

Dr. R. K. JAIN  
b.arch, murp, ph.d  
rcoa, fiia, fitp, fiv  
govt. approved valuer  
ARCHITECT PLANNER

Registration No.- 21/20042005,Cat.8A(2)s

### VALUATION REPORT

S.NO.	Particulars	Content
(I)	Introduction	VALUATION
1	Name Of Valuer	Dr. R. K. JAIN
2	Date Of Valuation	14.10.2020
3	Purpose Of Valuation	FOR PNB. Roorkee.
4	Name Of Property Owner/s (Details Of Share Of each owner in case of joint & Co-ownership)	M/S Helax Health Care Pvt. Ltd. Through its Managing Director Shri. Shiv Gupta S/O Late Dr. Ram Swaroop Gupta. Vill. Karoundi Musthakam Pargana and Tehsil I Bhagwanpur , Distt. Haridwar.
5	Name Of Bank/ FI as applicable	PNB Rampur, Roorkee.
6	Name Of developer Of the Property (incase Of developer built properties)	M/S Helax Health Care Pvt. Ltd.
7	Whether occupied by the owner / tenant If occupied by tenant, since how long ?	OWNER OCCUPIED
(II)	Characteristics of the Asset	EAST - (84'-0") Rasta 20'-0" wide. WEST- (84'-0") Property of Samrat. NORTH- ( 130.66') Gali 8'-0" wide. SOUTH- (130.66') Vanca & Health Pvt. Ltd.
1	Location of the property in the city	Vill. Karoundi Musthkam, Pargana and Tehsil Bhagwanpur, DISTT.-HARIDWAR
2	Municipal Ward No.	Khasra no. 410.
3	Postal address of the property	M/S Helax Health Care Pvt. Ltd. Vill. Karoundi Musthkam, Pargana and Tehsil Bhagwanpur, DISTT.-HARIDWAR
4	Latitude, Longitude and Coordinates of the site	29.9203, 77.8321
5	Area of The Plot/Land ( supported by a plan)	1020.00 sq.mt.

*R.K. Jain*



6	Layout plan of the area in which the property is located	ATTACHED
7	Development of surrounding areas	Vill. Karoundi Musthkam, Pargana and Tehsil Bhagwanpur, DISTT.-HARIDWAR
8	Detail of Roads abutting the property	20'-0" wide towards East and *'-0" Gali towards North.
9	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act ) or notified under agency area / scheduled area/ cantonment area	Industrial .
10	In case it is an agricultural land, any conversion to house site plots is contemplated	Converted U/S 143, vide SDM Roorkee order no. 78/2006 dt. 01.05.2006.
11	Demarcation Of the Property under valuation on a	ATTACHED
12	Description of Adjoining properties	East - 20'-0" wide Road. West - Prperty of Samrat. North - 8'-0" wide Gali. South - Vance & Health Pvt. Ltd.
13	Survey no.if any	Khasra no. 410.
14	Details of the building and other improvements in terms of.area, height , no of floor ,plinth area floor wise, year of construction, year of making alterations/additional construction with details, full details specification to be appended along with building plans and elevations	Attached Year of Construction - 2012-13.
15	Plinth Area, Carpet area and Saleable area to be mentioned separately and clarified	Ground Floor area = 970.00 sq.mt. First Floor area = 970.00 sq.mt Second floor = 970.00 sq.mt Mumty floor = 300.00 sq.mt Total covered area = 3210.00 sq.mt.
16	Any other aspect	NA





(III)	Town Planning Parameters	
1	Master Plan provision related to the property in terms of land use	Industrial.
2	Planning area/zone	Vill. Karoundi Musthkam, Pargana and tehsil Bhagwanpur. Distt Haridwar.
3	Development controls	NA
4	Zoning regulations	NA
5	FAR/FSI permitted and consumed	As per Rules.
6	Ground regulation, etc.	N.A.
7	Transferability of development rights if any, Building bye-Law provisions as applicable to the property viz. setbacks ,height restrictions, etc.	YES
8	Comment on surrounding land uses and adjoining properties in terms of usage.	Industrial.
9	Comment on unauthorized construction if any	NA
10	Comment on demolition proceedings if any	NA
11	Comment On Compounding / regularization proceedings	NA
12	Comment on whether OC has been issued or not	NA
13	Any other aspect	NA
(IV)	Legal aspects	NA
1	Ownership documents,	PHOTO STATE COPY OF LEASE DEED.
2	Names Of Owner/s In case Of Joint Or Co-ownership whether the shares are undivided or not ?)	M/S Helax Health Care Pvt. Ltd.
3	Comment On dispute/Issues of landlord with tenant/statutory body/any other agencies, If any in regard to Immovable property.	NA
4	Comment on whether the IP is Independently accessible?	NA
5	Title of leases if any,	YES
6	Details of leases if any,	N.A.
7	Ordinary status of freehold or leasehold Including restriction on transfer,	Free Hold.
8	Agreements of easements if any?	NA
9	Notification For acquisition if any,	NA
10	Notification for road widening if any,	NA
11	Possibility of Flooding / Submerging	NA



12	Special remark, 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	NA
13	Heritage restrictions if any, all legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	NA
14	Comment on Transferability of the property ownership,	NA
15	Comment on existing mortgages/charges/encumbrances (personal/corporate) as the case may be.	NA
16	Comment on whether the owners of the property have issued any guarantee	NA
17	Building plan sanction or illegal construction if any done without plan sanction/violations.	APPROVED by SIDA. Uttrakhand.
18	Any other aspect	NA
(V)	Economic aspects	NA
1	Details of ground rent payable,	NA
2	Details of Monthly rents being received if any,	NA
3	Taxes and other outgoings,	NA
4	Property insurance,	NA
5	Monthly maintenance charges,	NA
6	security charges ,etc,	NA
7	Any other aspect	NA
(VI)	Socio-cultural aspects	NA
1	Description of Adjoining property in terms of the social structure of the area, population. Social stratification ,regional origin, age groups ,economic levels, location of slums/ squatter settlements nearby, etc.	Industrial and Institutional.





(Vii)	Functional and Utilitarian Aspects	
	Description of the Functionality and utility of the assets in terms of : 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4 Any other aspect.	Adequate Adequate YES  NA
(Viii)	Infrastructure Availability	YES
	(a) Description of aqua infrastructure availability in terms of. 1. Water supply 2. Sewerage /sanitation 3. Strom water drainage (b) Description Of other physical infrastructure Facilities viz. 1. Sol1d waste management 2. electricity 3. Roads & public transportation connectivity 4. Availability of other public utilities nearby (c) Social infrastructure in terms of 1. Schools 2. Medical Facilities 3. Recreation Facilities in terms of parks and open spaces.	YES  Submersible pump Septic tank Available  YES YES YES  WITH IN 2 KM.  YES YES YES
(IX)	Marketability	
	Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property 4. Comparable Sale prices in the locality.	GOOD NO Fair  NA
(X)	Engineering and Technology Aspects	
1	Type Of construction	RRC. Frame structure.
2	Materials and Technology used,	GUIDED by ENGINEER
3	Specifications,	Attached
4	Maintenance Issues	NA
5	Age of the building	07 years.
6	Total Life Of the building,	70 YEARS
7	Extent of deterioration,	NA
8	Structural safety	Adequate



9	Protection against natural disasters viz. earth quakes,	Available
10	Cisable damage in the building if any,	NA
11	Common Facilities viz. lift, water pump, lights, security systems ,etc.	YES
12	System of air-conditioning,	Yes
13	Provision For fire Fighting, Copies of plans and elevations of the building to be included,	Yes
(Xi)	Environmental Factors	NA
1	Use of Environment Friendly Building materials, Green building techniques if any,	NA
2	Provision For rain water harvesting.	Yes
3	Use of solar heating and lighting systems, Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic ,etc.	NA
(Xii)	Architectural and aesthetic quality	NA
	Descriptive account on whether the bldg. is modern, plain looking or with decorative elements,heritage value if applicable,presence of landscape elements,etc,	Modern and Industrial look .
(Xiii)	Valuation	
	<p>Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation Judgement arrived at.</p> <p>A detailed analysis and descriptive account of the approaches, assumption made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.</p>	<p>CIRCLE RATE VALUEFOR LAND 1020 sq.mt. @Rs. 4200.00sq.mt=RS. 42,84,000.0 Circle Rate of Building = Rs. 11,000.00 Circle Rate value of Building = Rs. 3,53,10,000.00 Circle Rate value of Land &amp; Building = Rs.3,95,94,000.00 Market Value of Land 1020 sq.mt @Rs.11500.00 =Rs.1,17,30,000.00 MARKET VALUE FOR BUILDING AS PER ANNEXURE =Rs. 4,62,31,860.00 Total Market Value Land + Building = Rs. 5,79,61,860.00 REALIZABLE VALUE (10 % less than total value =RS.5,21,65,674.00.00 Say Rs. 5,21,65,000.00</p>



## ANNEXUE-A

### DETAILS OF COSTRUCTION VALUE :

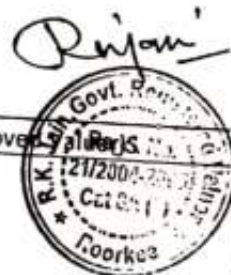
S.No.	Particulars of item	Plinth/ Covered Area in Sq. mt.	Roof Height in mt	Age of Building in years	Estimated Replacement cost of construction	Replacement cost in Rs.	Net value after depreciation ( 0.932)
1	Ground floor	970.00	3.60	07	15,500.00	1,50,35,000.00	1,40,12,620.00
2	First floor	970.00	3.60	07	15,500.00	1,50,35,000.00	1,40,12,620.00
3	Second floor.	970.00-	3.60	07	15,500.00	1,50,35,000.00	1,40,12,620.00
4	Mumty floor	300.00	3.20	07	15,000.00	45,00,000.00	41,94,000.00
					<b>TOTAL</b>	<b>4,96,05,000.00</b>	<b>4,62,31,860.00</b>

Land VALUE AS PER CIRCLE RATE	-	Rs. 42,84,000.00
BUILDING COST AS PER CIRCLE RATE		Rs. 3,53,10,000.00
Market value of land		Rs. 1,17,30,000.00
Building value (Market Value)		Rs. 4,62,31,860.00
Total value of land & Building =		Rs. 5,79,61,860.00
Realizable Value of property 10% less than Market Value		Rs. 5,21,65,674.00
	Say	Rs. 5,21,65,000.00
Distress Sale Value of property 15% less than Realisable value.		Rs. 4,43,40,823.00





<p>The building is a RCC frame structure with RCC footing, 1st class brick work, Epoxy Sheet flooring over Kota stone floor., RCC roof with Superior quality, Finishing, fittings and fixtures. The total building has Artificial Ceiling at 2,6.mt height for A.C ducting. RCC roof as laid at 3.6 mt height.</p>	
<p>The S.S piping, of approx 625 mt length, 19mm Dia is provided for running of distilled water. Two S.S tank of 3000 ltrs each are provided as RO tank. One under ground tank of 1,25,000 ltrs capacity is provided for Fire requirements.</p>	
<p>As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property with aforesaid specifications is <b>Rs. 5,79,61,860.00</b> (Prevailing market rate along with details reference of at least two latest deals /transactions with respect to adjacent properties in the area. The reference should be of properties/plots of similar size/area and same use as the land being valued.)The other details are as under:</p>	
i. Date Of purchase of immovable property	:
ii. Purchase Price of immovable property	: NA
iii. Book value of immovable property	: Rs.5,79,61,860.00
iv. Realizable Value of immovable property	: Rs. 5,21,65,000.00
v. Distress Sale Value of immovable property	: Rs. 4,43,46,823.00
vi. Guideline Value of land (value as per Circle Rates)	: Rs. 3,95,94,000.00
<p>Applicable, in the area where immovable property is situated.</p>	
<p>Place : ROORKEE Date : 14.10.2020.</p>	<p>Signature _____ (Name and Official Seal of Approver)</p>
<p>Encl:</p> <ol style="list-style-type: none"> <li>1. Declaration From the valuer- appendix iv</li> <li>2. Model code of conduct for valuer-appendix v</li> <li>3. Photograph of owner with the property in the background</li> <li>4. Screen shot (in hard Copy) of global positioning system (GPS)Various applications (Apps)/Internet sites (eg Google earth)etc</li> <li>5. layout plan of the area in which the property is located</li> <li>6. Building plan</li> <li>7. Floor plan</li> <li>8. Any other relevant documents/extracts</li> </ol>	





## DECLARATION FROM VALUERS :

I hereby declare that :

- The information furnished in my valuation report dated 14.10.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued.
- I have personally inspected the property on 14.10.2020, the work is not sub-contracted to any other valuer and carried out myself.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- 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.
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class in conformity to the "Standards" as enshrined for Valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank (Annexure III-A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor/partner/authorized official of the firm/company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.

S.No.	Particulars	Valuer comment
1	Background information of the asset being valued	INDUSTRIAL BUILDING
2	Purpose of valuation and appointing authority	OWNER HIM SELF
3	Identity of the valuer and any other experts involved in the valuation.	SELF
4	Disclosure of valuer interest or conflict, if any	NA
5	Date of appointment, valuation date and date of report	14.10.2020.
6	Inspections and/of investigations undertaken	SELF
7	Nature and sources of the information used or relied upon	LOCAL ENQUIRY
8	Procedures adopted in carrying out the valuation	Site Visit.
9	And valuation standards followed	NA
10	Restrictions on use of the report, if any	NA
11	Major factors that were taken into account during the valuation	LAND & BUILDING METHOD
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by Valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Khasra no 410

Date : 14.10.2020.

Place : Roorkee

(Name of the approved Valuer and Seal)

Firm/Company



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b.arch, murp, ph.d  
rcoa, fiaa, fitp, fiv  
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**ARCHITECT PLANNER**

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### DESCRIPTION

Building consists of three floors each covering 970 sq.mt and a Mumty floor covering 300 sq.mt . Total covered area is 3012 sq.mt  
Ground floor consists of active & Non active raw material, Liquid/ Colour material stores, granulation room, quarantine rm, change/ wash rooms, finished goods, packing section, blister 7 powder packing, cooling sec, canteen etc.  
First floor consists of Office sec, suger mixing, Ointment packing, sealing 7 feeling sec, pat bottling, dry RM store and final packing etc.  
Second floor consists of Dry injectible sec, ophthalmic sec, coating, packing and shifter, capsule blending & filling, capsule inspection, instrument rm, chemical testing auto clave, incubation, change rm, dry store, RM store, liquid mfg, liquid injection etc

### TECHNICAL DETALIS

- |  |  |
|--|--|
| 1. No.of floors and height of each floor     | Three      3.6 mt  |
| 2. Covered area floor wise                   | Total covered Area      3210 sq.mt   |
| 3. Estimated future life                     | 70 years   |
| 4. Type of construction—load bearing / Frame | RCC frame structure with RCC foundation.   |
| 5.Walls                                      | 1st class Bk work.   |
| 6..Doors and windows                         | Steel frames and flush door shutters.  |
| 7..Flooring                                  | Epoxy sheet flooring over Kota stone floor.  |
| 8.Finishing                                  | Plastic paint over Cement Plaster.   |
| 19.Roofing                                   | RCC slab and artificial ceiling for A.C ducting.   |
| 10.Other features                            | Concealed wiring and Superior quality fittings and fixtures.<br>Three Over head tank, 2000 ltr capacity.<br>Submersible pump. Two SS tanks of 3000 ltrs capacity for R.O water for Distil water.<br>Under ground water tank of 1,25,000.00 ltrs capacity for Fire fighting requirements. |







PROPERTY SITUATED AT KHASRA NO . 410, VILL. KAROUNDI , PARGANA AND  
TEHSIL BHAGWANPUR, DISTT. HARIDWAR, BELONGING TO  
M/S HELAX HEALTH CARE PVT. LTD.





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*Signature*

