- H.S.E.I., Chief Engineer (Retd.)
   Govt. of Haryana, Registered
   Valuer Govt. of India from
- Income Tax Commissioner
- Regd. Engineer of HUDA & Panel Valuer of Bank
- · Approved Valuer from the Institution of Valuers



Office Cum Residence H.No. 1012-B, Sector-1 Rohtak Tel. No. 01262-273331 Mob. 09729017474 09034005645

Ref. No. 18 Dated 22/01/2019

ANNEXURE - II

#### FORMAT OF VALUATION REPORT (To be used for all properties of value above Rs. 5 crores)

Name & Address of Branch

Name of Customer (s) / Borrower unit

(for which valuation report is sought)

: State Bank Of India, Main Branch, Rohtak

: M/s. Rohtas Fastners Pvt. Ltd.

(C.C.Limit) M/s. Rohtas Fastners Pvt. Ltd.

1.	Intro	fuction .		
a)	Name of the Property Owner (with address & phone no		M/s. Rohtas Fastners Pvt. Ltd. Mob. 98960-66551 Mr. Ashisi Bansal	
b)	Purpos	se of Valuation	Assessment of fair Market Value	
c)	Date o	f Inspection of Property	19/01/2019	
d)	Date o	f Valuation Report	22/01/2019	
e)	Name of the Developer of Property (in case of developer built properties)		Owner himself is a developer ( Single Storyed Industrial Building)	
2.	Physic	al Characteristics of the Property		
3)	Location of the Property		Adjacent M/s. Tightwell Fastners	
	i.	Nearby landmark	Near Gandhra Mor ,Delhi- Rohtak Road,Village- Ismaila 9 Biswa Tehsil- Sampla Distt- Rohtak	
	ii.	Postal address of the Property	M/s. Rohtas Fastners Pvt. Ltd. Near Delhi- Rohtak Road Village- Ismaila 9 Biswa Tehsil- Sampla Distt-Rohtak (Outside M.C.Limit)	
	III.	Area of the plot / land (supported by a plan)	Total Land Area- 31K-11M+11K- 16M= 43 Kanal 7 Marla(5.41875 Acre)	
	iv.	Type of Land : Solid, Rocky, March land, reclaimed land, Water-logged, Land locked.	Solid	
	v.	Independent access / approach to the Property etc.	Independent approach Delhi- Rohtak Road	
	vi.	Google Map location of the property with a neighborhood layout map	Attached	

(P.S. DAHIYA) B. Sc. Engg. (Civil)

M.S.E.-I, Chief Engineer (Retd.) Hr. Gov t Govt. Regd. Valuer For Immovable Property CC/PKL/TECH./ VALUER-27 Dt. 23.06.2003) 1012-B, Sector-1, HUDA, ROHT 1

. H.S.E.I., Chief Engineer (Retd.) Govl. of Haryana, Registered

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18 \_\_\_\_ 22/01/2019

Ins	titution of Valuers	Ref. No Dated 22/01/2019
	viii. Details of roads abutting the property viii. Description of adjoining property ix. Plot No. Survey No.  x. Ward/ Village/ Taluka	Deini- Rohtak Road Village Ismaila 9 Biswa Tehsil- Sampla Agriculture Surrounding Khewat No. 192, Khatoni No. 240, Mustkil No. 53, Killa No. 16,19 & 22
	xi. Sub-Registry / Block xii. District xiii. Any other aspect	Sampla Rohtak Nii
))	Plinth Area, Carpet Area and saleable are to mentioned separately and clarified 28.80846, 76.72980	1). G.F. Office Block- 3350 Sqft. 2). Working Hall- 1 & 2 -16750 Sqft. 3). C.N.C. & Rolling Section -5350 Sqft. 4). Generator Shed - 1968 Sqft. 5). WIP Shed -4000 Sqft. 6). Finished Goods Area (Shed)- 4020 Sqft. 7). Packing Room -700 Sqft. 8). Scrap Shed -1000 Sqft. 9). Under Construction Shed -41303 Sqft.
3	Dimensions/ Boundaries of the Plot  East - Private Rasta 40'-0" Wide & Land of Others  West- Factory Building of M/s. Tightwell Fastners  North - Factory Building of M/s. Tightwell Fastners  South - Delhi- Rohtak Road N.H. 10  Latitude : 28,80824 (28* 48' 29.67" N)  Longitude : 76,72966 (76* 43' 46,78" E)  Total Land Area-43 Kanal 7 Maria(5,41875 Acre)  Town Planning Parameters	As per Sale Actual Deed / TIR NII
a)	Master plan provisions related to proper terms of land use.  II. FAR-Floor Area Rise-FSI-Floor Space III.  III. FAR-Floor Area Rise-FSI-Floor Space III.	• 110.

(P.S. DAHAYA)

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1012-B, Sector-1, HUDA, ROUTAK

H.S.E.L., Chief Engineer (Retd.)

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- Regd. Engineer of HUDA &

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d) e) f) h)



Office Cum Residence H.No. 1012-B, Sector-1 Rohtak Tel. No. 01262-273331 Mob. 09729017474 09034005645

Ref No. 18 Dated 22/01/2019

stitution of V	bluers	Ref. NoDated	
	permitted & consumed		
	Ground coverage	60% Approx	
~	Comment on whether OC-Occupancy		
	Certificate has been issued or not		
v	Comment on unauthorized constructions if	Details with the Owner	
	any		
W.	Transferability of development rights if any,	Details with the Owner	
	Building by-laws provision as applicable to the		
	property viz setbacks, height restriction etc.		
VI.	Planning area / zone	CLU obtained	
VIII.	Developmental controls	CLU obtained	
ix.	Zoning regulations	As Per Local Authority	
X.	Comment on the surrounding land uses and	CLU obtained	
	adjoining properties in terms of uses.		
XI.	Comment on demolition proceedings if any	Details with the Owner	
XII.	Comment on compounding / regularization	Details with the Owner	
	proceedings		
XII.	Any other Aspect	Nil	
Documen	nt Details and Legal Aspects of Property		
Ownersh	ip Documents	1).31K-11M, Regd. Sale Deed	
i.	Sale Deed, Gift Deed, Lease Deed	No. 2426, Book No.1, Vol.No. 2,	
i.	TIR of the Property	Page No. 72, Dated- 27/03/2018,	
	8	of Sub Registrar, Sampla	
		2), 11K-16M, Regd. Sale Deed	
		No. 670, Book No.1, Vol.No. 20,	
		Page No. 245, Dated-	
		08/07/2005, of Sub Registrar,	
		Sampla	
Name of	the Owner/s	M/s. Rohtas Fastners Pvt. Ltd.	
	status of freehold or leasehold including ns on transfer	Freehold	
Agreeme	ent of easement if any	N.A.	
Notificati	ion of acquisition if any	CLU obtained	
Notificati	on of road widening if any	CLU obtained	
Heritage	restriction, if any	CLU obtained -	

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1012-B, Sector-1, HUDA, ROHTAK

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Office Curr Residence H.No. 1012-B, Sector-1 Rohtak Tel. No. 01262-273331 Mob. 09729017474 09034005645

Ref. No. 18 Dated 22/01/2019

1)	Comment on existing mortgages / charges / encumbrances on the property, if any	Nil	
D	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be		
k)	Building Plan sanction : Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan -	Vide CLU Memo No.RK-804- PA(SN)/2018/2293 Dated- 16/01/2018	
ŋ	Whether Property is Agricultural Land if yes, any conversion is contemplated	CLU Obtained	
m)	Whether the property is SARFAESI complaint	Yes, CLU Obtained	
n)	a) All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report.      b) Observation on Dispute or Dues if any in payment of bills / taxes to be reported.	Owner Advised to Submit	
0)	Whether entire piece of land on which the unit is et up / property is situated has been mortgaged or to be mortgaged.	Already Mortgaged in SBI Bank -	
p)	Qualification in TIR/ mitigation suggested if any.	N.A.	
q)	Any other aspect	Nil	
5.	Economic Aspects of the Property		
a)	I. Reasonable lettering value  ii. If property is occupied by tenant  - 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  iii. Taxes and other outings  iv. Property Insurance  v. Monthly maintenance charges	Owner Occupied N.A. N.A. N.A. N.A. N.A. N.A. N.A. N.A	

B. Sc. Engg. (Civil)

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Office Curr Residence H.No. 1012-B, Sector-1 Rohtak Tel. No. 01262-273331

Mob. 09729017474 09034005645

Ref. No. 18 Dated 22/01/2019

Ins	stitution of Valuers	1481.110
	vi. Security charges	N.A.
	vii. Any other aspect	Nil
	Socio-cultural Aspects of the Property	
	of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	
)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	All Available is Nearby Sampla
	Functional and Utilitarian Aspects of the Property	
)	Description of the functionality and utility of the Property in terms of :  i. Space allocation  ii. Storage Spaces  iii. Utility spaces provided within the building  iv. Car Parking facility  v. Balconies, etc.	Industrial Yes Yes No Yes
)	Any other aspect	Nii
3.	Infrastructure Availability	
a)	Description of aqua infrastructure availability in terms of  i. Water Supply  ii. Sewerage / sanitation System Underground or  Open  iii. Storm water drainage	Yes Underground Yes
b)	Description of other physical infrastructure facilities viz.	exc255
-,	Solid waste management     Electricity     Road and public transport connectivity     Availability of other public utilities nearby	Yes Yes Yes
c)	Social infrastructure in terms of  i. School  ii. Medical facilities  iii. Recreational facility in terms of parks and	All Available is Nearby Sampla -do- -do-

(P.S. DAHIYA)
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Office Cum Residence H.No. 1012-B, Sector-1 Rohtak

Tel. No. 01262-273331 Mob. 09729017474 09034005645

Ref. No. 18 Dated 22/01/2019

	open space	
9.	Marketability of the Property	
a)	Marketability of the property in terms of  i. Location attributes  ii. Scarcity  iii. Demand and supply of the kind of subject property  iv. Comparable sale prices in the locality	Very Good N.A. Reasonable Rs. 1,25,000/- Per Acre (CLU-Land)
b)	Any other aspect which has relevance on the value or marketability of the property	
10	Engineering and Technology Aspects of the Property	
a)	Type of construction	RCC Frame Structure
b)	Material & Technology used	Good
c)	Specifications	P.Refer the Attached Sheet
d)	Maintenance issues	Good Condition
e)	Age of the building	2006(13 Year ago ) but time to time Renovation work is required
f)	Total life of the building	37 Year
g)	Extent of deterioration	Good Maintained
h)	Structural Safety	Safe
i)	Protection against natural disaster viz. earthquakes,	Safe against natural clarities
j)	Visible damage in the building	Good Maintained
k)	System of air-conditioning	Yes
I)	Provision of firefighting	Yes
m)	Copies of the plan and elevation of the building to be included.	Attached
11.	Environmental Factors	
a)	Use of environment friendly building materials, Green Building techniques if any	Environmentally O.K
b)	Provision of rain water harvesting	Not Needed
c)	Use of solar heating and lightening systems etc.	Not Provided
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No Pollution

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Office Cum Residence H.No. 1012-B, Sector-1 Rohtak Tel. No. 01262-273331 Mob. 09729017474 09034005645

2.	Architectural and aesthetic quality of the Property	Ref. No. 18 Dated 22/01/2019
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Modern
13	Valuation	
a)	Descriptive of valuation - Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Local Survey of the similar properties was carried out a land rate of Rs. 1,15,00,000/- to Rs.1,35,00,000/- Per Acre. Was available in the locality .A Safe rate of Rs. 1,25,00,000/- Per Acre.
b)	Prevailing Market Rate / Price trend of the property in the locality/ city from property search sites viz. magickbricks.com, 99acres.com, makaan.com etc. if available.	Rs. 1,25,00,000/- Per Acre (On National Highway No. 10 Delhi- Rohtak Road)
c)	Guidelines Rate obtained from Registrar's office/ State Govt. Gazettee/ Income Tax Notification	(2018-19) Rs.25,00,000/- Per Acre. (Copy Attached)
d)	Summary of Valuation	
	i. Guideline Value Land :	Rs. 1,35,47,000/-
	Building':	Rs. 4,38,96,000/- = Rs. 5,74,43,000/- Say Rs. 574.43 Lac (Rs. Five
	ii. Fair Market Value	Crore Seventy Four Lac Forty Three Thousand Only) Rs. 1116.30 Lac (Rs. Eleven Crore Sixteen Lac Thirty Thousand Only)

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Office Curr Residence H.No. 1012-B, Sector-1 Rohtak Tel. No. 01262-273331 Mob. 09729017474 09034005645

Ref. No. 18 Dated 22/01/2019

iii. Realizable Value.

Rs. 952.85 Lac (Rs. Nine

Crore Fifty Two Lac Eighty

Five Thousand Only)

iv. Forced / Distress Sale Value

Rs. 893.04 Lac (Rs. Eight Crore Ninety Three Lac Four Thousand Only)

i. 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 Gazettee justification or variation has to be given.

> Details of last two transactions in the locality / area to be provided, if available.

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.

- The Rate of land has been verified from the adjoining industries owners.
- The Location of the industry is very easily approachable being on main National Highway 10.
- C.L.U. Has been obtained from competent authority.
- The farmers of adjoining lands of similar nature i.e. whose CLU has been obtained. The rate various from Rs. 1,15,000,00/- to Rs. 1.35,000,00/- Per Acre.
- After site inspection and keeping in mind all the above parameters, the reasonable land rate has been adjudged as Rs. 1,25,000,00/- Per Acre.

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B. Sc. Ehgg. (Civil)
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(CCPKL/TECH./ VALUER-27 Dt. 23.06.2003)
1012-B. Sectur-1, HUDA, ROHTAK

H.S.E.I., Chief Engineer (Retd.)
 Govt. of Haryana, Registered
 Valuer Govt. of India from

Income Tax Commissioner

Regd. Engineer of HUDA &
 Panel Valuer of Bank



Office Curn Residence H.No. 1012-B, Sector-1 Rohtak Tel. No. 01262-273331 Mob. 09729017474

• App	proved Valuer from the sitution of Valuers	09034005645 Ref. No. 18 Dated 22/01/2019
14.	Declaration	1240
heret	by declare that	
i. ii. iii.	by Banks and HFIs in India, 2011 Issued by IBA and N of the same and followed the provisions of the same to report is in conformity to the Standards of Reporting er	ed assumptions and conditions. cedures for Real Estate Valuation HB, fully understood the provisions the best of my ability and this
iv. v.	I P.S.Dahiya is a approved valuer and has inspecte	rtv valued.
vi.	I am a registered Valuer under Section 34AB of the We	ealth Tax Act. 1957, Category -
	1957 34AB for valuing property upto (Memo No.3812 I Region Panchkula)	Dated-20.11.2013(CCIT Haryana
vii	I am approved Valuer under SARFAESI Act 2002 and	am approved by the Bank
vii	<ol> <li>I have not been depanelled or removed from any Bank Organization at any Bank / Financial Institution / Gover time in the past.</li> </ol>	/ Financial Institution / Government
ix	a IN SECOND SECTION SECTION AND ADDRESS AN	Bank
Name	and address of the Valuer	Dalle.
Stand Wealt Signa	th Tax Registration No . CCIT/PKL/Tech/34AB/2001-92/25/914 ture of the Valuer (P.S. DAHIY)	Dt. 23.06.2003
15:500	-22/01/2019 B. Sc. Engg. (Sivi	1)
	o01262-273331 U.S.EL. Chief Engineer (Reti	d.) Hr. Good
Mobil	e No.,97290-17474,90340-05645ovt, Regd. Valuer For Immoving	able Property
Email	thakurbablupatna@gmail.comCC/PKL/TECH./VALUER-27 D	4. 23.06.2003
15.	Encolsoures 1012-B, Sector-1, HUDA,	ROHIAK
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Attach
b)	Building Plan	Deposited by the owner to the Bank
c)	Floor Plan	Deposited by the owner to the Bank
d)	Photograph 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	Attach
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	CLU Memo No Attach
n	Google Map location of the Property	Attach
g)	Price trend of the Property in the locality / city from property searched sites viz Magicbricks.com, 99 Acres.com, Makan.com etc.	Not Available
h)	Any other relevant documents / extracts	
3000		

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tracking the same brooks throoping \$13.5 × 1000

7s. Morfding Hall 1 & 2 16756 Soft.

Specification . How height from the H.V. Share Studies 15.

trades, today on these E. 25% tops

PL C.R.C. & Rolling Section - 5955 Soft.

Specification: . HA began Truspes with Zerk Comment Street Street Street

Of French Same & man Mindow 2: 25 M. Mayor

fti. Sentenator Shed - 1958 3oft.

Separationalisms may began teasure with Zerk School School School School

Of French Sale & HON Mindow E 1 & 5 H Mindow

5). JHS 3565 4550 3oft.

Specification: - Iron Angle Trusses with CO Steel Routing CO

Franky my Ningon E. 25 H Haye

\$1. Finlanes Soose Area (Steel) 4020 3oft.

Specification: - iron Angle Trusses with CGI Sheer Rooting CG

Fishing inst Window E. & F.H. Thore

T. Packing Room - 756 3oft.

Specification: - RCC, Routing, CC, Prouting, Inch. Mindow, ETS, 9 H.

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3). Sonas Shad - Hew Const. 1000 Soft.

Specification: - Iron Angle Trusses with COI Sheet Rooting CO

Fishing inv. Hindow E | & P.H. Histor.

Yukhder Schatzucken Stred +1363 Soft.

Specification: - Heavy Iron Angle Trusses

Total Plinth Area - 78441 Soft.

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of PROFIEL OF COMPANY OF THE SHIP
following to the Serve Se

### WS. ROHTAS FASTNERS PVT. LTD. SITUATED AT:-VILLAGE- ISMAILA 9 BISWA NEAR GANDHRA MOR, ROAD .N.H.10, TEHSIL- SAMPLA DISTT- ROHTAK

as per Deed

-31K-11M+11K-16M= 43 Kanal 7 Maria(5.41875 Acre)

easuring As Per Measurement

-5.41875 Acre.

Plinth Area

eved Industrial Building Constructed year ago.

1). G.F. Office Block 3350 Sqft.

Specification: - RCC Roofing with Falce Ceiling, Vitrified Floor Tile

Flooring, Wooden Doors & Winodws , E.I.& P.H. Work.

2). Working Hall - 1 & 2 -16750 Sqft.

Specification: - Iron Angle Trusses with ACC Sheet Roofing, CC

Flooring, Gate & Iron Window ,E.I.& P.H. Work.

3), C.N.C. & Rolling Section - 5350 Sqft.

Specification: - Iron Angle Trusses with Zink Coated Sheet Roofing

CC Flooring, Gate & Iron Window , E.I.& P.H. Work.

4). Generator Shed -1968 Saft.

Specification: - Iron Angle Trusses with Zink Coated Sheet Roofing

CC Flooring, Gate & Iron Window , E.I.& P.H. Work.

5), WIP Shed -4000 Saft.

Specification: - Iron Angle Trusses with CGI Sheet Roofing, CCI

Flooring, Iron Window ,E.I.& P.H. Work.

6), Finished Goods Area (Shed)- 4020 Sqft.

Specification: - Iron Angle Trusses with CGI Sheet Roofing, CCI

Flooring, Iron Window, E.I.& P.H. Work.

7). Packing Room -700 Saft.

Specification: - RCC Roofing, CC Flooring, Iron Window ,E.I.& P.H.

Work.

8). Scrap Shed - New Const. 1000 Sqft.

Specification: - Iron Angle Trusses with CGI Sheet Roofing, CC

Flooring, Iron Window ,E.I.& P.H. Work.

9). Under Construction Shed -41303 Saft.

Specification: - Heavy Iron Angle Trusses

Total Plinth Area - 78441 Sqft.

(P.S. DAHIYA

B. Sc. Engg. (Civil)

14.S.E.-I, Chief Engineer (Retd.) Hr. Gov Govt, Regd. Vasuer For Immovable Property (CC/PKL/TECH./ VALUER-27 Dt. 23.06.2003)

1012-B, See 11, HUDA, ROUTAK

ation					
Plinth Area	Estimated Replacement	Replacement cost (Rs.) rate	Depreciation (Rs.)	Net Value (Rs.)	
Aock	3350 Sft. 1500	Rs. 5025000.00	(-) 653250.00	Rs.	4371750.00
g Hall-1&2	16750 Sft. 650	Rs. 10887500.00	(-) 1415375.00	Rs.	9472125.00
Rolling Section	5330 Sft. 550	Rs. 2931500.00	(-) 381095.00	Rs.	2550405.00
rator Shed	1968 Sft. 450	Rs. 885600.00	(-) 115128.00	Rs.	770472.00
Shed	4000 Sft. 500	Rs. 2000000.00	(-) 260000.00	Rs.	1740000.00
ished Goods Area	4020 Sft. 450	Rs. 1809000.00	(-) 235170.00	Rs.	1573830.00
acking Room	700 Sft. 650	Rs. 455000.00	(-) 59150.00	Rs.	395850.00
crap Shed (New Cont	1000 Sft. 350	Rs. 350000.00	(-) 45500.00	Rs.	304500.00
U/c. New Shed	41303 Sft. 550	Rs. 22716650.00	(-) 0.00	Rs.	22716650.00
			Total	Rs.	43895582.00
	Sav P	4 38 96 000/			

Say Rs. 4,38,96,000/-

Rs. Four Crore Thirty Eight Lac Ninety Six Thousand Only

Total Land Area under valuation

5.41875 Acre.

Land rated adopted as per circle rate

Rs. 25,00,000/- Per Acre (2018-19) Ismaila 9 Biswa

Assessed value of land as per circle rate

5.41875 Acre. @ Rs. 25,00,000/= Rs.1,35,46,875/-

Say Rs. 135.47 Lac

Total assessed value of property as per circle rate

(Land+Building)

Rs. 1,35,47,000/- + Rs. 4,38,96,000/- = Rs. 5,74,43,000/-

Say Rs. 574.43 Lac (Rs. Five Crore Seventy Four Lac Forty

Three Thousand Only)

Land Rate adopted

Rs. 1,25,00,000/- Per Acre.

Assessed value of Land

5.41875 Acre. @ Rs.1,25,00,000/-= Rs. 6,77,34,375/-

Say Rs. 677.34 Lac

Total assessed value of property

(Land+Building)

Rs. 6,77,34,375/- + Rs. 4,38,96,000/- = Rs. 11,16,30,375/-

Say Rs. 1116.30 Lac

B. Sc. Engg. (Civil)

Govt. Regd. Valuer For Immovable Property (CC/PKL/TECH/ VALUER-27 Dt. 23.06.2003) 1012-B. Sector 1, HUDA, ROHTAK arket Value of the property

Rs. 1116.30 Lac (Rs. Eleven Crore Sixteen Lac Thirty

Thousand Only)

izable Value of the property

Rs. 952.85 Lac (Rs. Nine Crore Fifty Two Lac Eighty Five

Thousand Only)

istress Value of the property

Rs. 893.04 Lac (Rs. Eight Crore Ninety Three Lae Four

Thousand Only)

signature of valuer with Wealth Tax Registration No.CCIT/PKL/Tech/34AB/2001-02/25/914 Dt. 23.06.2003

Signature of the valuer

Date- 22/01/2019

Place- Rohtak

P.S. DAHIYA)

H.S.E.-I. Chief Engineer (Reid.) Hr. Go

Govt. Regd. Valuer For Immovable Proposition CC/PKL/TECH./ VALUER-27 Dt. 23.06.2003; 1012-B. Sector-I, HUDA, ROHTAK