



Consulting Engineers, Architects, Planners, Structural Consultants & Banks Panel Valuers Valuer of Wealth Tax, Income Tax, Gift Tax & Estate Duty Act. Er. S.K. Jain

B. Tech. (Civil) I.I.T. Delhi Govt. Approved Valuer (Regn. No. MRT/CAT-A/A-40/2002) Fellow of Institution of Valuers (F.I.V.) (Reg. No. CAT-1/F-11775) MIE-104506/1, Chartered Engineer UPOBPAS Reg. No. M1045061/26072018 IBBI Reg. No. IBBI/RV/07/2019/11102

Date.....15-01-2024

To,

General Manager

Sir Shadilal Enterprises Ltd. Shamli

VALUATION REPORTS OF LAND UNDER SHAMLI SUGAR MILL

General

L		Purpose for which the valuation is made	1.	For Frie M. 1	
	2	a. Date of Inspection		For Fair Market Value	
		b. Date on which the valuation is made	1:	10-01-2024	
		on when the valuation is made		15-01-2024	ļ
·	3	List of documents produced for perusal	—		
-	Ū	and of documents produced for perusal	:		\neg
-	i}				
-	4	NT.	1	Photocopy of attached Khasra khatoni	\dashv
	4	Name of the owner (s) and his / there		1.M/s. Sir Shadilal Enterprises Ltd./Shamli	-4
		address (es) with phone no. (details of share		2 M/s. Upper Doab Sugar Mill Ltd./Shamli	- 1
		of each owner in case of joint ownership)		- 11 11/ 0. Opper Boab Sugar Will Ltd./Shamli	ı
					- 1
ľ		1.M/s. Sir Shadilal Enterprises Ltd./Shamli	\vdash	15 9605 IX	
		prises but, Shamin		15.8695 Hactare (as per given details A) page	\neg
-				1,2,3 of this report	- 1
		2. M/s. Sir Shadilal Enterprises Ltd./Shamli			- [
		1 Railway leased land		2.067966 Hactare (as per given details B) page 3	-
		O Verials and the second	5	0.1014 Hactare (as per given details B) page 3	- [
		2 Krishanji Murti Maharaj		0.0871 Hactare (as per given details B) page 3	-
		3 Pooran Chand Land	2 10	, and page 3	
	İ			0.2230 hact. (as per given details C) page 3	-
		3. M/s. Upper Doab Sugar Mill Ltd./Shamli		page 3	1
! 					
			- 1		- 1

Land details as per Khasra khatoni (M/s. Sir	Shadilal	Enternaises TAI	/61 ***	
	,,	~uuiiai	Purcei buses red	./Snamii)	(A)

		(A)
S.no.	Khasra no.	Area in hact.
1	2301	0.6385
2	3139	
3	3141	0.1330
4	3142	0.1020
5.	3144	0.1640
6	3145	0.1640
7		0.5330
8	3146	0.0410
9	3147	0.0510
10	3148	0.0820
	3152 ਸ	0.1640
11	3153	0.1020
12	3154	0.0610
13	3155	0.0720
14	3156	0.0000
15	3157	0.3890
16	3158	0.1230 · Approv
17	3159	0.3890 0.1230 Approv 0.1230 Odi
18	3160	
	0100	0.1230 (*

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305, Circular Road, Bombay Bazar, Meerut Cantt. Tel. 0121-2641962, 0121-4033312, Mob. -9837027857 ja.meerut@gmail.com

Delhi Office : H-68, Lower Ground Floor, South Ex. 1, Near Bengali Sweets, New Delhi-110049 Mob. - 9758688688

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	0.1230
40	3174	0.1020
41	3175	0.1020
42	0176	0.1340
43	3176	in the last terms and the last terms are the last terms and the last terms are the last t
44		1000
45		0.1950
	3179	9.3070
46	3180	0.2560
47	3181	0.2150
48	3182	0.3590
49	3183	0.4300
50	3184 3185	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
<u> </u>		0.0020 proved

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Coul. Approved Value.

.K. Jain Govt. Approved Valuer Registration No.
MRT/Cat.-A/A-40/2002

		0.0610
	3205	0.1640
69	3206	0.1130
70	3207	0.0510
11	3208	0.0920
72	3203	0.2150
73	3204	15.8695 hactare
74	Total	
	1	

Land details as per Khasra khatoni (M/s. Sir Shadilal Enterprises Ltd./Shamli) (B) Area in hact. 2.067966 Khasra no. S.no. 0.1014 2252 1 (Railway leased land) 2270,2271 2 (Krishanji Murti 0.0871 Maharaj) 2.2565 2286 3 Pooran Chand Land Total

				TY TO Doch Sugar
l			atehnur T	hana Bhawan (M/s. Upper Doab Sugar Area in hact.
1-	Adetails as per Khas	ra khatoni Harad F	arenha	
- 11	Mill Ltd./Shamli) (C)			Area in hact.
- 11		Khasra no.		0.0410
	S.no.	26		Ø 0.1070
- 11	1	85		0.0750
- 11	2	84		0.2230 hact.
	3	Total		Sugar Mill with township & misc. facilit
1	0.11	property	; Shamlı	Sugar will water
5	Brief description of the	propersy		in in on page 1.2 & 3
1		1,000	: As per	details given on page 1,2 & 3
6	Location of the property		1	
	a. Plot No./Survey No.		1	
	b. Door No.		. mediki di	
	c. T.S.No./Village		, 3038450	·
	d. Ward/Taluka		1	
	e. Mandal/District	Ti 't (Village	Shan	nli
8.	e. Mandal/District Coming under Corporat	tion Limit / Village	1 1	
ъ.	Panchayat/Municipality		.	· .
	Panchayat, man		1 1 _	
		under any	No	
9.	Whether covered	under	1 1	
9.	State/Central Govt. en	actments (e.g. Urbar	n	proved
	State/Central Gove.	word under agenc	v	Approved Value
	Land Ceiling Act) or 1	notined under agoing	~	Govi. Approved Value.
		intonment area		$((\cdot) \cdot))$
	1 1 Juled area / Ca			
	area/scheduled area/ca		1 1	* Ar C V kin

S.K. J	ain	
Govt.	Approved	Valuer

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

10.	Boundarie	es of the property (mill area)		· · · · · · · · · · · · · · · · · · ·
	East	Adjoining railway line		
	West	Adjoining Kamla colony & mandi Sh	iv C	anj
	Noth	Adjoining mill road		
	South	Adjoining Main Meerut – Shamli roa	d	,
11.	Extent of	<u></u>	:	18.3490 (Hact)
	(A+B+C)			15.8695+ 2.2565+0.2230)
			1 1	= 18.1161 (mill area) +0.2230 agriculture area
12.	Extent of	the site considered for	5. V	18.3490 (Hact)
	valuation	. (A+C)		18.1161 (mill area) +0.2230 agriculture area
•				at Harad
13.	Whether	occupied by the		In the possession of Owner
	owner/te	nant? If occupied by tenant, since		
		? Rent received per month.		

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	% %	Trregular
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		Yes
	accessible ?		Approved

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		The factory is located in the heart of the City
	details/reference of at least two latest deals/transactions with respect to adjacent		and surrounded by main roads. The
	properties in the areas		government circle rates on the roads are Rs.
		ggi 2 ⁸⁸	84000/- per sq. mtr. & Rs. 85000/- per sq.
		,	mtr. The circle rate of remaining plant &
			township area Rs. 28000/- per sq. mtr.
7	***		After the local survey the market rate of the
		7.4	total area assessed by us is Rs. 38000/- per
		100	sq. yds. Of the total area which is comes out
			to be Rs. 45448/- per sq. mtr. which is
			considered for valuation.
		400-0	Rs. 360/- per sq. mtr. agricultural land in Harad
	•		Fatehpur
	~ # # 12 m	 345.5	
3	Guideline rate obtained from the	-	Rs. 84000/- per sq. mtr. on main Meerut Shamli
	Registrar's Office / Mandal Revenue office		Rs. 85000/- per sq. mtr. on main mill road
	(an evidence thereof to be enclosed)		
			Rs. 28000/- per sq. mtr. non agriculture on Budhana road
	<i>'.</i>		Rs. 360/- per sq. mtr. agricultural land in Harad
			Fatehpur
			Annroved I
			Approved Value

S.K. Jain	
Govt. Approved	Valuer

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

		- -		٦-
4	Assessed / adopted rate of valuation	: 1	The factory is located in the heart of the City and	
		s	surrounded by main roads. The government circle rates	
		0	on the roads are Rs. 84000/- per sq. mtr. & Rs. 85000/-	
		F	per sq. mtr. The circle rate of remaining plant & township	
		a	area Rs. 28000/- per sq. mtr.	
	·			
}			After the local survey the market rate of the total area	١
		ā	assessed by us is Rs. 38000/- per sq. yds. Of the total	
		ā	area which is comes out to be Rs. 45448/- per sq. mtr.	
		V	which is considered for valuation.	
			Rs. 360/- per sq. mtr. agricultural land in Harad	l
		Į.I	Fatehpur	l
5	Fair market value of the land	: ::	Rs. 823,42,07,928.00/- as under	1

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 Crores, Forty Two Lacs & Seven Thousand only). (Prevailing market pate adding with details.

Place: Meerut Date: 15-01-2024

Signature (Name and Official seal of the Approved Valuer)

 E_{I} . S.K