

Er. Ajay Kumar Mittal
Civil Engg.
Govt. Approved Valuer
Chartered Engineer
The Indian Institution of Valuer

Office: 95, Old Red Cross Market,
Hisar
D-29, Harit Niketan, West Enclave,
Pitampura, Near Police Line, Delhi-34

In Corporate:*Income Tax Deptt.* STATE BANK OF INDIA * PUNJAB NATIONAL BANK * OBC* DENA BANK* CANARA BANK* UNION BANK OF INDIA * INSURANCE VALUER* APPROVED CHARTERED ENGINEER FOR HARYANA SCHOOL EDUCATION*LABOUR DEPARTMENT STABILATY CERTIFICATE HARYANA*REGISTERED ENGINEER M.C. & HUDA HARYANA*

VALUATION REPORT

Ref. No.02/2021

DT.02-02-2021

Ref. NO.02/2021

D1.02-02-2021

A	GENERAL DETAILS		
1	Name of the customer(s)		: M/s Vimal Petrothin Pvt. Ltd.
2	Property Address	As per firing	: Industrial Property bearing Khasra No.324 & 321, Village Raipur Pargana Bhagwanpur, Tehsil Roorkee, District Haridwar(Private Plot No.IP 15 A)
		As per inspection	: Industrial Property bearing Khasra No.324 & 321, Village Raipur Pargana Bhagwanpur, Tehsil Roorkee, District Haridwar(Private Plot No.IP 15 A)
3	Landmark		: Near Akona Engg. Pvt. Ltd.
4	Loan Application number.		:
5	Proposal No.		:
6	Name of Document Holder.		: Industrial Property bearing Khasra No.324 & 321, Village Raipur Pargana Bhagwanpur, Tehsil Roorkee, District Haridwar(Private Plot No.IP 15 A)
7	Legal address of property (Hissa No/Svy No/Khasra No.)		: Industrial Property bearing Khasra No.324 & 321, Village Raipur Pargana Bhagwanpur, Tehsil Roorkee, District Haridwar(Private Plot No.IP 15 A)
`	Date of Inspection of		: 02-02-2021
9.	In presence of		: Sh. Anil Goel
B	SURROUNDING LOCALITY DETAILS		
1	Ward No/Municipal land No		: Industrial Property bearing Khasra No.324 & 321, Village Raipur Pargana Bhagwanpur, Tehsil Roorkee, District Haridwar(Private Plot No.IP 15 A)
2	Vicinity		: Industrial
3	Type		: Middle Class
4	Proximity to civic Amenities		1. Nearest Railway Station 10-12K.M.(Apx.)
			2. Nearest Bus Stop 2-3K.M.(Apx.)
			3. Nearest Hospital 3-5K.M.(Apx.)
5	Conditions of Approach Road.		: Kacha Road
6	Plot Demarcated at site		: Yes
7	Property Documents		: Deed and Approved Map
8	Property Identified through		: Name board/site demarcation/neighbors enquiry
C	PROPERTY DETAILS		
1	Type of usage of entire property		: Industrial
2	Additional details		: N.A.
3	Accommodation details		Basement
			Ground fl. Industrial Area
			First fl. N.A.
			Second fl. N.A.

D	SUBJECT PROPERTY DETAILS		
1	Type of Premises	:	Residential flat/Gala/Shop/Bungalow/Row House/Office/ Industrial Shed /chawl
2	Occupied by	:	Name of Occupant/is property vacant. Self occupied
		:	If occupied relative, state relationship with the applicant: No
		:	Is property rented? :
		:	If rented list of occupants,

3	Boundary Details	:	NORTH : Road SOUTH : Plot of Seller EAST : Plot of Hukan Singh Saini WEST : Jagdamba Floor Mills & M/s Gayatri Tihari & Other
E	STRUCTURAL DETAILS		
1	Type of structural	:	RCC/Load Bearing/Steel Structure/ Industrial Shed
2	No. of floors	:	G.F.
3	No. of wings	:	N.A.
4	No. of flats on each floor	:	N.A.
5	Internal composition of flat	:	Industrial Shed-Workshop of Battery led
6	No. of lifts in each wing	:	N.A.
7	Age of the property	:	4-5years(Apx.)
8	Estimated Future Life	:	40years(Apx.)
F	QUALITY OF CONSTRUCTION		
(A)	Exteriors		Normal
i	Beam & Column Structure	:	Industrial Shed
ii	Appearance & Maintenance of building.	:	Normal
iii	Common Areas Remarks	:	N.A.
		:	Observations such as cracks, peeling, sagging beams, bending columns etc., should be reported
iv	Observation: Cracks, Peeling, Sagging beams, Bending columns etc.	:	N.A.
(B)	Interiors		
i	Flooring & Finishing.	:	CC Flooring & Normal
ii	Roofing & Terracing	:	Industrial Shed
iii	No. of lifts	:	N.A.
iv	Quality of fixtures and fittings	:	Normal
G	PLAN APPROVALS		
1	Construction as per approved/sanctioned plans	:	No
2	Details of approved plan with approval no and date	:	
3	Construction permission number and date	:	
4	Violations observed if any	:	N.A.
5	If plans not available then is the structure confirming to the local byelaws.	:	Yes
H	VALUATION		
(A)	Individual Apartments/flats		
1	Carpet Area (sq. ft)	:	Industrial Shed=40,375sft.(60'), Panel Room=765sft. (10'), Compressor Room Shed(12') 488sft., Tool Room Shed=1,700sft.(12'), Store/LAB(RCC)=2,558sft., Office(10')= 1,785sft.

2	Loading for BUA	:	Industrial Shed=40,375sft.(60'), Panel Room=765sft. (10'), Compressor Room Shed(12') 488sft., Tool Room Shed=1,700sft.(12'), Store/LAB(RCC)=2,558sft., Office(10')=1,785sft.		
3	BUA/SBUA (sq. ft)	:	Industrial Shed=47,500sft.(60'), Panel Room=900sft. (10'), Compressor Room Shed(12') 575sft., Tool Room Shed=2,000sft.(12'), Store/LAB(RCC)=3010sft., Office(10')=2,100sft.		
4	Current Govt. Approved rates	:	Rs.4,800/sq.mtr.		
5	Recommended rate and basis for Recommendation.	:	Rs.445/sft. to Rs.455/sft.		
6	Final Value	:	1,06,039.80sft. @ Rs.450/sft.=Rs.4,77,17,910/-		
7	Forced Sale Value	:	Rs.4,77,17,910/-		
(B)	For Land & building valuation.				
1	Land Area	:	1,06,039.80sft.		
2	Current Government Approved rates For Land	:	Rs.4,800/sq.mtr.		
3	Recommended rate and basis for Recommendation	:	Rs.445/sft. to Rs.455/sft.		
4	Land Value	:	1,06,039.80sft. @ Rs.450/sft.=Rs.4,77,17,910/-		
5.	Actual Bua of the premises	:	Floor	Actual built up Area	Permissible Built up Area
		:	Basement		
		:	Ground	Industrial Shed=47,500sft.(60'), Panel Room=900sft. (10'), Compressor Room Shed(12') 575sft., Tool Room Shed=2,000sft.(12'), Store/LAB(RCC)=3010sft., Office(10')= 2,100sft.	N.A.
		:	First	N.A.	
		:	Second	N.A.	N.A.
		:	Total	Industrial Shed=47,500sft.(60'), Panel Room=900sft. (10'), Compressor Room Shed(12') 575sft., Tool Room Shed=2,000sft.(12'), Store/LAB(RCC)=3010sft., Office(10')= 2,100sft.	N.A.
		:			
6	Bua as per the Approvals	:	N.A.		
7	Construction cost as per the Amenities Provided per sft.	:	Industrial Shed=47,500sft.(60') @ Rs.1,600/sft.=Rs.7,60,00,000/-, Panel Room(Electric Room)=900sft.(10') @ Rs.900/sft.=Rs.8,10,000/- , Compressor Room Shed(12')=575sft. @ Rs.700/sft.=Rs.4,02,500/-, Tool Room Shed=2,000sft.(15') @ Rs.1,100/sft.=Rs.22,00,000/-, Store/LAB(RCC)=3010sft. @ Rs.1,300/sft.=Rs.39,13,000/-, Office(10')= 2,100sft. @ Rs.1,400/sft.=Rs.29,40,000/-, Land Filling, Boundary Wall, Fuel Tank & Road Networking(Lump Sum)=Rs.1,45,00,000/-		
8	Total value of construction	:	Industrial Shed=47,500sft.(60') @ Rs.1,600/sft.=Rs.7,60,00,000/-, Panel Room(Electric Room)=900sft.(10') @ Rs.900/sft.=Rs.8,10,000/- , Compressor Room Shed(12')=575sft. @ Rs.700/sft.=Rs.4,02,500/-, Tool Room Shed=2,000sft.(15') @ Rs.1,100/sft.=Rs.22,00,000/-, Store/LAB(RCC)=3010sft. @ Rs.1,300/sft.=Rs.39,13,000/-, Office(10')= 2,100sft. @ Rs.1,400/sft.=Rs.29,40,000/-, Land Filling, Boundary Wall, Fuel		

			Tank & Road Networking(Lump Sum)=Rs.1,45,00,000/-
9	Depreciated value of construction	:	Rs.10,07,65,500/-
10	Total valuation	:	Rs.4,77,17,910/- + Rs.10,07,65,500/-=Rs.14,84,83,410/-
11	Forced Sale value	:	Rs.13,36,35,069/-
Remarks if any: - Rate confirmed basis market enquiry. 1) Valuation based on Judgmental due to lack of comparable sale instance. 2) Valuation is being done for mortgage lending purpose. 3) Method of Valuation used: - Land & building method. 4) Current usage of collateral is Industrial Approved Usage is Industrial.			
Declaration			
I hereby declare that:			
I. I have no direct or indirect interest in the property valued.			
II. The information furnished in the report is true and correct to the best of my knowledge and belief.			
III. The Valuation is based on the rates Prevalent on Date of Valuation; these vary from time to time and hence cannot be considered for all time to same.			
Signature of Valuer			
Name of valuer	:	Er. Ajay Kumar Mittal	
Date	:	02-02-2021	

Photograph sheet

Name	:	M/s Vimal Petrothin Pvt. Ltd.
Address	:	Industrial Property bearing Khasra No.324 & 321, Village Raipur Pargana Bhagwanpur, Tehsil Roorkee, District Haridwar(Private Plot No.IP 15 A)
Ref. No.	:	02/2021



