any
	Front				Usage Deviation	NA
	Side1(Left)					
	Side2(Right)					
	Rear					
25	Area (in sq. ft.)					
	Carpet area as per documents					
	Carpet Area as per sanction plan					
	Carpet area as per measurement					
	Built up area as per documents					
	Built up area as per Sanction Plan					
	Built up area as per measurement					
	Super built up area as per documents					
	Terrace / Garden area (If Applicable)					
	Total Area to considered					
	Loading considered					
26	Deviations Details					
	Usage Deviations of Property (Yes / No)					



Name Of Applicant:

	Is property with Horizontal Deviation (0 to 50%, >50%, Not Applicable)				
	Is Property with Vertical Deviation (1 floor, 2 floors, 3 & >3 Floors, Not Applicable)				
	Tenement / Multi units' deviation in the property (Yes / No)				
	Property is situated is in limits of (Corporation limits, Town Municipality limits, Gram panchayath limits, B-Khatha (Incase of Bangalore)				
	Is property within the Buffer zones of Lake & Drains (Lake, Primary Drain, Secondary Drain, Tertiary Drain, Not Applicable)				
	Is property in any Caution location like (Costal Regulatory Zone, Conservancy zones, River line below High-Tension Electric Lines, Monuments marked by Archeological Dept, Negative areas Community Dominated areas, Adjoining or opposite to graveyards, Risk of Demolish by Road widening is Notified, Not Applicable)				
VALUATION					
25	(A)Description of Constructed Area and Rates				
	For Property with Land & Building	Description	Area (sq. ft.)	Rate (Rs. per sq. ft.)	Amount (Rs.)
		Land Area			
		Construction rate (RCC)			
		Construction rate (Industrial Shed)			
		Less Depreciation %			
	For Property with SBUA	Applicable / Considered Area			
	Sub Total Value of property				
Stage of construction in %		Stage of Recommendation in %			



Name Of Applicant:

(B)Value of Extra Amenities if applicable					
Car Parking	PLC	IDC	EDC	Power Backup	Other
Total Amenities charges					
Total Market Value of Property as on Date (A+B)					
Guideline Value of The Property (MTR)					
Forced Sale Value (75%)					
Approx. Rentals in case of 100% complete property		Rs- 0 /-			

BOUNDARIES

Boundaries	EAST	WEST	NORTH	SOUTH
Boundaries Matching	Partially Matched			

Remarks

- Property Situated At, Survey No 247/3, Ph No. 28, Gram Bihadiya , Th. And Dist. Indore, M.P
- Provided Copy Of Lease Deed, For Plot Area is 27233 Sqft (0.253 Hect), In Favor of Alpine Foods Industries Private Limited **Through** Mr. Amit Gahoi S/O Mr. R V Gahoi.
- On Site Plot Area Is 27500 Sqft, But Provided Document Area Is 27233 Sqft. We Have Considered Lower Side Area, As Per Norms.
- Property is Identify Through Applicant & Local Inquiry. Property Four Side Boundaries Partially Matched.
- Actual BUA is **GF**- 572 Sqft (RCC), 8200 Sqft (Tinshed), FF- 1100 Sqft (Tinshed). Same Is Considered In Valuation Report.
- Approved Plan & Construction Permission Not Provided. Kindly Take Legal Technical Opinion before Any Loan Disbursement.
- Land Rate Is Considered As Per Local Market Survey.
- Valuation Report Is Subject To Positive Legal.

Name of Engineer who visited the property:-

Er. Sachin Tomar Date – 30.03.2024

(Authorized Signatory)

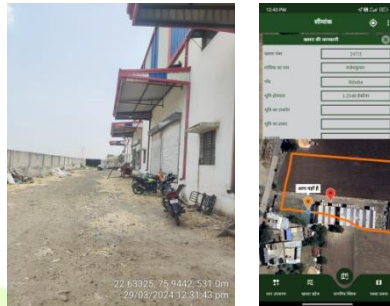
Photographs



Name Of Applicant:



Name Of Applicant:



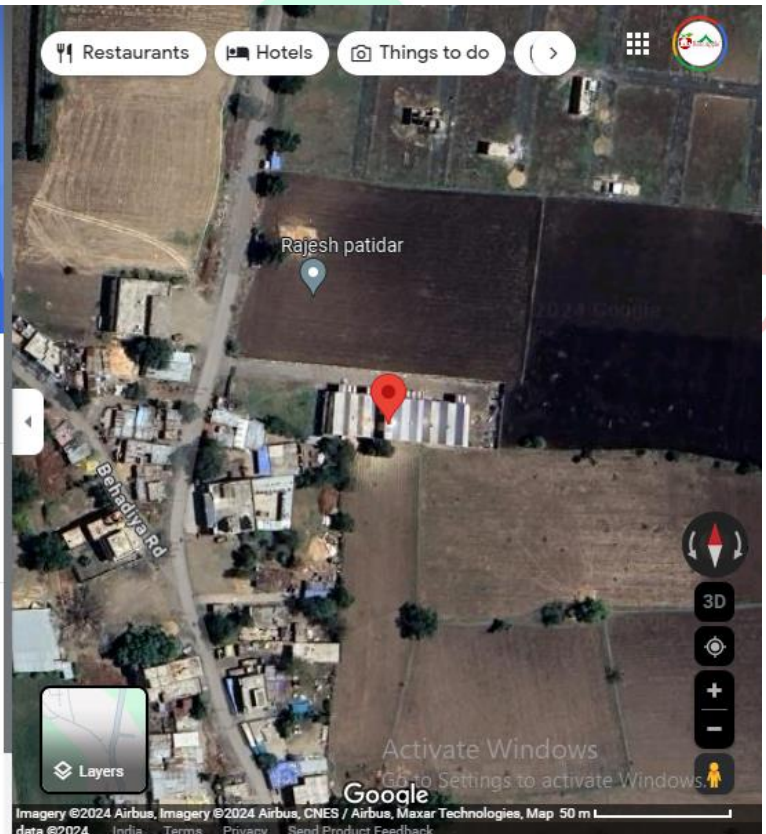
GPS Coordinates:

22°37'59.0"N 75°56'40.2"E

22°37'59.0"N 75°56'40.2"E
22.633056, 75.944500

Directions Save Nearby Send to phone Share

Sanawadia, Madhya Pradesh 452020
JWMV+6RC Sanawadia, Madhya Pradesh
Add a missing place
Add your business



Name Of Applicant: