

# VALUATION REPORT



REF. NO	HAPL/MUM/SBI/BV/1402(184-28-91)20
NAME OF THE OWNER	M/S BST TEXTILE PVT. LTD
NAME OF THE BORROWER	M/S BST TEXTILE PVT. LTD
MARKET VALUE	₹ 22,70,32,000.00
REALIZABLE VALUE	₹ 19,29,77,000.00
DISTRESS VALUE	₹ 18,16,26,000.00
INSURABLE VALUE	₹ 13,78,07,000.00
NAME OF THE BANK	STATE BANK OF INDIA
NAME OF THE BRANCH	FREE PRESS JOURNAL MARG. NARIMAN POINT BRANCH, MUMBAI-400021



**HARIPRIYA ASSOCIATES PVT. LTD.**



1. CIN-U67200OR2008PTC009734
2. PAN-AACCH0354H
3. GST-21AACCH0354H1Z6
4. MSME-UAM NO-DL02E0013585

**We Deal:-**

**All types of Asset Valuation**  
**"Immovable Property & Plant & Machinery"**  
**Regd. Valuers (Wealth Tax Act & IBBI)**

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- Lender's Independent Engineer(LIE)
- Techno Economic Viability (TEV) Study
- Certified Energy Auditors
- Design, Estimation & Project Evaluation
- Survey & Loss Assessment
- Engineering & Financial Consultant



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, Cell No-+91943700 2433, +91846799 2433  
**BRANCH OFFICE AT: Delhi, Kolkata, Mumbai, Raipur, Hyderabad, Jaypore, Jamshedpur, Kharagpur**  
[hapl2433mumbai@gmail.com](mailto:hapl2433mumbai@gmail.com), [sukashsabat@gmail.com](mailto:sukashsabat@gmail.com), [www.haripriyassociates.com](http://www.haripriyassociates.com)



To,  
The Asst. General Manager & RM-IV  
State Bank of India  
Backbay reclamation Branch,  
Tulsiani Chamber, 1st Floor,  
Free press journal Marg, Nariman Point, Mumbai-400021.

Ref: - Reference to Your letter proposal no-26090 on Dt-30.07.2020.

Sub: - Submission of Valuation Report Against the Immovable Property Land & Building M/s BST Textile Pvt. Ltd.  
Plot No.9, Sector-9, Khasra No.-210, I.I.E SIDCUL, Pantnagar, Tehsil-Kiccha, Rudrapur, U.S Nagar, Uttarakhand.

Dear Sir,

Best Wishes!

Thank You Very Much for Utilizing Our Service Again for The Valuation Job. We Are Here with Submitting the Necessary Valuation Report with Required Assessment of The Assets to Be Valued with All the Necessary Enclosures.

Description	Market Value	Realizable value	Distress Sale Value
M/s BST Textile Pvt. Ltd. Add- Plot No.9, Sector-9, Khasra No.-210, I.I.E SIDCUL, Pantnagar, Tehsil-Kiccha, Rudrapur, U.S Nagar, Uttarakhand	Rs.22,70,32,000.00	Rs.19,29,77,000.00	Rs.18,16,26,000.00

Hope the report is in order and would be sufficient to enable your good office to proceed further in the matter, issued without prejudice.

We hope forward for further cases of valuation.

Kindly acknowledge receipt of the same.

Thanking You!

End: -Valuation Report.







**STATE BANK OF INDIA**  
**BACKBAY RECLAMATION BRANCH,**  
**VALUATION REPORT IN RESPECT OF LAND & BUILDING**  
**PART- A (1.0. BASIC INFORMATION)**

NAME & ADDRESS OF BRANCH: SAMB-II BRANCH, RAHEJA CHAMBERS, GROUND FLOOR, WING-B, FREE PRESS JOURNAL MARG, NARIMAN POINT, MUMBAI-400021

NAME OF THE CUSTOMER (S)/BORROWAL UNIT: M/S BST TEXTILE PVT. LTD.  
 (FOR WHICH VALUATION REPORT IS SOUGHT)

<b>1 Customer Details</b>									
Name of the owner		M/s BST Textile Pvt. Ltd.							
Name of the Borrower		M/s BST Textile Pvt. Ltd.							
Purpose of Valuation		Revaluation							
<b>2 Property Details</b>									
Address		Plot No.9, Sector-9, Khasra No.-210, I.I.E SIDCUL, Pantnagar, Tehsil-Kiccha, Rudrapur, U.S Nagar, Uttarakhand							
Nearby Landmark/ Google Map Independent access to the property		Near Varroc, green Ply & Badve Engineering, I.I.E SIDCUL, Pantnagar 28.993605 79.434961 Yes, Available							
<b>3 Document Details</b>									
Layout Plan		Yes	Name of Approving Auth		I.I.E Pantnagar		Approval No.		NA
Building Plan		Not Produced	-----		-----		Approval No.		
Construction Permission		Yes	SIDCUL		-----		Approval No.		
Legal Documents		Yes	Xerox Copy of Lease Deed, Possession Letter and Allotment Letter of SIDCUL only.						
<b>4 Physical Details</b>									
Adjoining Properties (As Per Lease Deed)		North	24Mtr wide Road	South	Rest land of I.I.E as on Date	East	Rest land of I.I.E as on Date	West	Plot No.8, Sector 9
Adjoining Properties (As Per Verify)		North	24Mtr wide Road	South	Rest land of I.I.E as on Date	East	Rest land of I.I.E as on Date	West	Plot No.8, Sector 9
Matching of Boundaries		Yes	Plot Demarcated	Yes	Land use	Industrial Area	Type of Property	Industrial Area	
No. of rooms		Living / Dining	-----	Bed Rooms	-----	Toilets	-----	Kitchen	-----
Total no. of floors		Ground Floor+ First Floor	Floor on which the property is located	Ground Floor + First Floor	Approx. age of the property	12 years	Residual age of the property	55 Years	Type of structure - Shed
<b>5 Tenure / Occupancy Details</b>									





Status of Tenure	Owner	No. of years of occupancy	14 Years	Relationship of tenant to owner	No
<b>6 Stage of construction</b>					
Stage of construction		Completed			
<b>7 Violations if any observed</b>					
Nature and extent of violations			N.A.		
<b>8 Area Details of the Property</b>					
Site area	29,741.21 Sq. Mt.	Plinth area	Details in Annexure	Carpet area	Remarks
<b>9 Valuation</b>					
<p>i. Mention the value as per Government Approved Rates also: - Rs.6,500.00 per Sq. Mt. SIDCUL rate</p> <p>ii. <b>In case of variation</b> 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.</p> <p><b>Justification</b> - I have valued the property as per the prevailing rate in the market as well as the rates available on realty sites i.e. Magicbrick.com and 99acres.com. I am of the considered opinion that the market rates are in order.</p> <p><b>Summary of Valuation</b></p> <p>i. Guideline Value Land: - Rs.6,500 per Sq. Mt x 29,741.21 Sq. Mt. = <b>Rs.19,33,17,865.00</b></p> <p>ii. Guideline Value Building: - (Refer Building Annexure) = <b>Rs.15,39,08,032.00</b></p> <p style="text-align: right;">Total = <b>Rs.34,72,25,897.00</b></p> <p>iii. a. Land: Rs.2,500.00/- to Rs.3,000.00/- Per Sq. Mt.</p> <p style="text-align: right;">Adopted Rs.3,000.00/- Per Sq. Mt x 29,741.21 Sq. Mt. = <b>Rs. 8,92,23,630.00</b></p> <p>Depreciation:</p> <p>b. Building = <b>Rs 13,78,07,878.20</b></p> <p>c. Plant &amp; Machinery: = <b>Rs. 22,70,31,508.20</b></p> <p>d. Total</p>					
<b>10 Assumptions / Remarks</b>		<p>i. Qualifications in TIR/Mitigation suggested, if any</p> <p>ii. Property is SARFAESI compliant: Yes</p> <p>iii. Whether property belongs to social infrastructure like hospital, school, old age home etc-No.</p> <p>iv. Whether entire piece of land on which the unit is set up/ property is situated has been mortgaged or to be mortgaged.</p> <p>v. Details of last two transactions in the locality/area to be provided, if available. N.A.</p> <p>vi. Any other aspect which has relevance on the value or marketability of the property. N.A.</p>			
<b>11 Declaration</b>		<p>1. The property was inspected By Mr. Satender Singh On Dt-27.08.2020. Mob No-8527122433</p> <p>2. The undersigned does not have any direct/indirect interest in the above property.</p> <p>3. The information furnished herein is true and correct to the best of our knowledge.</p> <p>4. We have submitted Valuation report directly to the Bank.</p>			
<b>12 Name &amp; address of Valuer</b>		<p>For Haripriya ASSOCIATES</p> <p>Date of Valuation :31/08/2020</p>			







<b>13</b>	Enclosures Documents & Photographs) Geo-stamping with date) etc.	Enclosed
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**SPECIFICATIONS OF CONSTRUCTION (FLOOR WISE) IN RESPECT OF:**

	Description	
a	Foundation	Column Structure
b	Basement	No
c	Superstructure	K.B brick
d	Joinery/Doors & Windows	MS, Wood, Aluminum
e	RCC Works	Column
f	Plastering	Cement Mortar
g	Flooring, skirting, dadoing	AS, Tile & Marble
h	Special finish as marble, granite, wooden paneling, drills etc.	No
i	Roofing including weather proof course	RCC
j	Drainage	Yes
k	Special architectural or decorative features, if any.	Yes
l	i) Internal wiring (Concealed /External) class of fitting.	Conduit Pipe Wiring
m	ii) Class of fittings: Superior/Ordinary	Ordinary
n	Sanitary Installation:	NA
o	No. of geysers	No
p	Class of fittings: Superior/Ordinary	Ordinary
q	Compound Wall Height and length Type of construction	Yes
r	No. lifts	No
s	Underground sump- capacity and type of construction	---
t	Overhead tank Where located Capacity Type of construction	PVC Water Storage Tank
u	Pumps- No. and their horse power	---
v	Roads and paving within the compound approximate area and type of paving	---
w	Sewage disposal- whether connected to public sewers, if septic tanks provided no and capacity.	Septic Tank




**VALUATION OF BUILDING:**

Particulars of Item	Plinth Area (Sq. mt.)	Roof Ht.	Age of Building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs. Rcc-1.5% (12 Years) ACC-2.5% (12 Yr.)	Net Value after depreciations.
Guard Room	28.20	10"	12 Yrs	Rs 10,000.00	Rs 2,82,000.00	Rs 50,760.00	Rs 2,31,240.00
Meter Room	16.21	10"	12 Yrs	Rs. 9,000.00	Rs. 1,45,890.00	Rs. 26,260.20	Rs. 1,19,629.80
Pump Room1	12.77	10"	12 Yrs	Rs. 9,000.00	Rs. 1,14,930.00	Rs. 20,687.40	Rs. 94,242.60
Main Building shed with ACC Roof & Part RCC Roof	13056.53	10"	12Yrs	Rs.8,500.00	Rs.11,09,80,505.00	Rs.3,32,94,151.50	Rs.7,76,86,353.50
Cantilevered Loading Shed with CGI Roof	72.16	10"	12 Yrs	Rs.3,500.00	Rs.2,52,560.00	Rs.75,768.00	Rs.1,76,792.00
Room with RCC	49.05	12"	12 Yrs	Rs.10,500.00	Rs.5,15,025.00	Rs.92,704.50	Rs.4,22,320.50
Filtration Plant With RCC	83.60	12"	12Yrs	Rs.10,500.00	Rs.8,77,800.00	Rs.1,58,004.00	Rs.7,19,796.00
Electrical Sub Station with RCC	425.63	16"	12 Yrs	Rs.12,000.00	Rs.51,07,560.00	Rs.9,91,360.80	Rs.41,88,199.20
DG Shed with CGI Roof	161.89	35"	12 Yrs	Rs.7,500.00	Rs.12,14,175.00	Rs.3,64,252.50	Rs.8,49,922.50
Finished Material Godown1 with RCC	1285.90	16"	12 Yrs	Rs.12,000.00	Rs.1,54,30,800.00	Rs.27,77,544.00	Rs.1,26,53,256.00
Finished Material Godown2 With CGI	1285.90	30"	12 Yrs	Rs.7,500.00	Rs.96,44,250.00	Rs.28,93,275.00	Rs.67,50,975.00
Staff Room Ground floor With RCC	190.14	10"	12 Yrs	Rs.11,000.00	Rs20,91,540.00	Rs.3,76,477.20	Rs.17,15,062.80
Pump Room with RCC2	34.78	10"	12 Yrs	Rs.8,500.00	Rs.2,95,630.00	Rs.53,213.40	Rs.2,42,416.60
1 <sup>st</sup> Floor Main Building With RCC	2807.27	11"	12Yrs	Rs.10,000.00	Rs.2,80,72,700.00	Rs.50,53,086.00	Rs.2,30,19,614.00
1 <sup>st</sup> Floor Finished material Godown with CGI	632.76	10"	12Yrs	Rs.4,500.00	Rs.28,47,420.00	Rs8,54,226.00	Rs.19,93,194.00

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 e-mail: [hapl2433mumbai@gmail.com](mailto:hapl2433mumbai@gmail.com), [www.haripriyaassociates@yahoo.com](http://www.haripriyaassociates@yahoo.com)







1 <sup>st</sup> Floor Staff Room With RCC	161.93	10"	12 yrs	Rs.10,000.00	Rs.16,19,300.00	Rs.2,91,474.00	Rs.13,27,826.00
Mumty Main Building	52.29	-	12 Yrs	Rs.7,500.00	Rs.3,92,175.00	Rs.70,591.50	Rs.3,21,583.50
CC Paving & Other Paved area Under Parking	5863	-	12 Yrs	Rs.650.00	Rs.38,10,950.00	Rs.6,85,971.00	Rs.31,24,979.00
Boundary Wall	756.26	-	12 Yrs	Rs.3,500.00	Rs.26,46,910.00	Rs.4,76,443.80	Rs.21,70,466.20
						Total	Rs 13,78,07,878.20
Guide Line Value of the building							
RCC Structures	5147.77		12 Yrs	Rs.12,000.00	Rs.6,17,73,240.00	Rs.1,11,19,183.20	Rs.5,06,54,056.80
ACC/CGI Structure	21072.24		12 Yrs	Rs.7,000.00	Rs.14,75,05,680.00	Rs.4,42,51,704.00	Rs.10,32,53,976.00
						Total	Rs.15,39,08,032.80

**TOTAL ABSTRACT OF THE INTIRE PROPERTY**

Part-A	Land	Rs. 8,92,23,630.00
Part-B	Building	Rs 13,78,07,878.20
Part-C	Extra Items (Compound wall Amenities, Services)	—
Part-G	Plant & Machinery	—
	Total	Rs.22,70,31,508.20
	Or Say	Rs.22,70,32,000.00
	Realizable value (Less 15%)	Rs.19,29,77,200.00
	OR SAY	Rs.19,29,77,000.00
	Distress Value (Less 20%)	Rs.18,16,25,600.00
	OR SAY	Rs.18,16,26,000.00
	Insurance Value	Rs 13,78,07,878.20

**ASSUMPTION**

1. Assuming genuineness of the original title deed relating to this property is Correct.
2. Assuming the genuineness of data as provided by Branch Head, State Bank Of India, Backbay Reclamation Branch is Correct.
3. Assuming the Land & Building is approved from the concern department.
4. Assuming identification of the right Property by identifier is correct
5. Assuming the Documents not produced for our verification are genuine.
6. Assuming Documents Collected by us are correct.



**DECLARATION**

1. This report is prepared on request of the Branch Head, State Bank of India, Backbay Reclamation Branch, Mumbai.
2. The Present Market Value of the above property in our considered opinion is Rs.22,70,32,000.00 if in Lease hold condition with all related documents in ok condition & without any legal dispute.
3. The Present Realizable value in our considered opinion is Rs.19,29,77,000.00 distress Sale will be Rs.18,16,26,000.00 if in Lease hold condition with all related document in ok condition & without any legal dispute.
4. The property was physically inspected by our representative Mr. Satender Singh On Dt-27.08.2020. Mob No-8527122433 & thereafter.
5. We have verified Xerox Copy of Lease Deed, Possession Letter and Allotment Letter of SIDCUL only.
6. It is an opinion based on Chandan Bhandari (Mob No-9997021678) (Staff) appearing in the photograph along5 with our Executive.
7. We were not produced with the following documents i.e. Electric Bill & other related documents.
8. Valuation is subject to variable opinion. The valuer or company is not liable for any claim or damage/ cost/consequence whatsoever.
9. We are neither the auditors to the owner of the property (ies) nor their firms associates nor we are the statutory auditors to the branch from which the loan is proposed to be availed / already availed.
10. The information furnished above is true to the best of our knowledge and belief;
11. This valuation is prepared without any prejudice or bias to any person or institution.
12. The above valuation is valid only when documents shown & mentioned herein are genuine.
13. The legal aspects are not verified & considered in this valuation.
14. The value of Land & Building taken into account by making due enquiries in the locality and ascertaining the sales value of the properties in the Locality.
15. Any addition / Alterations made to the property after the date of valuation shall not fall under the scope of this report.
16. The value will vary with change in purpose, date, Legal complication if any, location change, etc.,
17. If this property is offered as Co-lateral security, the concern Financial Institution is requested to verify the extent and locality of the property with the latest legal opinion report.
18. The bank may kindly satisfy itself about the genuines of the original title deed relating to this property and also about the true identity of the person claiming to be the owner of the property.
19. If it is proved that there is an apparent negligence on the part of a valuer, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of Rs.10,000/- (Rupees Ten Thousand only). All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.
20. This report will be utilized for above branch, bank and purpose, if utilized for other than this purpose, branch and bank, the undersigned is not at all responsible for any reason.
21. We have no direct or indirect interest in the property valued.
22. This report is prepared basing on available documents and discussions made with the Branch Head, State Bank of India, State Bank of India Backbay Reclamation Branch.
23. If our appearance is required, we will be pleased to appear & give the necessary clarification, provided the fees for each appearance (including traveling, per diem and out of pocket expense) is pre-determined in writing the acceptance of the assignment under reference.
24. For proper identification it should done through Revenue department.
25. After a deep local survey and market inquiry and Internet source and a discussion made with nearest Local Enquiry we have assessed the Value.

Place: Mumbai

Date: 31/08/2020

Site Visitor

Mr. Satender Singh

*(Signature)*  
**Er. Lokesh K. Nayak**  
Tax No - 2/2003-04  
F : 25583

**Banker's Appraisal****For M/s. Haripriya Associates Pvt. Ltd.**

The Undersigned have inspected the property detailed in the Valuation Report dated ..... on ..... I have gone through the report and am satisfied, to the best of my knowledge that the value of the property stated at Rs. .... by the approved valuer is realistic.

Date:-

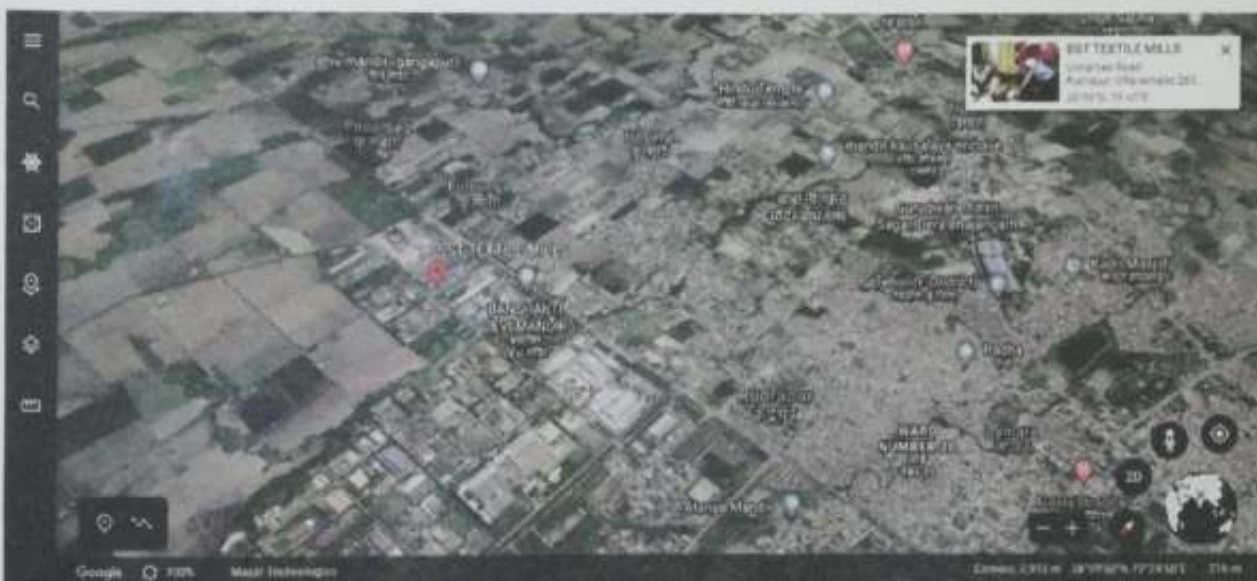
Branch Manager/ Officer-in-charge  
of Advance Department

**At-Flat No. 302, A Wing, Sahil Plaza, Adarsha Nagar, Gaon Devi Rd, Nr Chetna School, Kalyan (E) -421306. Dist.-Thane,**  
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**e-mail: [hapi2433mumbai@gmail.com](mailto:hapi2433mumbai@gmail.com), [www.haripriyaassociates.com](http://www.haripriyaassociates.com)**





Google Map:





Guideline Rate:

कार्यालय उप-निबन्धक किच्चा, उधमसिंहनगर। (नगरीय क्षेत्र हेतु-प्रमुख मार्ग की करे-200 मीटर से अधिक दूर)								
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				सूचना संख्या/वर्ग संख्या/वर्ग की करे	सूचना संख्या/वर्ग संख्या/वर्ग की करे	सूचना संख्या/वर्ग संख्या/वर्ग की करे	सूचना संख्या/वर्ग संख्या/वर्ग की करे	सूचना संख्या/वर्ग संख्या/वर्ग की करे
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10	10	सूचना संख्या/वर्ग संख्या/वर्ग की करे	10	8500	19500	34000	32500	13800
11	11	सूचना संख्या/वर्ग संख्या/वर्ग की करे	80	4700	17700	32000	30500	13300

Building:

उत्तराखण्ड शासन सहरी विकास अनुभाग 3 संख्या 2291(3) (2/2017.01/32)/2010 दिनांक 30 नवम्बर 2017 की अधिसूचना के द्वारा नगर  
मिशन काठपुर में सम्पन्नित तहसील काठपुर के राष्ट्रीय राजमार्ग/मुख्य मार्ग के विभिन्न चान/घाटी की दरें

क्र.सं.	सूचना संख्या/वर्ग संख्या/वर्ग की करे	सूचना संख्या/वर्ग संख्या/वर्ग की करे	सूचना संख्या/वर्ग संख्या/वर्ग की करे	सूचना संख्या/वर्ग संख्या/वर्ग की करे		सूचना संख्या/वर्ग संख्या/वर्ग की करे	सूचना संख्या/वर्ग संख्या/वर्ग की करे	सूचना संख्या/वर्ग संख्या/वर्ग की करे	सूचना संख्या/वर्ग संख्या/वर्ग की करे
				सूचना संख्या/वर्ग संख्या/वर्ग की करे	सूचना संख्या/वर्ग संख्या/वर्ग की करे				
1	2	3	4	5	6	7	8	9	10
8	8	सूचना संख्या/वर्ग संख्या/वर्ग की करे	128	8000	7500	30000	34500	30000	11,000
9	9	सूचना संख्या/वर्ग संख्या/वर्ग की करे	135	8800	7800	30000	32000	30000	11,000
1	1	सूचना संख्या/वर्ग संख्या/वर्ग की करे	100	8800	8800	18000	12000	30000	7,000
2	2	सूचना संख्या/वर्ग संख्या/वर्ग की करे	120	7500	8800	18000	34000	28000	11,000

(6)



[illegible]

### Photographs:

Photographs:

At-Flat No. 302, A Wing, Sahil Plaza, Adarsha Nagar, Gnon Devi Rd, Nr Chetna School, Kalyan (E)-421304, Dist. Thane

Regd. Office-C/504, Satyam Tower, Near Ekamra Hall, Bomikhali, BBSR-751010

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e-mail: [hapi2433mumbai@gmail.com](mailto:hapi2433mumbai@gmail.com), [www.haripriyaassociates@yahoo.com](http://www.haripriyaassociates@yahoo.com)

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Regd. Office-C/504, Satyam Tower, Near Ekamra Hall, Bomikhal, BSR-751010  
Phone No-0674-2572433, Fax No: -0674-2570337, Cell No-94370 02433  
e-mail: [hapt2433mumbai@gmail.com](mailto:hapt2433mumbai@gmail.com), [www.haripriyaassociates@yahoo.com](http://www.haripriyaassociates@yahoo.com)





