

United Engineers

(CIVIL ENGINEERS & BANK VALUERS)

Office : Shop No. 5, West Press Market,

G.T. Road, Panipat-132103

Phones : 70274-51851

Fax No.: 0180-2632002

Mob. 094160-19471 & 93555-44331

Email: unitedengineers2006@yahoo.co.in

ॐ

H.R. Gupta (B.E. Civil, A.M.I.E., F.I.V.)

Regd. No. CC/PKL/TECH/99-2000/1105-06 Dt. 09.03.2000

Vinod Kumar Kapoor (B. Tech Civil, AM.I.E., C.E., A.I.V.)

Regd. No. म.आ.आ./पंच/2012-13/34ए.बी./11 Dt: 27.02.2012

Approved Valuer No. A-5558

PANEL VALUER FOR :-

S.B.I., P.N.B., Bank of India, Canara Bank, U.B.I., Karur Vysya Bank Ltd., I.O.C.L. C.B.I., The Federal Bank Ltd., UCO Bank, Syndicate Bank, Bank of Baroda, O.B.C., The Bank of Maharashtra, Allahabad Bank, Axis Bank Ltd., HDFC Bank, I.D.B.I., Ratnakar Bank Ltd., ICICI Home Finance Co. Ltd., HDB Financial Service Ltd., India Bulls H/F Ltd., HSIDC, LIC of India, Religare Finvest Ltd. Chandigarh, Choia Mandiam Inv. & Finance Co. Ltd., Yes Bank Ltd., Kotak Mahindra Bank Ltd., Tata Capital Financial Service, Indusind Bank Ltd., Capri Global Capital Ltd., DCB Bank Ltd., Capital Small Finance Bank, Unimoni Financial Services Limited, Equitas Small Finance Bank, Aadhar Housing Finance Ltd. The Panipat Urban & Central Co-op Bank Ltd., HUDA & Municipal Corporation, Panipat and DULB Panchkuila.

Ref.No. UE/PNP/BLDG/VALUATION/2019/703

Dated: 09.08.2019

(ANNEXURE-II)

FORMAT OF VALUATION REPORT (TO BE USED FOR ALL PROPERTIES OF VALUE ABOVE RS. 5.00 CRORES)

Name & Address Branch

State Bank of India, Stressed Asset Management Branch-II,

Jeevandeep Building (1st Floor), 1, Middleton Street, Kolkata-700071

**Name of Customer (s) / Borrowal unit
(For which valuation report is sought)**

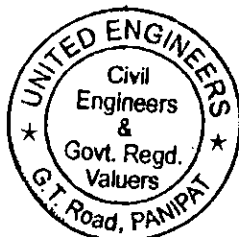
M/s. L.M.J. International Ltd. Delhi

I.	Introduction	
a)	Name of Property Owner (With address & phone nos.)	M/s. L.M.J. International Ltd. Delhi
b)	Purpose of Valuation.	To know the present market, realizable and distressed sale value of property intended to be mortgaged to <u>State Bank of India, Stressed Asset Management Branch-II, Jeevandeep Building (1st Floor), 1, Middleton Street, Kolkata-700071</u>
c)	Date of Inspection of property	05.08.2019
d)	Date of Valuation Report	09.08.2019
e)	Name of Developer of the property (in case of developer built properties)	N.A. As property self developed by owners.

II. PHYSICAL CHARACTERISTICS OF THE ASSET

a)	Location of the property in the city	Property a built-up non-working industrial unit M/s. L.M.J. International Ltd. situated on land comprising out of khata no. 539 & 135, khewat no. 525, khatoni no. 570, rect.no. 85/6 (8-0), 7 (6-6), khewat no. 134, khatoni no. 138, rect.no. 85/14 (5-3), 15 (8-0), 16/1 (2-18), 17 (1-11) on main metalled Mahawati road at village - Patti Kalyana Tehsil - Samalkha Distt. Panipat.
i.	Near by Land Mark	Property situated at vaka village - Patti Kalyana Tehsil - Samalkha Distt. Panipat.
ii.	Postal address of the property	M/s. L.M.J. International Ltd. Delhi. On main Mahawati Road, Village - Patti Kalyana, Tehsil - Samalkha, Distt. Panipat Contact no. 81682-33003
iii.	Area of the plot / land (supported by a plan)	As per deed / site = 31 Kanal - 18 Marla OR 3.9875 Sq.Acre.
iv.	Type of land: Solid, Rocky, Marsh land, reclaimed land, water-logged, Land locked.	Solid land.
v.	Independent access / approach to the property etc.	Locality is served by metalled Mahawati Road leading from G.T. Road.
vi.	Google Map Location of the property with a neighborhood layout map.	Guide Map showing location of property enclosed.
vii.	Details of Roads abutting the property.	Property abuts on metalled Mahawati Road leading from G.T. Road.

(Contd. P-2) P.T.O.



-I-

Er. H.R. GUPTA (B.E. Civil)

Govt. Regd. Valuer

CC/PKL/TECH/VALUER/99-2000/1105-06

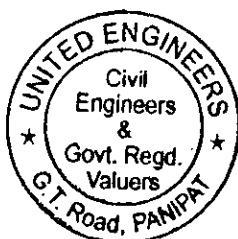
S.B.I., P.N.B., C.B.I., O.B.C., I.O.C.L.,
The Nainital Bank Ltd., Bank of Baroda,
S.B.O.P., Karur Vysya Bank, Karnataka Ban

viii.	Description of adjoining property				
ix.	Plot No. Survey No.	Property situated on land comprising out of khata no. 539 & 135, khewat no. 525, khatoni no. 570, rect.no. 85/6 (8-0), 7 (6-6), khewat no. 134, khatoni no. 138, rect.no. 85/14 (5-3), 15 (8-0), 16/1 (2-18), 17 (1-11)			
x.	Water / Village / Taluka	on main metalled Mahawati road			
xi.	Sub-Registry / Block	Village - Patti Kalyana Tehsil – Samalkha			
xii.	District	Distt. Panipat			
xiii.	Any other aspect	It is an irregular shaped site.			
b.	Plinth area, Carpet are and Saleable area to be mentioned separately and clarified.	Floor	Plinth Area	Carpet Area	Saleable Area
		Basement	20,404 Sq.ft.	18,874 Sq.ft.	20,404 Sq.ft.
		G.F.	33,967 Sq.ft.	31,420 Sq.ft.	33,967 Sq.ft.
		Mezzanine	14,583 Sq.ft.	13,490 Sq.ft.	14,583 Sq.ft.
		F.F.	3603 Sq.ft.	3333 Sq.ft.	3603 Sq.ft.
		S.F.	894 Sq.ft.	826 Sq.ft.	894 Sq.ft.
c.	Boundaries of the Plot	As per sale deeds	Actual (As per site marked ABCDEF)		
	East	Not described	466'-0" Premises of Sacred Heart School		
	West	Do	329'-9"+141'-3" Katcha Rasta & than Rajwaha		
	North	Do	405'-6" Playground of Sacred Heart School		
	South	Do	10'-9"+338'-9" Metalled Mahawati road From G.T. Road & Katcha Rasta		

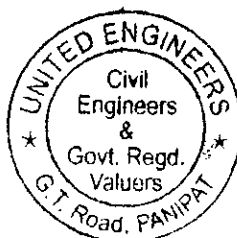
III TOWN PLANNING PARAMETERS

i.	Master Plan provisions related to the property in terms of land use.	Property situated in an under developed Industrial area.
ii.	FAR-Floor Area rise / FSI-Floor Space Index permitted and consumed	FAR permissible : 125% (At Ground floor 60% permissible) FSI utilized : 30.54% (At Ground floor 19.56% covered)
iii.	Ground coverage	33,967 Sq.ft. OR 19.56% of ground area.
iv.	Comment on whether OC-Occupancy Certificate has been issued or not	Occupancy Certificate not obtained from The Distt. Town Planner, Panipat.
v.	Comment on unauthorized constructions if any	Entire built-up at site constructed without sanctioned plan.
vi.	Transferability of development rights if any, building bye – law provisions as applicable to the property viz. set backs height restrictions, etc.	N.A. As entire built-up self developed by owner. Haryana building code – 2017 applicable as bye-laws.
vii.	Planning Area / Zone,	Yes, It is an un-planned area.
viii.	Development controls	Development control as per Haryana Building Code – 2017
ix.	Zoning regulations	As per Haryana Building Code-2017
x.	Comment on surrounding land uses and adjoining properties in terms of usage.	Industrial.
xi.	Comment on demolition proceedings if any.	Nil, As no such proceedings in process as informed by owner.
xii.	Comment on compounding / regularization proceedings.	Compounding / regularization proceedings not initiated by The District Town Planner, Panipat.
xiii.	Any other aspect.	It is an irregular shaped site.

H. Gupta



IV. DOCUMENT DETAILS AND LEGAL ASPECTS OF PROPERTY		
Description of legal aspects to include		
a)	Ownership documents	As per regd. sale deed vasika no. 5186/1 dated 20.02.2010 at S.R. Samalkha and mutation Sr.no. 12428 duly sanctioned by Kanongo / Halka Patwari Samalkha dated 06.03.2010.
i.	Sale deed, Gift deed, Lease deed	Do
ii.	TIR of the Property.	Not provided for our reference.
b)	Names of Owner/s.	M/s. L.M.J. International Ltd. Delhi
c)	Ordinary status of freehold or leasehold including restriction on transfer.	Yes it is a free hold property & there is no restriction on transfer of ownership rights.
d)	Agreements of easements if any.	There is no agreement for any kind of easement, entire property self possessed by owner concern M/s. L.M.J. international Ltd. industrial unit lying locked & un-utilized.
e)	Notification for acquisition if any	Nil
f)	Notification for road widening if any	Nil
g)	Heritage restrictions if any.	N.A.
h)	Comment on transferability of the property ownership.	Yes, it is a free hold property. Ownerships rights can be transferred through sale deed & Transfer deed.
i)	Comment on existing mortgages / charges / encumbrances on the property if any.	As per our knowledge this property is intended to be mortgaged with <u>State Bank of India, Stressed Asset Management Branch-II, Jeevandeep Building (1st Floor), 1, Middleton Street, Kolkata-700071</u>
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be.	Not known to us.
k)	Building plan sanction: Authority approving the plan Name of the office of the Authority Any violation from approved building plan.	Nil
l)	Whether property is Agricultural Land if Yes, any conversion is contemplated.	No
m)	Whether the property is SARFAESI compliant.	Yes
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.	Not made available at the time of our site visit for verification.
b.	Observation on Dispute or dues if any in payment of bill / taxes to the reported.	N.A. Do
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Yes
p)	Qualification in TIR / mitigation suggested if any.	Nil
q)	Any other aspect.	It is an irregular shaped site.



(Contd. P-4) P.T.O.

-3-

Er. H.R. GUPTA (B.E. Civil)

Govt. Regd. Valuer

CC/PKL/TECH/VALUER/99-2000/1105-06

S.B.I., P.N.B., C.B.I., O.B.C., I.O.C.L.,

The Nainital Bank Ltd., Bank of Baroda

S.B.O.P., Karur Vysya Bank, Karnataka Ba

Federal Bank, Vijaya Bank, Allahabad B.

V	ECONOMIC ASPECTS OF THE PROPERTY	
i.	Reasonable letting value	Rs. 7.50 Lakh only per month. (Approx.)
ii.	If property is occupied by tenant.	Entire property self possessed by owner concern M/s. L.M.J. International Ltd. industrial unit lying locked & un-utilized and no part of property under tenancy to others.
	Number of tenants	Nil
	Since how long (Tenant-wise)	N.A.
	Status of tenancy right	N.A.
	Rent received per month (tenant -wise) with a comparison of existing market rent.	N.A.
iii.	Taxes and other outings	Nil
iv.	Property insurance	Property informed to be duly insured however no other information provided.
v.	Monthly maintenance charges	Nil
vi.	Security charges	Nil
vii.	Any other aspect	N.A.

VI. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

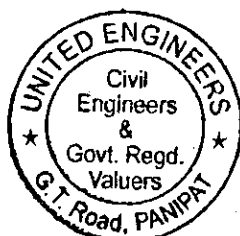
a)	Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, economic levels, location of slums / squatter settlements nearby, etc.	Property situated in an under developed industrial area in surrounding. There are no slums / squatter / Settlements in nearby locations.
b)	Whether property belongs to social infrastructure like hospital, School, old age home etc.	No

VII. FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY

a)	Description of the functionality and utility of the property in terms of	
i.	Space allocation	Sufficient spaces allocated for various activities inside premises.
ii.	Storage spaces	Available, as shown on lay-out plan of existing built-up.
iii.	Utility of spaces provided within the building	Very good
iv.	Car Parking facility	Available
v.	Balconies etc.	Not provided as not required.
b)	Any other aspect	It is an irregular shaped site.

VIII. INFRASTRUCTURE AVAILABILITY

a)	Description of aqua infrastructure availability in terms of	
i.	Water supply	Yes available at site.
ii.	Sewerage / sanitation System Underground or open	Underground sewerage / sanitation system Nat site.
iii.	Storm water drainage	Available at site.
b)	Description of other physical infrastructure facilities viz.	
i.	Solid waste management	Available
ii.	Electricity	Available
iii.	Roads & Public transport connectivity.	Property abuts on metalled Mahawati Road leading from G.T. Road.
iv.	Availability of other public utilities nearby	All available within reachable distances.



IX. MARKETABILITY OF THE PROPERTY		
a)	Marketability of the property in terms of	
i.	Locational attributes	Property situated in an under developed industrial area having agricultural area in surrounding on main metalled village – Mahawati road at village – Patti Kalyana Tehsil – Samalkha Distt. Panipat.
ii.	Scarcity	Nil
iii.	Demand and supply of the kind of subject property.	Medium
iv.	Comparable sale prices in the locality	Sale of similar property not came to notice.
b)	Any other aspect which has relevance on the value or marketability of the property.	N.A.

X ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY

a)	Type of construction	Load bearing, RCC & Steel framed structures
b)	Materials and technology used	Construction materials as locally available.
c)	Specifications	Detailed mentioned on plan enclosed.
d)	Maintenance issues	Property at site is lying un-utilized and in un-maintained conditions.
e)	Age of the building	22 Years
f)	Total life of the building	For RCC roof buildings = 38 Years & For CGI / ACC Sheet roof buildings = 28 Years
g)	Extent of deterioration	N.A., as building in un-maintained conditions.
h)	Structural safety	Building structurally safe.
i)	Protection against natural disasters viz. earthquakes.	Building appears to be safe against such natural hazards.
j)	Visible damage in the building	Nil
k)	System of air – conditioning	Not Available
l)	Provision for fire firefighting	Provisions for Fire Fighting arrangements available at site.
m)	Copies of plans and elevations of the building to be included.	Site plan, existing building lay-out plan and front view photographs of property enclosed.

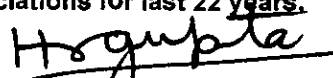
XI ENVIRONMENTAL FACTORS

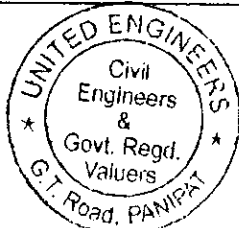
a)	Use of environment friendly building materials, green building techniques if any	Existing building environment friendly as sufficient open spaces areas provided at site.
b)	Provision of rain water harvesting	Not installed at site.
c)	Use of solar heating and lightening systems, etc.	Not installed at site.
d)	Presence of environmental pollution in the vicinity of the property in terms of industry heavy traffic, etc.	Environmental pollution due to industries and heavy traffic in the vicinity is almost Nil.

XII. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY

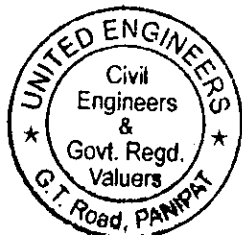
	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements, etc.	Plain looking building.
--	--	-------------------------

XIII. VALUATION

a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reasons 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.	Property assessment made on the basis of prevailing market rate of similar features land in adjoining localities and value of existing built-up assessed in consideration of replacement value of existing built-up on prevailing market rate of construction materials and labour charges etc. and making deductions for the depreciations for last 22 years. 
-----------	---	---



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.	Prevailing market rates of land considered as per local enquires made from adjoining land owners in locality and from property brokers dealing in this area.																																																																																																									
c)	Guideline Rate obtained from Registrar's office / State Govt. Gazette / Income Tax Notification.	Circle rate of land in locality at village – Patti Kalyana of Samalkha Tehsil rate as per Item Sr.No. - 28 on Page No. 8 is Rs. 24,24,000/- Sq.Acre. (Photocopy of collector rate for the year 2018-19 of Distt. Panipat enclosed).																																																																																																									
d)	Summary of valuation	Land value as per circle rate :- 3.9875 Sq.Acre. @ Rs. 24,24,000/- Sq.Acre. = Rs. 96,65,700/- only Existing built-up value = Rs. 4,53,77,500/- only Total Guideline value of property = Rs. 5,50,43,200/- only																																																																																																									
l)	Guideline Value OR Say	Rs. 5.50 Crore only																																																																																																									
A)	LAND PART: As per deed / site = 31 Kanal – 18 Marla OR 3.9875 Sq. Acres. @ Rs. 1,00,00,000/- Per Sq.Acre. = Rs. 3,98,75,000/- only																																																																																																										
B)	BUILT-UP PART: <table><tr><th>Bldg marked</th><th>Description of building</th><th>Covd. Area.</th><th>Rate</th><th>Value</th></tr><tr><td>A</td><td>At Ground floor (Main Machinery Shed) with RCC Roof=</td><td>9182 Sft.</td><td>@ Rs. 700/-Sft.=</td><td>Rs. 64,27,400/-</td></tr><tr><td>B</td><td>At Ground floor (Machinery Shed) with RCC Roof</td><td>= 11505 Sft.</td><td>@ Rs. 700/-Sft. =</td><td>Rs. 80,53,500/-</td></tr><tr><td>A-1</td><td>At Basement (Godown) with RCC Roof</td><td>= 9182 Sft.</td><td>@ Rs. 800/-Sft. =</td><td>Rs. 73,45,600/-</td></tr><tr><td>B-1</td><td>At Basement (Godown) with RCC Roof</td><td>= 11222 Sft.</td><td>@ Rs. 800/-Sft. =</td><td>Rs. 89,77,600/-</td></tr><tr><td>A-2</td><td>At Mezz. Floor (Machinery Shed) with RCC Roof</td><td>= 5888 Sft.</td><td>@ Rs. 400/-Sft. =</td><td>Rs. 23,55,200/-</td></tr><tr><td>B-2</td><td>At Mezz. (Goods Godown & Flour mill) with RCC Roof =</td><td>8695 Sft.</td><td>@ Rs. 400/-Sft. =</td><td>Rs. 34,78,000/-</td></tr><tr><td>B-3</td><td>At First floor (Flour Mill Section) with RCC Roof</td><td>= 2637 Sft.</td><td>@ Rs. 600/-Sft. =</td><td>Rs. 15,82,200/-</td></tr><tr><td>B-4</td><td>At Second floor (Mumty & Rest Room) with RCC Roof =</td><td>720 Sft.</td><td>@ Rs. 600/-Sft. =</td><td>Rs. 4,32,000/-</td></tr><tr><td>C</td><td>At G.F.Electric Section (Gen.+Pennal Roof) at with RCC =</td><td>1202 Sft.</td><td>@ Rs. 400/-Sft. =</td><td>Rs. 4,80,800/-</td></tr><tr><td>D</td><td>At Ground floor office block with RCC Roof</td><td>= 1249 Sft.</td><td>@ Rs. 800/-Sft. =</td><td>Rs. 9,99,200/-</td></tr><tr><td>D-1</td><td>At F.F. (Staff Rest Room & office Block) with RCC</td><td>= 966 Sft.</td><td>@ Rs. 800/-Sft. =</td><td>Rs. 7,72,800/-</td></tr><tr><td>D-2</td><td>Mumty over office block at S.F. with RCC Roof</td><td>= 174 Sft.</td><td>@ Rs. 450/-Sft. =</td><td>Rs. 78,300/-</td></tr><tr><td>E</td><td>At G.F.Loading & un-loading shed with CGI Sheet roof=</td><td>2713 Sft.</td><td>@ Rs. 200/-Sft. =</td><td>Rs. 5,42,600/-</td></tr><tr><td>F</td><td>At G.F. Wheat Godown with ACC & Stone Slab Roof</td><td>= 8116 Sft.</td><td>@ Rs. 250/-Sft. =</td><td>Rs. 20,29,000/-</td></tr><tr><td colspan="2">TOTAL COVERED AREA</td><td colspan="3">= 73451 Sft.</td></tr><tr><td>3.</td><td>Submersible Pump = 1 No. L/s</td><td colspan="3">= Rs. 50,000/- only</td></tr><tr><td>4.</td><td>Boundary wall 9" Th., & 7'-0" Ht. in C.M. partly with cement plaster & Grills on front portion above D.P.C. Level</td><td colspan="3">= 2069 Rft. @ Rs. 700/- Rft. = Rs. 14,41,300/- only</td></tr><tr><td>5.</td><td>Metalled road in open space</td><td colspan="3">= 10,000 Sq.ft. @ Rs. 20/- Sq.ft. = Rs. 2,00,000/- only</td></tr><tr><td>6.</td><td>Steel Gates Heavy size 5'-0"x8'-0"=2 Nos.&15'-0" x 8' = 3 Nos.=Total 5 Nos. L/s</td><td colspan="3">Rs. 1,25,000/- only</td></tr><tr><td colspan="2">TOTAL</td><td colspan="3">= Rs. 4,53,77,500/- only</td></tr></table>		Bldg marked	Description of building	Covd. Area.	Rate	Value	A	At Ground floor (Main Machinery Shed) with RCC Roof=	9182 Sft.	@ Rs. 700/-Sft.=	Rs. 64,27,400/-	B	At Ground floor (Machinery Shed) with RCC Roof	= 11505 Sft.	@ Rs. 700/-Sft. =	Rs. 80,53,500/-	A-1	At Basement (Godown) with RCC Roof	= 9182 Sft.	@ Rs. 800/-Sft. =	Rs. 73,45,600/-	B-1	At Basement (Godown) with RCC Roof	= 11222 Sft.	@ Rs. 800/-Sft. =	Rs. 89,77,600/-	A-2	At Mezz. Floor (Machinery Shed) with RCC Roof	= 5888 Sft.	@ Rs. 400/-Sft. =	Rs. 23,55,200/-	B-2	At Mezz. (Goods Godown & Flour mill) with RCC Roof =	8695 Sft.	@ Rs. 400/-Sft. =	Rs. 34,78,000/-	B-3	At First floor (Flour Mill Section) with RCC Roof	= 2637 Sft.	@ Rs. 600/-Sft. =	Rs. 15,82,200/-	B-4	At Second floor (Mumty & Rest Room) with RCC Roof =	720 Sft.	@ Rs. 600/-Sft. =	Rs. 4,32,000/-	C	At G.F.Electric Section (Gen.+Pennal Roof) at with RCC =	1202 Sft.	@ Rs. 400/-Sft. =	Rs. 4,80,800/-	D	At Ground floor office block with RCC Roof	= 1249 Sft.	@ Rs. 800/-Sft. =	Rs. 9,99,200/-	D-1	At F.F. (Staff Rest Room & office Block) with RCC	= 966 Sft.	@ Rs. 800/-Sft. =	Rs. 7,72,800/-	D-2	Mumty over office block at S.F. with RCC Roof	= 174 Sft.	@ Rs. 450/-Sft. =	Rs. 78,300/-	E	At G.F.Loading & un-loading shed with CGI Sheet roof=	2713 Sft.	@ Rs. 200/-Sft. =	Rs. 5,42,600/-	F	At G.F. Wheat Godown with ACC & Stone Slab Roof	= 8116 Sft.	@ Rs. 250/-Sft. =	Rs. 20,29,000/-	TOTAL COVERED AREA		= 73451 Sft.			3.	Submersible Pump = 1 No. L/s	= Rs. 50,000/- only			4.	Boundary wall 9" Th., & 7'-0" Ht. in C.M. partly with cement plaster & Grills on front portion above D.P.C. Level	= 2069 Rft. @ Rs. 700/- Rft. = Rs. 14,41,300/- only			5.	Metalled road in open space	= 10,000 Sq.ft. @ Rs. 20/- Sq.ft. = Rs. 2,00,000/- only			6.	Steel Gates Heavy size 5'-0"x8'-0"=2 Nos.&15'-0" x 8' = 3 Nos.=Total 5 Nos. L/s	Rs. 1,25,000/- only			TOTAL		= Rs. 4,53,77,500/- only		
Bldg marked	Description of building	Covd. Area.	Rate	Value																																																																																																							
A	At Ground floor (Main Machinery Shed) with RCC Roof=	9182 Sft.	@ Rs. 700/-Sft.=	Rs. 64,27,400/-																																																																																																							
B	At Ground floor (Machinery Shed) with RCC Roof	= 11505 Sft.	@ Rs. 700/-Sft. =	Rs. 80,53,500/-																																																																																																							
A-1	At Basement (Godown) with RCC Roof	= 9182 Sft.	@ Rs. 800/-Sft. =	Rs. 73,45,600/-																																																																																																							
B-1	At Basement (Godown) with RCC Roof	= 11222 Sft.	@ Rs. 800/-Sft. =	Rs. 89,77,600/-																																																																																																							
A-2	At Mezz. Floor (Machinery Shed) with RCC Roof	= 5888 Sft.	@ Rs. 400/-Sft. =	Rs. 23,55,200/-																																																																																																							
B-2	At Mezz. (Goods Godown & Flour mill) with RCC Roof =	8695 Sft.	@ Rs. 400/-Sft. =	Rs. 34,78,000/-																																																																																																							
B-3	At First floor (Flour Mill Section) with RCC Roof	= 2637 Sft.	@ Rs. 600/-Sft. =	Rs. 15,82,200/-																																																																																																							
B-4	At Second floor (Mumty & Rest Room) with RCC Roof =	720 Sft.	@ Rs. 600/-Sft. =	Rs. 4,32,000/-																																																																																																							
C	At G.F.Electric Section (Gen.+Pennal Roof) at with RCC =	1202 Sft.	@ Rs. 400/-Sft. =	Rs. 4,80,800/-																																																																																																							
D	At Ground floor office block with RCC Roof	= 1249 Sft.	@ Rs. 800/-Sft. =	Rs. 9,99,200/-																																																																																																							
D-1	At F.F. (Staff Rest Room & office Block) with RCC	= 966 Sft.	@ Rs. 800/-Sft. =	Rs. 7,72,800/-																																																																																																							
D-2	Mumty over office block at S.F. with RCC Roof	= 174 Sft.	@ Rs. 450/-Sft. =	Rs. 78,300/-																																																																																																							
E	At G.F.Loading & un-loading shed with CGI Sheet roof=	2713 Sft.	@ Rs. 200/-Sft. =	Rs. 5,42,600/-																																																																																																							
F	At G.F. Wheat Godown with ACC & Stone Slab Roof	= 8116 Sft.	@ Rs. 250/-Sft. =	Rs. 20,29,000/-																																																																																																							
TOTAL COVERED AREA		= 73451 Sft.																																																																																																									
3.	Submersible Pump = 1 No. L/s	= Rs. 50,000/- only																																																																																																									
4.	Boundary wall 9" Th., & 7'-0" Ht. in C.M. partly with cement plaster & Grills on front portion above D.P.C. Level	= 2069 Rft. @ Rs. 700/- Rft. = Rs. 14,41,300/- only																																																																																																									
5.	Metalled road in open space	= 10,000 Sq.ft. @ Rs. 20/- Sq.ft. = Rs. 2,00,000/- only																																																																																																									
6.	Steel Gates Heavy size 5'-0"x8'-0"=2 Nos.&15'-0" x 8' = 3 Nos.=Total 5 Nos. L/s	Rs. 1,25,000/- only																																																																																																									
TOTAL		= Rs. 4,53,77,500/- only																																																																																																									
Total Assessed present market value of property (A + B) = Rs. 8,52,52,500/- only OR Say Rs. 8.53 Crore only																																																																																																											
Fair Market Value		: Rs. 8.53 Crore only (Rs. Eight Crore & Fifty Three Lakh only)																																																																																																									
Realizable Value		: Rs. 6.75 Crore only (Rs. Six Crore & Seventy Five Lakh only)																																																																																																									
Forced / Distressed Sale Value		: Rs. 6.25 Crore only (Rs. Six Crore & Twenty Five Lakh only)																																																																																																									
Guideline Value		: Rs. 5.50 Crore only (Rs. Five Crore & Fifty Lakh only)																																																																																																									



Er. H.R. GUPTA (B.E. Civil)

Govt. Regd. Valuer

CC/PKL/TECH/VALUER/99-2000/1105-06

S.B.I., P.N.B., C.B.I., O.B.C., I.O.C.L.,

The Nainital Bank Ltd., Bank of Baroda,

S.B.O.P., Karur Vysya Bank, Karnatka Ban

Federal Bank, Vijaya Bank, Allahabad Ba

e) 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 Gazette Justification on variation has to be given.	There is wide variation in assessed present market value & Circle rate value of property which is mainly due to the reason that, registrar office rates for land in locality are very much on lower-side than the actual pre-vailing market rate of land in locality, as Registrar Office Rates for land in locality are fixed for the purpose to collect Stamp duty fee applicable on land sales transactions being registered at Tehsil Office and does not represent the true market worth of property.
ii.	Details of last two transactions in the locality / area to be provided, if available.	No sale transactions for similar featured property came to notice while site surveying in locality.

REMARKS:-

1. Distressed sale value of property arrived in view of pre-vailing market trend, in view of property situated in an under developed industrial area having agricultural area in surrounding on main metalled village – Mahawati Road at village – Patti Kalyana Tehsil – Samalkha Distt. Panipat, entire property self possessed by owner concern M/s. L.M.J. International Ltd. industrial unit lying locked & un-utilized and certain adverse features i.e. it is an irregular shaped site, existing built-up at above site is lying locked and un-maintained conditions, existing building is suitable for specific use only and due to demonetization and applicability of GST there is recession in real estate market etc.
2. Shape, dimension and location of property considered as per site identified & demarked by Sh. Devi Singh (Owner's Employee) contact no. 81682-33003 & Sh. Narender Kumar Sharma (Firm Manager) Cont. No. 99131-65555 present at site as shown ABCDEF on plan enclosed.

I hereby declare that:-

DECLARATION FROM VALUERS

- a) The information provided is true and correct to the best of my knowledge and belief.
- b) The analysis and conclusions are limited by the reported assumptions and conditions.
- c) I have read the handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- d) I have no direct or indirect interest in the above property valued.
- e) I / my authorized representative by the name of Mr. Subhash Jangra, who is also a valuer, has inspected the subject property on 07.08.2019.
- f) I am a registered valuer under Section 34 AB of Wealth Tax Act 1957. Category – 1 for valuing property land & building upto any amount.
- g) I am also an approved valuer under SARFAESI ACT-2002 for SBI and I am also approved Panel Valuer for State Bank of India.
- h) I have not been depanelled or removed from any Bank / Financial / Institution / Government Organization at any point of time in the Past.
- i) I have submitted this Valuation Report directly to the Bank.

Name and address of the valuer

H.R. Gupta (B.E. Civil)

M/s. United Engineers,

Shop No. 5, West Press Market, G.T. Road, Panipat.

Name of Valuer Association of which I am bonafide member in good standing Institution of Valuer, New Delhi

Regd. Valuer under Section 34 AB of Wealth Tax Act: No. CC/PKL/TECH/99-2000/1105-06 Dated 09.03.2000

H. Gupta

Er. H.R. GUPTA (B.E. Civil)

Govt. Regd. Valuer

CC/PKL/TECH/VALUER/99-2000/1105-06

S.B.I., P.N.B., C.B.I., O.B.C., I.O.C.L.,

The Nainital Bank Ltd., Bank of Baroda,

S.B.S., Karur Vysya Bank, Karnatka Bank,

Federal Bank, Vijaya Bank, Allahabad Bank.

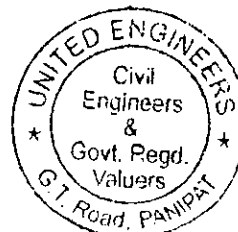
Signature of valuer: _____

Date: 09.08.2019

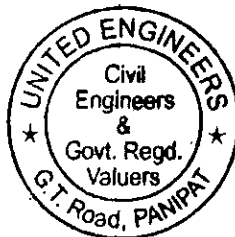
Tel. No. 0180-2632002 & 7027433333

Mob. No. 094160-19471

Email: unitedengineers2006@yahoo.co.in



15. ENCLOSURES		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Site plan & existing building layout plan enclosed <u>Latitude of property is = 029° 12' 470" (North) &</u> <u>Longitude of property is = 077° 02' 082" (East)</u>
b)	Building plan	Building plan enclosed.
c)	Floor Plan	Floor plan enclosed.
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	Existing building & site location view photographs enclosed.
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	N.A.
f)	Google map location of the property	N.A.
g)	Price trend of the Property in the locality / city from property search sites viz Magickbricks.com,99acres.com, Makan.com etc.	N.A.
h)	Any other relevant documents / extracts	Circle rate of land in locality at vlliage – Patti Kalyana of Samalkha Tehsil rate as per item Sr.No. – 28 on Page No. 8 is Rs. 24,24,000/- Sq.Acre. (Photocopy of collector rate for the year 2018-19 of Distt. Panipat enclosed).



Hogupta

Er. H.R. GUPTA (B.E. Civil)
Govt. Regd. Valuer
CC/PKL/TECH/VALUER/99-2000/1105-06
S.B.I., P.N.B., C.B.I., O.B.C., I.O.C.L.,
The Nainital Bank Ltd., Bank of Baroda,
S.B.O.P., Karur Vysya Bank, Karnataka Bank,
Federal Bank, Vijaya Bank, Allahabad Bank,

Date: 09.08.2019

Place: PANIPAT

Signature and Seal of Valuer
on the Bank's Panel