

V.K.JAIN (B.Arch in 1989) F.I.V.
 APPD. VALUER WITH GOVT. OF INDIA, PNB,
 SBI, OBC, AXIS BANK, UBI, SHG BANK, ANDHRA BANK
 CBI, CANARA BANK, LIC HFL, HSIIDC & HUDA
 H.O. : 913, Sector-1, Rohtak-124001
 B.O. : 228, 2nd Floor, Vashistha Complex, Sikandpur Market, MG Road, GURGAON
 B.O. : S-4, Ganga Mkt, MIE, Delhi Road, B.Garh.

Flowing Spaces

* Architecture * Structure * Interiors * Valuers

(M) 94160-55055, 9958755055, 99960-05023, 99960-05024,
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Appendix-II

FORMAT OF VALUATION REPORT

(to be used for all properties of valuation above RS. 5 CRORES)



	The Relationship Manager RBL Bank Limited One Indiabulls Centre, Tower 2B, 6th Floor, 841, Senapati Bapat Marg, Lower Parel, Mumbai - 400013	
I.	<u>Introduction</u>	
a	Name of the Property owner (with address & phone No.)	<u>M/S APL APOLLO TUBES LTD</u>
b	Purpose of valuation	<u>Assessment of fair Market Value</u>
c	Date of Inspection of Property	<u>10-09-2018</u>
d	Date of Valuation Report	<u>13-09-2018</u>
e	Name of the Developer of the Property (in case of developer built properties)	<u>Developed By U.P.S.I.D.C.</u>

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2.	Physical Characteristics of the Property	
a	<p>Location of the property</p> <p>i. Nearby landmark</p> <p>ii. Postal address of the property</p> <p>iii. Area of the plot/land (supported by a plan)</p> <p>iv. Type of Land : Soild Rocky, Marsh Land, reclaimed land, Water-loddeg, Land Locked</p> <p>v. Independent access/approach to the property etc.</p> <p>vi. Google Map Location of the property with a neighborhood layout map</p> <p>vii. Details of road abutting the property</p> <p>viii. Description of adjoining property</p> <p>ix. Plot No. survey No.</p> <p>x. Ward/Village/Taluka</p> <p>xi. Sub- Registry/Block</p> <p>xii. Any other aspect</p>	<p><u>At Plot No.A-19, UPSIDC, Industrial Area, Sikandrabad, Buland Sahar, (UP)</u></p> <p><u>At Plot No.A-19, UPSIDC, Industrial Area, Sikandrabad, Buland Sahar, (UP)</u></p> <p><u>Total Land Area – 16714 Sqmts Or 19989.94 Sq.yds approx.</u></p> <p><u>Normal</u></p> <p><u>UPSIDC, Industrial Estate,U.P</u></p> <p><u>Layout plan attached</u></p> <p><u>UPSIDC, Industrial Estate,U.P</u></p> <p><u>All Two Side Industrial Plot</u></p> <p><u>At Plot No.A-19, UPSIDC, Industrial Area, Sikandrabad, Buland Sahar, (UP)</u></p> <p><u>-Do-</u></p> <p><u>-do-</u></p> <p><u>-do-</u></p>
b	<p>Plinth area, Carpet area, and saleable are to be mentioned separately and clarified</p>	<p><u>Plinth area- 97739.00 sqft appox and Carpet area 87965.00 Sqft appox</u></p>


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C	Boundaries of the Plot – as per sale deed/TIR	<u>NW – 92m/Orient Factory</u> <u>SE – 92m/ Road</u> <u>NE – 184m/ Plot No. A-18</u> <u>SW– 184m/ Plot No. A-20</u>
a)		
III	Town Planning Parameters	
	i. Master plan provisions related to the property in terms of land use ii. FAR-Floor Area Rise/FSI-Floor Space Index Permitted & Consumed iii. Ground Coverage iv. Comment on whether OC-Occupancy certificate has been issued or not. v. Comment on unauthorized construction if any vi. Transferability of development right if any, Building by-laws provision as applicable to the property Viz. setbacks, height restriction etc. vii. Planning are/zone viii. Developmental Controls ix. Zoning regulations x. Comment on the surrounding land uses and adjoining properties in terms of uses	<u>Industrial</u> <u>As per local FSI byelaws</u> <u>60% appox</u> <u>Details with the owner</u> <u>Owner advised to submit</u> <u>-do-</u> <u>Appd. Industrial area</u> <u>Appd. Industrial area</u> <u>Appd. Industrial area</u> <u>Appd. Industrial area</u>


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	xi. Comment on demolition proceedings if any	<u>Const As per U.P.S.I.D.C.</u>
	xii. Comment on compounding/regularization	<u>Const As per U.P.S.I.D.C.</u>
	xiii. Any other Aspect	<u>Nil</u>
4	<u>Document Details and legal Aspects of Property</u>	
a	Ownership documents, i. Sale deed, Gift Deed, Lease Deed ii. TIR of the Property	<u>41</u>
b	Names of the Owner/s	<u>M/S APL APOLLO TUBES LTD</u>
c	Ordinary status of freehold or leasehold including restriction on transfer,	<u>Lease Hold</u>
d	Agreements of easements if any	<u>N.A</u>
e	Notification for acquisition if any,	<u>Appd Industrial area</u>
f	Notification of road widening if any	<u>Appd Industrial area</u>
g	Heritage restrictions if any	<u>Appd Industrial area</u>
h	Comment on transferability of the property ownership,	<u>Appd Industrial area</u>
i	Comment on existing mortgages/charges/encumbrances on the property if any	<u>Fresh Mortgage</u>
j	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	<u>Details with the owner</u>
K	Building plan sanction, Authority approving the plan Name of the office of the Authority Any violation from the approved Building Plan	<u>Const As per Building Plan</u>


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1	Whether property is Agricultural Land if yes, any conversion is Contemplated	<u>Appd Industrial area</u>
m	Whether the property is SARFAESI compliant	Yes
n	<p>a. All legal documents, receipts related to electricity, Water tax, Municipal tax to be verified and copies as applicable to be enclosed with the report</p> <p>b. Observation on dispute or Dues if any in payment of bill/taxes to be reported</p>	<p><u>Owner advised to submit</u></p> <p><u>Details with the owner</u></p>
o	Whether entire price of land on which the unit is set up /property is situated has been mortgaged or to be mortgaged	<u>Fresh Mortgage</u>
q	Any other aspect.	<u>Nil</u>
5	Economic aspects of the property	
	<p>i. Reasonable letting value</p> <p>ii. Property is occupied by tenant</p> <ul style="list-style-type: none"> - Number of tenants - Since how long (tenant-wise) - Status of tenancy right - Rent received per month (tenant-wise) with a comparison of existing market rent <p>iii. Taxes and other outgoings</p> <p>iv. Property insurance</p> <p>v. Monthly maintenance charges</p> <p>vi. Security charges</p> <p>vii. Any other aspect</p>	<p>Self- Occupied</p> <p>N.A.</p> <p>Self- Occupied</p> <p>-do-</p> <p>-do-</p> <p>-do-</p> <p>Details With the Owner</p> <p>To be borne by the owner</p> <p>To be borne by the owner</p> <p>Nil</p>
6	Socio-cultural aspects of the property	
	Descriptive account of the location of the 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.	<p>Developed Appd. Industrial area</p> 

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	3. Demand and supply of the kind of subject property.	<u>Reasonable</u>
	4. Comparable sale prices in the locality.	<u>4000/- to 4500/- per Sqmt</u>
10	Engineering and Technology Aspects of the property	
	1. Type of construction,	<u>Frame Structure</u>
	2. Materials and technology used,	<u>Frame Structure</u>
	3. Specifications,	<u>Pl. refer the attached sheet</u>
	4. Maintenance issues,	<u>Fairly good with regular Maintenance</u>
	5. Age of the building	<u>Year of Const. 2003</u>
	6. Total life of the building,	<u>15 Year appox</u>
	7. Extent of deterioration,	<u>Fairly Maintained</u>
	8. Structural safety	<u>As/st. design</u>
	9. Protection against natural disasters viz. earthquakes,	<u>Details with the owner AND As/st. design</u>
	10. Visible damage in the building if any,	<u>Fairly Maintained</u>
	11. Common facilities viz. lift, water pump, lights, security systems, etc.,	<u>Available</u>
	12. System of air-conditioning,	<u>Available</u>
	13. Copies of plans and elevations of the building to be included.	<u>Owner advised to submit</u>
11	Environmental Factors	
	1. Use of environment friendly building materials, Green building techniques if any,	<u>Nil</u>
	2. Provision for rain water harvesting,	<u>Yes.</u>
	3. Use of solar heating and lighting systems, etc.	<u>Nil</u>
	4. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	<u>Nil</u>

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12	Architectural and aesthetic quality of the property	
	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern
13	Valuation	
a	Methodology of valuation- Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumption made, basis adopted with supporting data, comparable sales, and reconciliation of various on which final value judgment is arrived at.	Local survey of the similar properties was carried out and a Land rate of 4000/- to 4500/- per sqmt was available in the locality .A safe rate of 4000/- per sqmt has been adopted in the present case.
b	Prevailing Market Rate/Price trend of the property in the locality/city from property search sites viz magikbrick.com, 99acers.com, makaan.com. if available	4000/- to 4500/- per Sqmt
c	Guideline rate obtained from Registrar's office/State Govt. Gazette/ Income tax Notification	3300/- per Sqmt
d	Summary of Valuation	16714 x 3300/- 55156200/-
	Guide Line value (Govt. Land Rate) Land	Say- 5.51 Crores (Rs. Five Crores and Fifty One Lacs only)
	Building	Pl. refer the attached sheet
	Market Value of the Property	12.62 Crores (Rs. Twelve Crores and Sixty Two Lacs Only)
	Realizable Value – adopted 85% value of Fair Market Value	10.73 Crores (Rs. Ten Crores and Seventy Three Lacs Only)
	Distress Value – adopted 75% value of Fair Market Value	9.46 Crores (Rs. Nine Crore and Forty Six Lacs Only)

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e	1 in case of variation of 20% or more in the valuation proposed by the valuer and the Guideline Value provided in the State Govt. notification or income Tax Gazette justification on variation has to be given	General trend of registration of properties in the area is far lower than the actual current market sale purchase rates, and the rates adopted in the report are reasonable and as per current market trends based upon location, area, shape and size of the plot whereas circle rates are based only flat /lump-sum basis. Thereby rates considered as market rates considering plot /land attributes as discussed above and are genuine.
14	Declaration	
	<p>I hereby declare that :</p> <ol style="list-style-type: none"> 1) The information provided is true and correct to the best of my knowledge and belief. 2) The analysis and conclusions are limited by the reported assumptions and conditions. 3) I have read the Handbook on Policy, Standard and procedures for Real estate Valuation by Banks and HFIs in India, 2011, issues by IBA and NHB, fully understood the provision of the same and followed the provision of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above handbook. 4) I have no direct or indirect interest in the property valued. 5) I / my authorized representative by the name of(Nil).....who is also a 'valuer', has inspected the subject property on 10-09-2018 	
	<ol style="list-style-type: none"> 6) I am a registered valuer under section 34AB of wealth Tax Act, 1957, for valuing property up to any limit. 7) I am an approved Valuer under SARFAESI ACT-2002 and am approved by the bank 8). I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past. 9). I have submitted the Valuation Report (s) directly to the Bank. 	


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	Name and address of the Valuer <u>Virender Kumar Jain</u> Flowing Spaces 228, 2nd Floor, Vashistha Complex, Sikanderpur Market, MG. Road, Gurgaon # S-4, Ganga Market, MIE Delhi Road, Bahadurgarh	
	Name of Valuer Association of which I am a bonafide member in good standing - Indian Institute of Valuers New Delhi Membership Number -F-12833 Signature of the Valuer DateTel. No Mobile no- 09416055055, 09958755055 E-MAIL - vkjainvaluer@gmail.com	
	<u>Enclosures :</u>	
a	Layout plan of the area in which the property is located	Attached
b	Building plan	Owner advised to submit
c	Floor plan	Owner advised to submit
d	Photographs of the property (Including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the valuer at the site	Attached
e	Certified copy of the approved/sanctioned plan wherever applicable from the concerned office	Owner advised to submit
f	Google Map location of the property	Attached
g	Price trend of the property in the locality/City from property search sites viz Magicbricks.com, 99acers.com, Makan.com etc.	Attached
h	Any other relevant documents/extracts.	Nil


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**BUILDING:-At Plot No.A-19,
UPSIDC, Industrial Area,
Sikandrabad, Buland Sahar, (UP)**

Owner - M/S APL APOLLO TUBES LTD

**1 Ground Floor + F.Floor -
Construction Includes- Office
Block, Stairs and Toilet**

Specifications-

: Area — 1600 sqft. appox.

Ht. — 10' ft appox.

* B.B. in C.Sand mortar

* RCC roofing

* Tile Flooring

* C.sand Plastering on Walls Inside and Outside

* Wooden/Al. Joinery

* Distemper White wash on walls

* Inside Electricity Fittings

Assessment-

: 1600.00 sqft. @ 1100 /- 1760000 /-

**2 Ground Floor - Construction
Includes- Working Hall and
Godown**

: Area — 94839 sqft. appox.

Ht. — 25 & 30 ft appox.

Specifications-

* Heavy M.S.Angel Truss, ACC Shed Roofing above, Outside Electricity Fittings

Assessment-

: 94839.00 sqft. @ 700 /- 66387300 /-

3 Boundary Wall

Area- — 604 x 10.00 6035 sqft.

Ht. — 10 ft including base construction

Specifications

* B.B. in C.Sand mortar with base const

Assessment-

: 6035.00 sqft. @ 180 /- 1086300 /-

4 Add for Guard room, Meter Room

: 1300.00 sqft. @ 400 /- 520000 /-

5 Add for Grills & Gate Fitting

: L.S. - 50000 /-

Total - 69803600 /-

**6 Allowing Dep. @ 15% for Old
Const.**

(-) - 10470540 /-

G.Total - 59333060 /-

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7 LAND-

Total Land Area 16714.00 Sqmt

Land Rate adopted : 4000 /- Per Sqmt

Total Land Value : 16714.00 Sqmt @ 4000 /- 66856000 /-

Total(Land+ Building) 126189060 /-

8 Market Value say 12.62 Crores

(Rs. Twelve Crores and Sixty Two Lacs Only)

9 Realisable Value - adopted 85%
value of the market Value 107260701 /-

say 10.73 Crores

(Rs. Ten Crores and Seventy Three Lacs Only)

10 Distress Value - adopted 75%
value of the market Value 94641795 /-

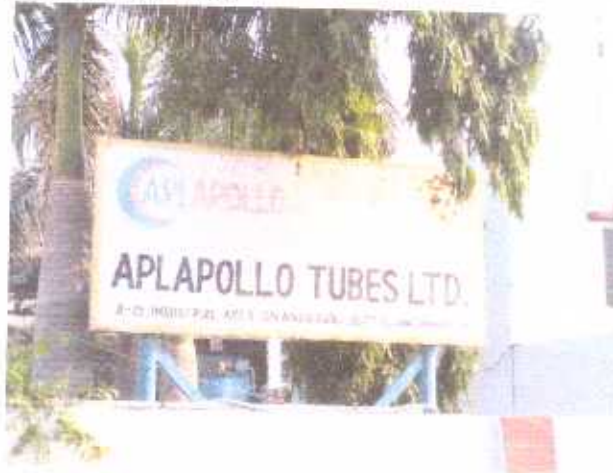
say 9.46 Crores

(Rs. Nine Crore and Forty Six Lacs Only)

V.K. Jain
Architect/Valuer

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This Photograph belongs to Property
Situating - At Plot No.A-19, UPSIDC, Industrial Area, Sikandrabad, Buland Sahar, (UP)
Owned by -M/S APL APOLLO TUBES LTD




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