

STATE BANK OF INDIA

Branch :__

VALUATION REPORT

(IN RESPECT OF LAND / SITE AND BUILDING)

I. GENERAL

1. Purpose for which valuation is made : Bank purpose
2. A. Date of inspection : 18.09.2019
B. Date on which valuation is made : 18.09.2019
3. List of Documents produced for perusal : Lease deed
 - i) :
 - ii) :
4. Name of the owner(s) and his/their address(es) with phone nos (detail of share of each owner in case of Joint ownership /.
: **M/ s Rajasthan Liquors Ltd.**
Plot No.- SP – 39 (A) , D – 44 (H) , F - 40 RIICO Ind. Area , Kala Dera , Tehsil – Chomu , Sikar Road , Jaipur
5. Brief description of the property : Plot No.- SP – 39 (A) , D – 44 (H) , F - 40 RIICO Ind. Area , Kala Dera , Tehsil – Chomu , Sikar Road , Jaipur
6. Location of the property
 - a) Plot No. / Survey No. : Plot No.- SP – 39 (A) , D – 44 (H) , F -
 - b) Door No. : 40 RIICO Ind. Area , Kala Dera , Tehsil –
 - c) T.S. No./ Village : Chomu , Sikar Road , Jaipur
 - d) Ward / Taluka :
 - e) Mandal / District :
7. Postal address of the property : ----Do -----
8. City / Town : ----Do -----
-Residencial area : Industrial Area
-Commercial area : -

- Industrial area : -
9. Classification of the area
 i) High class / Middle class / Poor : Middle Class
 class : Urban
 ii) Urban / Semi Urban / Rural
- 10 Coming under Corporation Limit / : Nagar Nigam ,Jaipur / JDA
 Village Panchayat / Municipality
- 11 Whether covered under any State / : No
 Central Govt. enactment (e.g. Urban
 land ceiling Act) or notified under
 agency area/ scheduled area /
 cantonment area
- 12 In case it is an agricultural land, any : N.A.
 conversion to the house / site / plots
 is contemplated
- 13 Boundaries of the plot
 North : Govt. Road – 18 Mt.
 South : Plot no. SP – 39
 East : Govt. Road – 18.0 Mt.
 West : Govt. Road – 30.0 Mt
- 14 Dimention of the Site a. As per the Deed b.Actual
 North : As per Plan As per Plan
 South :
 East :
 West :
- 15 Extent of the Site : 12271.60 sq.mt.
- 16 Extent of the Site considered for : 12271.60 sq.mt.
 Valuation (least of 14a & 14b)
- 17 Whether occupied by the owner / : Occupied by Owner
 tenent? If occupied by tenent since
 how long? Rent recd. Per month.

II. CHARACTERISTICS OF THE SITE

1. Classification of locality : Middle Class
2. Development of surrounding areas : Developed area

3. Possibilities of frequent flooding : Nil
4. Feasibility of civic amenities, like schools, hospitals, bus stop, market etc. : Available
5. Level of land with topographical condition : satisfactory
6. Shape of land : Rectangular
7. Type of use to which it can be put : Industrial Use
- 8 Any usage restrictions : Industrial Use only
- 9 Is plot in Town Planning approved layout? : Yes
- 10 Corner plot or intermittent plot : Corner Plot (3 Plots Jointly)
- .
- 11 Road facilities : Provided
- .
- 12 Type of road at present : Govt. Road
- .
- 13 Width of road-<20' or >20' : More than 20' Road
- .
- 14 Is it a land - locked road : No
- .
- 15 Water potentiality : Normal
- .
- 16 Underground sewerage system : Available
- .
- 17 Power supply is available in the site : Available
- .
- 18 Advantages of the site Middle Plot
1. -
- 2.
- 19 Genaral remarks , if any
1. Nil
2. -

PART - A (Valuation of Land)

01	Size of Plot	: 12271.60 sq.mt..
.	North & South	:
	East & West	:
	Total Extent of the Plot	: 12271.60 sq.mt.
02	Prevailing Market rate	: Rs. 4500.00 – 4800.00 per sq.mt.
.		
03	Guideline rate obtained from the registrar's office	: -
.	Assessed / adopted rate of Valuation	: Rs. 4500.00 per sq.mt.
04	Estimated value of Land	: Rs. 5,52,22,200.00
.		
05		
.		
06		
.		

PART - B (Valuation of Building)

01	Technical Details of the Building	
.		
	a) Type of building (Residential / Commercial / Industrial)	: Industrial
	b) Type of Construction (Load Bearing / RCC / Steel Framed)	: Load Bearing
	c) Year of Construction	: Approx. 10 - 12 years old
	d) No. of Floors & Height of each floor including Basement , if any	: Ground + First Floor
	e) Plinth area floor-wise	: Given in Calculation Sheet
	f) Condition of the Building	: Normal
	i) Exterior – Excellent , Good , Normal , Poor	: Normal
	ii) Interior – Excellent , Good , Normal , Poor	

SPECIFICATION OF CONSTRUCTION (FLOOR-WISE)IN RESPECT OF

S.No.	Description	Ground Floor	Other Floors
01.	Foundation	Load	Bearing
02.	Basement + Ground + First Floor	-	-
03.	Superstructure	-	-
04.	Joinery / Doors & Windows	Steel	
05.	RCC Works	RCC / Tin Roof	
06.	Plastering	Normal	
07.	Flooring , Skirting , Dadoing	CC / Tile Floor	
08.	Special Finish as marble , granite , wooden panelling , drills etc.	NIL	
09.	Roofing including weather proof Course	NIL	
10.	Drainage	Available	

02. Compound Wall
- a) Height : 1.5 Mt.
- b) Length : As per Plan
- c) Type of Construction : Load Bearing Structure
03. Electric Installation
- a) Type of Wiring : Normal
- b) Class of Fitting : Ordinary
(Superior / Ordinary / Poor
- c) : As per Plan
No. of Light Points
- d) : As per Plan
No. of Fan Points
- e) : As per Plan
Spare Plug Points
- f) : As per Plan
Any other items
04. Plumbing Installation
- a) No. of W.C. & Their type : As per Plan
- b) No. of Wash basins : As per Plan
- c) No. of Urinals : Nil
- d) No. of Bath tubs : Nil

- | | | | |
|----|--------------------------|---|-------------|
| e) | Water meters , Taps etc. | : | As per Plan |
| f) | Any other fixtures | : | Nil |

DETAIL OF VALUATION

Given in Details in Annexure

PART - C (Extra Items)

01.	Portico	:	i
02.	Ornamental Front Door	:	-
03.	Sitout / Varandah with steel grills	:	As per Plan
04.	Overhead Water Tank	:	Yes
05.	Extra Steel / Collapsible gates	:	-
			<hr/>
			Total - Nil
			<hr/>

PART - D (Amenties)

01.	Wardrobes	:	Nil
02.	Glazed Tiles	:	Nil
03.	Extra sink & Bathtubs	:	Nil
04.	Marble / Ceramic Tiles Flooring	:	CC / Tile Flooring
05.	Interior Decorations	:	Nil
06.	Architectural elevation work	:	Normal
07.	Panelling works	:	Nil
08.	Aluminium Works	:	Nil
09.	Aluminium Handrails	:	Nil
10.	Flase ceiling	:	Nil
			<hr/>
			Total - Amount - Given in Sheet
			<hr/>

PART - E (Miisclleneous)

01.	Separate toilet Room	:	Nil
02.	Separate Plumber Room	:	Nil
03.	Separate water Tank / sump	:	Nil
04	Trees , gardening	:	Nil

PART - F (Services)

01.	Water supply arrangement	:	Available
02.	Drainage arrangement	:	Available
03.	Compound Wall	:	Given
04	C.B. Deposites , fittings etc.	:	-
05.	Pavements	:	-
			<u>Total - Amount - Given in Sheet</u>

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part A	Land	:	Rs. 5,52,22,200.00
Part B	Building	:	Rs. 4,60,94,844.00
Part C	Extra Items	:	Included
Part D	Amenties	:	Included
Part E	Miisclleneous	:	Included
Part F	Services	:	Included

Rs. 10,13,17,044.00 Say Rs. 10,13,10,000.0 (Rs. Ten Crore Thirteen Lakhs Ten Thousand)

As a result of my appraisal and analysis it is my considered option that the present market market value of the above property in the prevailling condition with aforesaid specification is Rs. 10,13,10,000.00 (Rs. Ten Crore Thirteen Lakhs Ten Thousand only)

APPROVED VALUER

PLACE: Jaipur

DATE: 18.09.2019

The undersigned have inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable value of the property is Rs. _____ (Rupees _____ only)

Branch Manager

Date:

ARUN KUMAR BOMB

(Registered Valuer)

5-Jha-32, Jawhar Nagar, Jaipur-4

Phone : 0141-2650174,2653349

Registration No.:

Chief Commissioner Of Income Tax

IT/R No.- CAT-1/180/CCIT/JPR/T-2/2003-

04

LBT/R No. 132/95/97-256/99/2001

CALCULATION

1.	Ground Floor		
	Plinth Area = 3063.65 sq.mt.		2,92,27,221.00
	Rate @ 9540/- per sq.mt.		
2.	First Floor		
	Plinth Area = 195.81 sq.mt.		15,86,061.00
	Rate @ 8100/- per sq.mt.		
3.	Tin Shed Floor		
	Plinth Area = 687.78 sq.mt.		
	Rate @ 4280/- per sq.mt.		29,43,698.00
	Add for		3,37,56,980.00
	(a) Electric Fitting	5.0%	
	(b) Sanitary Fitting	10.0%	
	(c) Water Fitting	14.0%	
	,Flooring		
	(d) Joinary , Boundary	10.0%	
	(e) Less for Hall Const.	(-) 10.0 %	
		29.0 %	
			97,89,524.00
	Total		4,35,46,504.00

Increase in cost index 20.0 % on BSR 15		87,09,300.00
	Grand Total	5,22,55,804.00
		0

Depreciated Cost = 52255804.00 x 0.8821		4,60,94,844.00
	@ 4500.00	0

Cost of Land - Area - 12271.60 sq.mt.

5,52,22,200.00

This Industrial Factory is situated Land in RIICO Ind. Area , Kaladera , Sikar Road , Jaipur The Prevailing market rates in this area are 4500.00 to 4800.00 per sq.mt. as per Market analysis. We have assumed Rs. 4500.00 per sq.mt. ie.

Fair value of Property = Land Value + Building value
= 10,13,17,044.00

Say Rs. 10,13,10,000.00 (Rs. Ten Crore Thirteen Lakhs Ten Thousand only)

Realisable Value 85 % = Rs. 8,61,19,488.00 say Rs. 8,61,20,000.00

Distress Value 70 % = Rs. 7,09,21,930.00 say Rs. 7,09,20,000.00

As per DLC Rates = 12271.60 sq.yd. x 2750.00 + 4,60,94,844.00 = Rs. 7,98,41,744.00