

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/19/4/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	Lease Deed			
4	Address at Site	PLOT NO. 73, SECTOR - 6, INDUSTRIAL AREA IIE, PANT NAGAR, UDHAM SINGH NAGAR, UTTARAKHAND			
	Address as per Inspection	PLOT NO. 73, SECTOR - 6, INDUSTRIAL AREA IIE, PANT NAGAR, UDHAM SINGH NAGAR, UTTARAKHAND			
	Address as per Document	PLOT NO. 73, 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. 70	PLOT NO. 72	GREEN AREA
	As Per Site	ROAD	OTHER PROPERTY	PLOT NO 72 & 71	NALA
	Boundaries Matching	MATCH			
9	Status of the Land / Flat	Leased			
10	Type of Property	Industrial Building			
	Accommodation Details				
	Ground floor	2 Toilet, 1 Hall, 4			
	First Floor	2 Toilet, 1 Hall, 4			
11	Approved usage of Property	Industrial			
12	Actual usage of Property	Industrial			
13	Type of Structure	Load Bearing With Rcc	No of Floors: G+1		
14	Occupation Status	Occupied			
	Occupancy	Tenant			
15	Does Property have Electricity / Water / Drainage Connection	Drainage Connection Available,Water Available,Electricity Available,			

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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 (%)		100		
A	Area of the Plot / Flat (Sft) :		105993	Demarcation at Site : Yes	
B	Floor Wise Area (In Sft.)				
	FLOOR	Actual (Sft.)	Permissible (Sft.)	Sanction Plan	Area adopted for Valuation (Sft.)
	Ground Floor	27700	58296	NA	27700
	First Floor	2700	58296	NA	2700
	Total	30400	116592	0	30400
21	Total Built-up Area (Sft)		30400		
22	Wheather the construction as per approved building plan and / or local building buylaws		Built With In Bye Laws		
23	Details of Extra Construction (Deviations)		NA		
24	Quality of Construction		Stone,PCC,, Wall-OBd Over Cement Plaster, Fall Ceiling-, Wood Work-Snowcem		
25	Maintenance of the property		Average		
26	Current life of the Structure (Year)		12	Projected life : 48	
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)		105993			
Total Build Up Area (Sft)		30400			
Area adopted of the valuation (Sft.)		30400			
Current Market Rate of land in the locality (INR)		580 - 620			
Applicable Rate of Land (INR)		600			
Current Market Value of Land (INR)		63595800			

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Value of Land Share for subject property (INR)	63595800
Applicable rate on construction(INR)	1000
Value of Construction (For Permissible Area) (INR)	30400000
Fair Market Value of property (INR)	93995800
Valuation as per Government reckoner rates (INR)	NA
Rental Value (If Rented) (INR)	NA
Forced Sale Value (INR)	70496850
Insurable Value (INR)	30400000
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 9847 sq m. Measured built up area of the property is 30400 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/19/4/AMIT KUMAR VERMA

M/S HOLOSTIK INDIA LTD.

PLOT NO. 73, SECTOR - 6, INDUSTRIAL AREA IIE, PANT NAGAR, UDHAM SINGH NAGAR, UTTARAKHAND

Latitude - 29.002829 Longitude - 79.417921





