



Date.....15-01-2024

To,  
General Manager  
Sir Shadilal Enterprises Ltd. Shamli

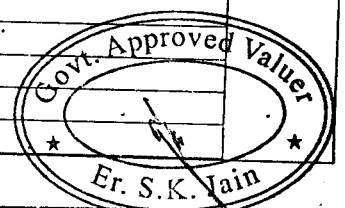
### VALUATION REPORTS OF LAND UNDER SHAMLI SUGAR MILL

#### General

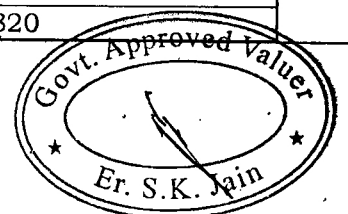
1	Purpose for which the valuation is made	:	For Fair Market Value
2	a. Date of Inspection b. Date on which the valuation is made	:	10-01-2024 15-01-2024
3	List of documents produced for perusal	:	
4	Name of the owner (s) and his / there address (es) with phone no. (details of share of each owner in case of joint ownership)	:	Photocopy of attached Khasra khatoni 1.M/s. Sir Shadilal Enterprises Ltd./Shamli 2.. M/s. Upper Doab Sugar Mill Ltd./Shamli
	1.M/s. Sir Shadilal Enterprises Ltd./Shamli 2. M/s. Sir Shadilal Enterprises Ltd./Shamli 1 Railway leased land 2 Krishanji Murti Maharaj 3 Pooran Chand Land 3. M/s. Upper Doab Sugar Mill Ltd./Shamli		15.8695 Hactare ( as per given details A) page 1,2,3 of this report  2.067966 Hactare ( as per given details B) page 3 0.1014 Hactare ( as per given details B) page 3 0.0871 Hactare ( as per given details B) page 3  0.2230 hact. ( as per given details C) page 3

#### Land details as per Khasra khatoni (M/s. Sir Shadilal Enterprises Ltd./Shamli) (A)

S.no.	Khasra no.	Area in hact.
1	2301	0.6385
2	3139	0.1330
3	3141	0.1020
4	3142	0.1640
5	3144	0.1640
6	3145	0.5330
7	3146	0.0410
8	3147	0.0510
9	3148	0.0820
10	3152	0.1640
11	3153	0.1020
12	3154	0.0610
13	3155	0.0720
14	3156	0.3890
15	3157	0.1230
16	3158	0.1230
17	3159	0.2660
18	3160	0.1230



19	3161	0.1130
20	2258	0.5330
21	2259	0.6970
22	2260	0.2970
23	2261	0.0200
24	2262	0.5840
25	2263	0.4510
26	2264	0.3590
27	2265	0.9220
28	2266	0.2250
29	2267	0.2050
30	2284	0.0920
31	3165	0.1330
32	3166	0.0610
33	3167	0.0820
34	3168	0.1020
35	3169	0.0310
36	3170	0.0310
37	3171	0.2150
38	3172	0.1230
39	3173	0.0920
40	3174	0.1020
41	3175	0.1540
42	3176	0.2250
43	3177	0.1950
44	3178	0.1950
45	3179	0.3070
46	3180	0.2560
47	3181	0.2150
48	3182	0.3590
49	3183	0.4300
50	3184	0.2870
51	3185	0.5630
52	3186	0.1020
53	3187	0.1020
54	3188	0.1230
55	3189	0.1740
56	3190	0.0310
57	3191	0.1640
58	3192	0.1230
59	3193	0.4000
60	3195	0.1840
61	3194	0.1540
62	3196	0.0410
63	3197	0.5120
64	3198	0.3590
65	3199	0.1430
66	3200	0.0920
67	3201	0.4000
68	3202	0.0820



K. Jain  
Govt. Approved Valuer

Registration No.  
MRT/Cat.-A/A-40/2002

69	3205	0.0610
70	3206	0.1640
71	3207	0.1130
72	3208	0.0510
73	3203	0.0920
74	3204	0.2150
	<b>Total</b>	<b>15.8695 hectare</b>

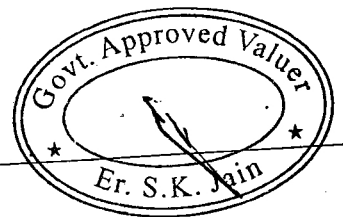
**Land details as per Khasra khatoni (M/s. Sir Shadilal Enterprises Ltd./Shamli) (B)**

S.no.	Khasra no.	Area in hact.
1 ( Railway leased land)	2252	2.067966
2 ( Krishanji Murti Maharaj)	2270,2271	0.1014
3 Pooran Chand Land	2286	0.0871
	<b>Total</b>	<b>2.2565</b>

**Land details as per Khasra khatoni Harad Fatehpur Thana Bhawan (M/s. Upper Doab Sugar Mill Ltd./Shamli) (C)**

S.no.	Khasra no.	Area in hact.
1	26	0.0410
2	85	0.1070
3	84	0.0750
	<b>Total</b>	<b>0.2230 hact.</b>

5	Brief description of the property	Shamli Sugar Mill with township & misc. facilities
6	Location of the property a. Plot No./Survey No. b. Door No. c. T.S.No./Village d. Ward/Taluka e. Mandal/District	As per details given on page 1,2 & 3
8.	Coming under. Corporation Limit /Village Panchayat/Municipality	Shamli
9.	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	No



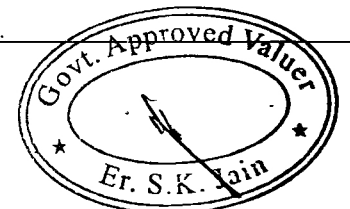
S.K. Jain  
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10.	Boundaries of the property ( mill area)	
	East	Adjoining railway line
	West	Adjoining Kamla colony & mandi Shiv Ganj
	Noth	Adjoining mill road
	South	Adjoining Main Meerut – Shamli road
11.	Extent of the site (A+B+C)	: 18.3490 ( Hact )  ( 15.8695+ 2.2565+0.2230)  = 18.1161 ( mill area ) +0.2230 agriculture area at Harad
12.	Extent of the site considered for valuation (A+C)	18.3490 ( Hact )  18.1161 ( mill area ) +0.2230 agriculture area at Harad
13.	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month.	In the possession of Owner

## II CHARACTERSTICS OF THE SITE

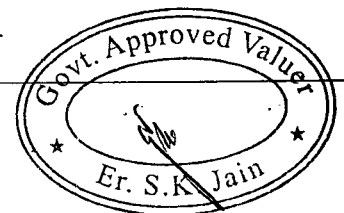
1.	Possibility of frequent flooding / sub-merging	Rare
2.	Level of land with topographical condition	Leveled
3.	Shape of land	Irregular
4.	Is it a land-locked land?	No
5.	Whether any cottages/building exist in the land	Buildings are existing, this valuation is for land only
6.	General conditions of the land	Good
7.	Quality of soil of the land	Good
8.	Water supply & electricity facilities	Yes
9.	Advantage of the site	On Main road,
10.	Disadvantage of the land	Large size
11.	Comment on Whether the IP is independently accessible ?	Yes





**Analysis of prevailing rates**

1	Total extent of the land	: 18.3490 ( Hact ) 18.1161 ( mill area ) +0.2230 agriculture area at Harad
2	Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas	: The factory is located in the heart of the City and surrounded by main roads. The government circle rates on the roads are Rs. 84000/- per sq. mtr. & Rs. 85000/- per sq. mtr. The circle rate of remaining plant & township area Rs. 28000/- per sq. mtr.  <b>After the local survey the market rate of the total area assessed by us is Rs. 38000/- per sq. yds. Of the total area which is comes out to be Rs. 45448/- per sq. mtr. which is considered for valuation.</b>  Rs. 360/- per sq. mtr. agricultural land in Harad Fatehpur
3	Guideline rate obtained from the Registrar's Office /Mandal Revenue office (an evidence thereof to be enclosed)	: Rs. 84000/- per sq. mtr. on main Meerut Shamli Rs. 85000/- per sq. mtr. on main mill road Rs. 28000/- per sq. mtr. non agriculture on Budhana road Rs. 360/- per sq. mtr. agricultural land in Harad Fatehpur



4	Assessed / adopted rate of valuation	: The factory is located in the heart of the City and surrounded by main roads. The government circle rates on the roads are Rs. 84000/- per sq. mtr. & Rs. 85000/- per sq. mtr. The circle rate of remaining plant & township area Rs. 28000/- per sq. mtr.  After the local survey the market rate of the total area assessed by us is Rs. 38000/- per sq. yds. Of the total area which is comes out to be Rs. 45448/- per sq. mtr. which is considered for valuation.  Rs. 360/- per sq. mtr. agricultural land in Harad Fatehpur
5	Fair market value of the land	<b>Rs. 823,42,07,928.00/- as under</b>

**Abstract of Cost Valuation**

S. no.	Particulars	area	Rs./sq. mtr.	Value
1	Main plant & Town ship	181161	45448	8233405128.00
2	Agriculture land in Harad Fatehpur	2230	360	802800.00
		183391.00	Total	823,42,07,928.00

( Rs. Eight hundred Twenty Three Crores , Forty Two Lacs & Seven Thousand only )

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs. 823.4207 Crores (Rs. Eight hundred Twenty Three Crôres , Forty Two Lacs & Seven Thousand only)**. (Prevailing market rate along with details .

Place: Meerut  
Date: 15-01-2024

Govt. Approved Valuer  
Er. S.K. Jain  
Signature

(Name and Official seal of the Approved Valuer)