

VALUATION REPORT

HSBC BANK LIMITED - SME

ASC : SME

Type of Case: Other

Valuer Name : Adroit Technical Services

Date of Visit: 12/05/2019

Ref. No. : HSBC BANK LIMITED - SME/CONNAUGHT PLACE/May/19/3/AMIT KUMAR VERMA

Date of Report: 12/05/2019

1.	Name(s) of the Applicant(s)	M/S Holostik India Ltd.			
2.	Customer ID	NA			
3	Documents Provided	Allotment Letter,Buyers Agreement,Lease Deed,Plot Possession Letter			
4	Address at Site	PLOT NO. 71 & 72, SECTOR - 6, INDUSTRIAL AREA IIE, PANT NAGAR, UDHAM SINGH NAGAR, UTTARAKHAND			
	Address as per Inspection	PLOT NO. 71 & 72, SECTOR - 6, INDUSTRIAL AREA IIE, PANT NAGAR, UDHAM SINGH NAGAR, UTTARAKHAND			
	Address as per Document	PLOT NO. 71 & 72, SECTOR - 6, INDUSTRIAL AREA IIE, PANT NAGAR, UDHAM SINGH NAGAR, UTTARAKHAND			
	Locality	PANT NAGAR			
	City	Pant Nagar			
5	Landmark	Emami Limited Pant Nagar Unit	Distance from City Centre (in km): 3		
6	Availability of Local Transport	Yes, Available			
	Leval of Land with topographical Conditions	Flat Land			
7	Class of Locality	Middle Class			
	Quality of Infrastructure in the vicinity	Developing			
8	Boundaries	East	West	North	South
	As Per Documents	75 M WIDE ROAD	PLOT NO. 68, 68A AND 69	25 M WIDE ROAD	PLOT NO. 73
	As Per Site	ROAD	OTHER PROPERTY	ROAD	PLOT NO 73
	Boundaries Matching				
		MATCH			
9	Status of the Land / Flat	Leased			
10	Type of Property	Industrial Building			
	Accommodation Details				
	Ground floor	NA			
11	Approved usage of Property	Industrial			
12	Actual usage of Property	Industrial			
13	Type of Structure	Load Bearing With Rcc	No of Floors: G+		
14	Occupation Status	Occupied			
	Occupancy	Self			
15	Does Property have Electricity / Water / Drainage Connection	Drainage Connection Available,Water Available,Electricity Available,			

Ref. No. : HSBC BANK LIMITED - SME/CONNAUGHT PLACE/May/19/3/AMIT KUMAR

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- 1 -

16	Proximity to Civic Amenities / Public Transport	All Available Nearby
17	Development of Surrounding Area	Developing

	Approval Details					
18	Building Plan Approval No. / Date		No NOT PROVIDED			
19	Date of Commencement of Construction		NA			
20	Construction Details (%)		NA			
A	Area of the Plot / Flat (Sft) :		211986		Demarcation at Site : Yes	
B	Floor Wise Area (In Sft.)					
	FLOOR	Actual (Sft.)		Permissible (Sft.)	Sanction Plan	Area adopted for Valuation (Sft.)
	Ground Floor	60600		116592	NA	60600
	Total	60600		116592	0	60600
21	Total Built-up Area (Sft)		60600			
22	Whether the construction as per approved building plan and / or local building buylaws		Built With In Permissible Limit			
23	Details of Extra Construction (Deviations)		NA			
24	Quality of Construction		Vitrified Tiles,Stone,, Wall-OBd Over Cement Plaster, Fall Ceiling-NO, Wood Work-NOSnowcem			
25	Maintenance of the property		Average			
26	Current life of the Structure (Year)		13		Projected life : 57	
27	Construction / Space					
	Car parking		NA			
	PLC/EDC/Club Membership etc		NA			
	Interior Fit outs, Wood Work, Flooring etc		NA			
28	Stage of Construction					
	Stage of Construction		Tower / Property		Entire Project	
	Completed (%)		100		100	
	Recommended (%)		100		100	
29	Calculation of Fair Market Value					
Land Area (Sft)		211986				
Total Build Up Area (Sft)		60600				
Area adopted of the valuation (Sft.)		60600				
Current Market Rate of land in the locality (INR)		580 - 620				
Applicable Rate of Land (INR)		600				
Current Market Value of Land (INR)		127191600				
Value of Land Share for subject property (INR)		127191600				

Ref. No. : HSBC BANK LIMITED - SME/CONNAUGHT PLACE/May/19/3/AMIT KUMAR

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- 2 -

Applicable rate on construction(INR)	1000
Value of Construction (For Permissible Area) (INR)	60600000
Fair Market Value of property (INR)	187791600
Valuation as per Government reckoner rates (INR)	NA
Rental Value (If Rented) (INR)	NA
Forced Sale Value (INR)	140843700
Insurable Value (INR)	60600000
Proposed area of construction	NA
Proposed rate per future construction (Sft.)	NA
Proposed rate per Sft. future construction	NA
Estimate Recommended for renovation/ construction	NA
Net market value (after completion)	NA
Valuation As per Govt. approved rate (INR)	NA
<p>Remarks : Subject property is a single storied industrial building with a large shed constructed upon a lease hold, corner plot of land measuring 19694 sq m. Measured built up area of the property is 60600 sq ft (Rcc area 15400 sq ft and tin shed 45200 sq ft) which is built with in permissible limit and same has been adopted for the valuation. Subject property is amalgamated with the adjoining plot which is easily separable if required.</p>	

Declaration / Undertaking :

1. I have personally visited the property and identified the same based on the documents provided.
2. I / We have no direct or indirect interest in the property being valued.
3. The information furnished above is true and correct to my / our knowledge.

(Authorized Signatory)

Appendix: Photograph

HSBC BANK LIMITED - SME/CONNAUGHT PLACE/May/19/3/AMIT KUMAR VERMA

M/S HOLOSTIK INDIA LTD.

PLOT NO. 71 & 72, SECTOR - 6, INDUSTRIAL AREA IIE, PANT NAGAR, UDHAM SINGH NAGAR, UTTARAKHAND

Latitude - 29.003628 Longitude - 79.418042





