

PERFECT VALUERS

(PANEL VALUER OF FIXED & MOVABLE ASSETS)

C-481, Street No. 11, Majlis Park,
Delhi-110033

M.: 09582166798 & 9711633049

Email Id: perfectvaluers2012@gmail.com;
perfectvaluers2012@yahoo.in;

Bank in Panel:-
State Bank of India,
Bank of Baroda,
Oriental Bank of
Commerce

Ref. No.: PV/SBI/SME/NIT/JAN-006/2019-20/BT

DATED: 29.01.2020

PROPERTY SITUATED AT	:-	INDUSTRIAL PROPERTY BEARING NO. 16, SITUATED AT DLF INDUSTRIAL AREA, PHASE-I, MAUZA MEWLA MAHARAJPUR, TEHSIL & DISTT. FARIDABAD (HARYANA)
OWNER	:-	M/S MAJESTIC SEATS INDIA THROUGH ITS PROP. SH. ASHOK SHARMA S/O SH. RANGI LAL SHARMA
ACCOUNT NAME	:-	M/S MAJESTIC SEATS INDIA
FAIR MARKET VALUE	:-	RS. 4,26,00,000/-
RELIZABLE VALUE	:-	RS. 3,62,00,000/-
GUIDE LINE VALUE	:-	Rs. 1,61,21,700/-
BRANCH NAME	:-	STATE BANK OF INDIA, SME BRANCH, NIT FARIDABAD (HARYANA)



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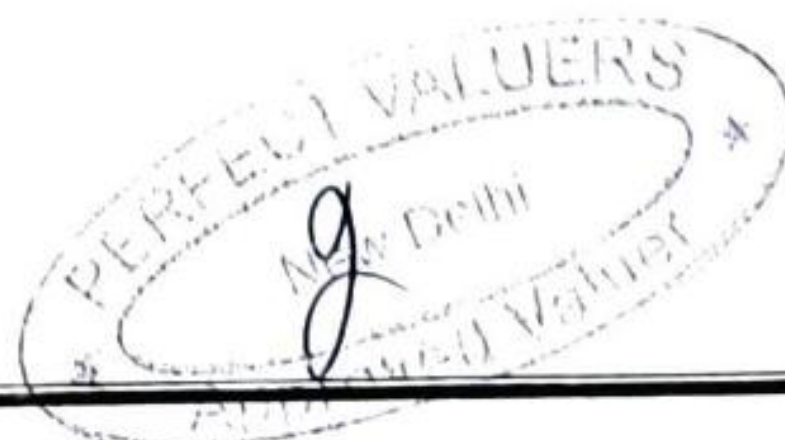
VALUATION REPORT OF IMMOVABLE PROPERTY

I. GENERAL

1.	Purpose for which the valuation is made	:	Fair Market Value for Bank Credit Facilities
2.	a) Date of Inspection	:	26.01.2020
	b) Date on which the valuation is made	:	29.01.2020
3.	List of Documents produced for perusal		
	(1) Photocopy of Title Investigation report dt. 13.12.2017 made by Kunwar Surender Singh (Advocate)		
4. a)	Name of the owner (s) and his / their address (es) with Phone no. (details of share of each owner in case of Joint Ownership)	:	M/S MAJESTIC SEATS INDIA THROUGH ITS PROP. SH. ASHOK SHARMA S/O SH. RANGI LAL SHARMA
4. b)	Account Name	:	M/S MAJESTIC SEATS INDIA
5.	Brief description of the property (Including leasehold / freehold etc)		
	<p>1) The property under valuation is an industrial property bearing no. 16, situated at DLF Industrial Area, Phase-I, Mauza Mewla Maharajpur, tehsil & distt. Faridabad, Haryana built on a plot measuring area of 921.65 sq. yards or 770.61 (as per TIR), as GF + 3 storeyed.</p> <p>2) Subject property is comprising of office room, conference room, working hall, store, generator room, DG room shed, toilet at GF; storage halls at FF; machine hall, storage hall at SF and storage hall and machine shed at TF.</p> <p>3) Sanctioned plan has not been submitted by Bank/ owner, so we considering permissible area as per bye laws and extra coverage area not considered for valuation.</p> <p>4) Subject property is about 16 years old & owner occupied being used for industry as on date.</p> <p>5) The property is located near NHPC Metro Station.</p> <p>6) Sanctioned plan has not been submitted so the covered area as per bye laws is considered for valuation.</p> <p>7) As per site the subject property is clubbed with rear portion property no. 15 of the same owner without any demarcation. The entry of both the properties is common from plot no. 16, but in future property no. 16 can be separated easily. So Bank may check the property and visit personally and check demarcation of the subject property before funding.</p> <p>8) The valuation is prepared on the basis of TIR.</p>		

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6.	Location of property				
	a)	Plot No. / Survey No.	:	INDUSTRIAL PROPERTY BEARING NO. 16, SITUATED AT DLF INDUSTRIAL AREA, PHASE-I, MAUZA MEWLA MAHARAJPUR, TEHSIL & DISTT. FARIDABAD (HARYANA)	
	b)	Door No.	:		
	c)	T. S. No. / Village	:		
	d)	Ward / Taluka	:		
	e)	Mandal / District	:		
7.	Postal address of the property		:	As above	
8.	City / Town		:	City	
	Residential Area		:	No	
	Commercial Area		:	No	
	Industrial Area		:	Yes	
9.	Classification of the area		:		
	i) High / Middle / Poor		:	Middle	
	ii) Urban / Semi Urban / Rural		:	Urban	
10.	Coming under Corporation Limit / Village Panchayet / Municipality		:	Municipality Corporation Faridabad	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.		:	-do-	
12.	In case it is an agricultural land, nay conversion to house site plots is contemplated.		:	N.A.	
13.	Boundaries of the Property		:	As per TIR	As per site
	North		:	remaining part of plot no.16	Road
	South		:	Plot no. 15	Part of Property no. 15
	East		:	Road	Property no. 17
	West		:	Other property	Part of property no. 15
14.	Dimensions of the site		:	A	B
			:	As per TIR	As per site
	North		:	921.65 sq. yards	Irregular shape - 970 sq.yards
	South		:		
	East		:		
	West		:		
15.	Extent of the site		:	921.65 sq. yards or 770.61 sq. mtrs.	
16.	Latitude, Longitude and Coordinates of the site		:	28.4599813N 77.3103723E	
17.	Extent of the site considered for Valuation (least of 14a & 14b)		:	Permissible Covered area as per bye laws is considered for valuation.	
18.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		:	Owner occupied	



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II. CHARACTERISTICS OF THE SITE

1.	Classification of Locality	:	Middle Class
2.	Development of surrounding areas	:	Developed
3.	Possibility of frequent flooding / submerging	:	No
4.	Feasibility to the Civic Amenities like School, Hospital, Bus Stop, Market etc.	:	Nearby
5.	Level of land with topographical conditions	:	Level
6.	Shape of land	:	Rectangular Shape
7.	Type of use to which it can be put	:	Industrial
8.	Any usage restriction	:	-do-
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Metalled Road
13.	Width of road - is it below 20 ft. or more than 20 ft.	:	More than 20' wide road
14.	Is it a Land - Locked land?	:	No
15.	Water potentiality	:	Yes
16.	Underground sewerage system.	:	Yes
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site		
	1. --		
	2. --		
22.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	--
	1. --		
	2. --		

PART - A (VALUATION OF LAND)

1.	Size of plot	:	921.65 sq. yards or 770.61 sq. mtrs. (as per TIR)
	North & South	:	--
	East & West	:	--
2.	Total Extent of the plot	:	921.65 sq. yards or 770.61 sq. mtrs. (as per TIR)
3.	Guideline rate obtained from the Registrar's Office		
	Value of Land	921.65 sq. yrds	Rs. 10,000/- per sq. yrds
			Rs. 92,16,500/-
	Construction Value	1177 sq. ft. (shed)	Rs. 400/- per sq. ft.
		9192 sq.ft. (RCC)	Rs. 700/- per sq.ft.
			Rs. 4,70,800/-
			Rs. 64,34,400/-
			Value of the Property
			Rs. 1,61,21,700/-

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4.	Prevailing market rate		Rs. 35,000/- to Rs. 40,000/- per sq. yds..
5.	Assessed / adopted rate of valuation	:	Rs. 37,000/- per sq. yds.
6.	Estimated value of land	:	921.65 sq. yards @ Rs. 37,000/- per sq. yds. = Rs. 3,41,01,050/-

PART - B (VALUATION OF BUILDING)

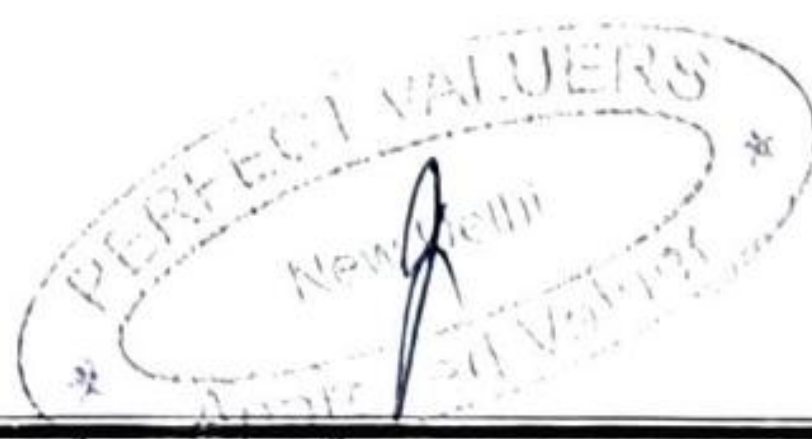
1. Technical details of the Building

a)	Type of Building (Residential / Commercial / Industrial	:	Residential																															
b)	Type of Construction (Load bearing / RCC / Steel Framed)	:	RCC Structure /Shed																															
c)	Year of Construction	:	1986																															
d)	Number of floors and height of each floor including basement, if any	:	GF+1 storied																															
e)	Plinth area floor-wise	:	<table><tr><th>Floor</th><th>Actual area In sq. ft.</th><th>Permissible Area as per bye laws In sq. ft.</th><th>Adopted area In sq.ft.</th></tr><tr><td>GF RCC</td><td>3800</td><td rowspan="2">4977</td><td>3800</td></tr><tr><td>GF Shed</td><td>1300</td><td>1177</td></tr><tr><td>FF</td><td>3800</td><td>3318</td><td>3318</td></tr><tr><td>SF</td><td>3800</td><td>2074</td><td>2074</td></tr><tr><td>TF</td><td>2600</td><td>--</td><td>--</td></tr><tr><td>TF Shed</td><td>1200</td><td>--</td><td>--</td></tr><tr><td>Total</td><td>16500</td><td>10369</td><td>10369</td></tr></table>	Floor	Actual area In sq. ft.	Permissible Area as per bye laws In sq. ft.	Adopted area In sq.ft.	GF RCC	3800	4977	3800	GF Shed	1300	1177	FF	3800	3318	3318	SF	3800	2074	2074	TF	2600	--	--	TF Shed	1200	--	--	Total	16500	10369	10369
Floor	Actual area In sq. ft.	Permissible Area as per bye laws In sq. ft.	Adopted area In sq.ft.																															
GF RCC	3800	4977	3800																															
GF Shed	1300		1177																															
FF	3800	3318	3318																															
SF	3800	2074	2074																															
TF	2600	--	--																															
TF Shed	1200	--	--																															
Total	16500	10369	10369																															
f)	Condition of the Building	:																																
	i) Exterior – Excellent, Good, Normal, Poor	:	Normal																															
	ii) Interior – Excellent, Good, Normal, Poor	:	Normal																															
g)	Date of issue and validity of layout plan approved map / plan	:	Not provided																															
h)	Approved map / plan using authority	:	Do																															
i)	Whether genuineness or authenticity of approved map / plan	:	Do																															
j)	Any other comments on authentic of approved plan	:	Actual Covered area is more than permissible limit as per bye laws																															



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S. No.	Description	Specifications of Construction (Floor Wise) in respect of:	
		Ground Floor	Other Floor
1.	Foundation	RCC Spread Foundation	--
2.	Basement	No	No
3.	Super structure	9" & 4 1/2" th brick work in cement mortar Wooden/Steel	9" & 4 1/2" th brick work in cement mortar Wooden/ Steel
4.	Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)		
5.	RCC works	Yes	Yes
6.	Plastering	12 mm th cement plaster	12 mm th cement plaster
7.	Flooring, Skirting, de-doing	Kota/ Epoxy / CC	Kota/CC
8.	Special finish as marble, granite, wooden paneling, grills etc.,	--	--
9.	Roofing including weather proof course	RCC/shed	RCC
10.	Drainage	Provided	Provided
S. No.	Description		
2.	Compound wall	Yes	
	Height	--	
	Length	--	
	Type of construction	9"th brick work	
3.	Electrical installation		
	Type of wiring	Conduit	
	Class of fittings (superior/ ordinary / poor) :	Superior	
	Number of light points	As per site	
	Fan points	-do-	
	Spare plug points	-do-	
	Any other item	-do-	
4.	Plumbing installation		
	a) No. of water closets and their type	As per site	
	b) No. of wash basins	-do-	
	c) No. of urinals	-do-	
	d) No. of bath tubs	-do-	
	e) Water meter, taps, etc.	-do-	
	f) Any other fixtures	-do-	



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PART-B

S. No	Particulars of item	Permissible area sq. ft.	Age of building	DETAILS OF VALUATION			
				Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation 27% (RCC) & 40% (Shed)	Net value after depreciation on Rs.
1	RCC GF+2	9192	16/60	1100/-	1,01,11,200/-	27,30,024/-	73,81,176/-
2	Shed	1177	16/40	900/-	10,59,300/-	4,23,720/-	6,35,580/-
3							
	Total	10369			1,11,70,500/-	31,53,744/-	80,16,756/-

Part - C (Extra Items) Building:

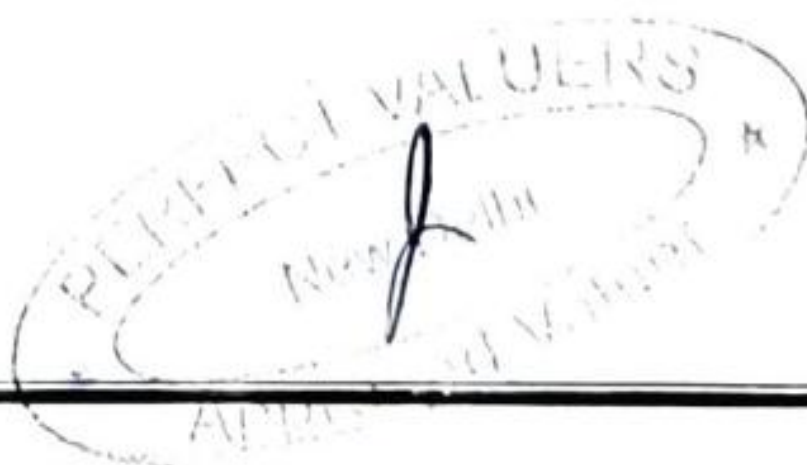
		(Amount in Rs.)
1)	Portico	
2)	Ornamental front door	
3)	Sit out/Verandah with steel grills	
4)	Over head water tank	
5)	Extra Steel/Collapsible gates	
	Total	--

Part - D (Amenities): (Amount in Rs.)

1)	Wardrobes	
2)	Glazed tiles	
3)	Extra sinks and bath tub	
4)	Marble / Ceramic tiles flooring	
5)	Interior decorations	
6)	Architectural elevation works	
7)	Panelling works	
8)	Aluminium works	
9)	Aluminium hand rails	
10)	False ceiling	
	TOTAL	Nil

Part - E (Miscellaneous):

		(Amount in Rs.)
1)	Separate toilet room	
2)	Separate lumber room	
3)	Separate water tank/ sump	
4)	Trees, gardening	
	TOTAL	--



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Part - F (Services):

1) Water supply arrangements	:		(Amount in Rs.)
2) Drainage arrangements	:		
3) Compound wall	:		
4) C. B. deposits, fittings etc.	:		
5) Pavement & electrical fitting	:		
5) Lift	:		
TOTAL	:		
			Rs. 5,00,000/-

Total Abstract of the Entire Property

			MARKET VALUE
			Rs.
Part - A	921.65 sq. yards @ Rs. 37,000/- per sq. yds.	:	3,41,01,050/-
Part - B	Building	:	80,16,756/-
Part - C	Extra Items	:	NIL
Part - D	Amenities	:	Nil
Part - E	Miscellaneous	:	NIL
Part - F	Services	:	5,00,000/-
Total Cost		:	4,26,17,806/-
Say		:	4,26,00,000/-

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).



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As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 4,26,00,000/- (Rupees Four Crore Twenty Six Lacs Only)**. The realizable value of the above property at 85% is **Rs. 3,62,00,000/- (Rupees Three Crore Sixty Two Lacs Only)** and the distress value at 75% is **Rs. 3,20,00,000/- (Rupees Three Crore Twenty Lacs Only)**.

Place: New Delhi

Date: 29.01.2020

FOR PERFECT VALUERS

(DINESH KUMAR SHARMA)
(Govt. Regd. Valuer)
(Regd. No. Cat-I/286/2009)

(Name and official seal of the approved valuer)

The undersigned has inspected the property detailed in the Valuation report dated 29.01.2020 on 26.01.2020. We are satisfied that the fair and reasonable market value of the property is Rs.

_____-/- (Rupees _____ Lacs Only).

Signature

(Name of the Branch Manager)

Date: 29.01.2020

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DECLARATION

We hereby declare that:

- i) The information provided is true and correct to the best of my knowledge and belief.
- ii) The analysis and conclusions are limited by the reported assumptions and conditions.
- iii) We 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 of the Standards of Reporting enshrined in the above Handbook.
- iv) We have no direct or indirect interest in the above property valued.

Our representative Sh. Akbar inspected the subject property on date **26.01.2020** in the **presence of Mr. Shukla.**

We are a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to life time.

- v) We are an approved Valuer under SARFAESI ACT 2002 and am approved by the Bank.
- vi) We are not been depanelled or removed from any Bank/ Financial Institution/Government Organization at any point of time in the past.
- vii) We have submitted the valuation Report (s) directly to the Bank.

