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/2020-21/BT/BD **DATED: 30.03.2021**

PROPERTY SITUATED AT	:-	**PROPERTY BEARING NO. 15/5, FORMING PART OF PLOT NO. 15, SITUATED AT DLF INDUSTRIAL AREA, PHASE-1, WITHIN REVENUE ESTATE OF MEWLAMAHARAJAPUR, TEHSIL & DISTT. FARIDABAD, HARYANA**
OWNER	:-	**MR. ASHOK SHARMA S/O MR. RANGI LAL SHARMA**
ACCOUNT NAME	:-	**M/S MAJESTIC SEAT INDIA PVT. LTD.**
FAIR MARKET VALUE	:-	**RS. 42,00,000/-**
RELIZABLE VALUE	:-	**RS. 34,00,000/-**
GUIDE LINE VALUE	:-	**Rs. 21,34,000/-**
COST OF CONSTRUCTION	:-	**Rs. 9,00,000/-**
BRANCH NAME	:-	**STATE BANK OF INDIA, SME- 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	:	27.03.2021
	b)	Date on which the valuation is made	:	30.03.2021
3.	List of Documents produced for perusal		:	Photocopy of Report of Investigation dt. 28.02.2018 made by K.D. Sharma & Pankaj Sharma (Advocates)
4. a)	Name of the owner (s) and his / their address (es)		:	**MR. ASHOK SHARMA S/O MR. RANGI LAL SHARMA**
4. b)	Name of the Account		:	**M/S MAJESTIC SEAT INDIA PVT. LTD.**
5.	**Brief description of the property (Including leasehold / freehold etc)**			
`	1. The property under valuation is a Free hold Industrial Property Bearing No. 15/5, Forming part of plot No. 15, Situated at DLF Industrial Area, Phase-1, within revenue estate of Mewlamaharajapur, Tehsil & Distt. Faridabad, Haryana, built as GF + 3 storied on a plot of measuring area 88 sq. yards. i.e. 73.58 sq. mtrs. out of total plot of measuring area 1407 sq. yds. (as per of TIR). 2. Sanctioned plan has not been provided by bank, hence permissible area as byelaws is considered for valuation & TF /4th floors having the temporary shed which are ignored for valuation. 3. Subject property is about 15 yrs. old, self-occupied for industrial use as on date, comprising of one hall on each Floors. 5. The property is located near NHPC Chowk. 6. The valuation report is prepared on the basis of Report of Investigation, so bank may check the complete ownership documents before funding.			
6.	Location of property			
	a)	Plot No. / Survey No.	:	**PROPERTY BEARING NO. 15/5, FORMING PART OF PLOT NO. 15, SITUATED AT DLF INDUSTRIAL AREA, PHASE-1, WITHIN REVENUE ESTATE OF MEWLAMAHARAJAPUR, TEHSIL & DISTT. FARIDABAD HARYANA**
	b)	Door No.	:	
	c)	T. S. No. / Village	:	
	d)	Ward / Taluka	:	
	e)	Mandal / District	:	

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	stal address of the property	:	As above	
	ity / Town	:	City	
	Residential Area	:	No	
	Commercial Area	:	-do-	
	Industrial Area	:	Yes, Industrial	
	Classification of the area	:		
	i) High / Middle / Poor	:	Middle	
	ii) Urban / Semi Urban / Rural	:	Urban	
.	Coming under Corporation Limit / Village Panchayet / Municipality	:	Municipal	
.	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 Legal**	**As per site**
	North	:	Open space	Open space
	South	:	Common Space	Common Space
	East	:	Part of Plot No. 15/4	Part of Plot No. 15/4
	West	:	Plot No. 15/6	Property No. 15/6
14.	Dimensions of the site	:	**A**	**B**
			As per deed	**As per site**
	North	:		
	South	:	88 sq. yards. i.e. 73.58 sq. mtrs. (as per of TIR/ site)	
	East	:		
	West	:		
15.	Extent of the site	:	88 sq. yards. i.e. 73.58 sq. mtrs. (as per of TIR/ site)	
16.	Latitude, Longitude and Coordinates of the site	:	28.4047481 N 77.2346766 E	
17.	Extent of the site considered for Valuation (least of 14a & 14b)	:	88 sq. yards. i.e. 73.58 sq. mtrs. (as per of TIR/ site)	
18.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Self -occupied	

II. CHARACTERSTICS 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

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	e of land	:	Irregular shape
	e of use to which it can be put	:	Industrial
	y usage restriction	:	Other than industrial
	plot in town planning approved yout?	:	Yes
	Corner plot or intermittent plot?	:	Intermittent plot
	Road facilities	:	Yes
	Type of road available at present	:	Metalled Road
	Width of road – is it below 20 ft. or more than 20 ft.	:	20' wide road
	Is it a Land – Locked land?	:	No
	Water potentiality	:	Yes
	Underground sewerage system.	:	Yes
.	Is Power supply is available in the site	:	Yes
3.	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	:	88 sq. yards. i.e. 73.58 sq. mtrs. (as per of TIR/ site)
	North & South	:	--
	East & West	:	--
2.	Total Extent of the plot	:	88 sq. yards. i.e. 73.58 sq. mtrs.
3.	**Guideline rate obtained from the Registrar's Office**		

Value of Land	88 sq. yards	Rs. 13,000/- per sq. yards	**Rs.**	**11,44,000/-**
Construction Value	990 sq. ft.	Rs. 1,000/- per sq. ft.	**Rs.**	**9,90,000/-**
		Value of the Property	**Rs.**	**21,34,000/-**

TEHSIL FARIDABAD (INDL. AREA)

Sr. No	NAME OF SECTOR/ COLONY	INDUSTRIAL			
		Collector rate for 2019-20(in Rs. Per Sq. Yard)	Proposed rate for 2021-21, (01.04.2021 to 31.12.2021)		Inc./ Dec. %
	D.L.F , FARIDABAD, INDUSTRIAL AREA		Per sqyds	Per sq. mtrs.	
1	UP TO 1000 Sq.Yds	13000	13000	15548	0%
	More than 1000 Sq. Yds TO 2000 Sq. Yds	12000	12000	14352	0%
	More than 2000 Sq. Yds TO 1 ACRE (4840 sqyds)	11000	11000		0%
	More than ONE ACRE (4840 sq.yds)	10000	10000	[illegible]	[illegible]

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of variation of 20% or more in ›n proposed by the valuer and the value provided in the State Govt. ›n or Income Tax Gazette ion on variation has to be given.	For the reasons stated below:- 1. Market value of property is more than 20% of the circle rate. 2. Circle Rates (s) is/are fixed by The Revenue Deptt. of the Govt. for the purpose of Stamp Duty which is generally vary than market rates. 3. The market rate depends on demand & supply of the property in a particular area.
etails of last two transactions in the ty/area to be provided, if available	As the 2 sale transactions in the locality are not available we are providing **Property Dealer No.** for assessing the nearby value in the particular area. **Perfect Estate: 9873423580**

	Prevailing market rate		Rs. 35,000/- to Rs. 40,000/- per sq. yds.
.	Assessed / adopted rate of valuation	:	Rs. 37,000/- per sq. yds.
5.	Estimated value of land	:	88 sq. yards @ Rs. 37,000/- per sq. yds. = Rs. 32,56,000/-

PART – B (VALUATION OF BUILDING)

1.	Technical details of the Building			
	a)	Type of Building (Residential / Commercial / Industrial	:	Industrial
	b)	Type of Construction (Load bearing / RCC / Steel Framed)	:	RCC
	c)	Year of Construction	:	2005
	d)	Number of floors and height of each floor including basement, if any	:	GF + 3 storied and 10' heights on each floors
	e)	Plinth area floor-wise	:	

Floor	Actual area In sq. ft.	Adopted Area. (as per byelaws) In sq. ft.
Basement	-	-
GF	792	475
FF	792	317
SF	792	198
TF	792	--
4th floor	--	--
Total	**3168**	**990**

	f)	Condition of the Building	
		i) Exterior – Excellent, Good, Normal, Poor	: Average
		ii) Interior – Excellent, Good, Normal, Poor	: Average

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E-mails : pknagpal24@gmail.com

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ate of issue and validity of ayout plan approved map / plan		Not provided to us
Approved map / plan using authority		-do-
Whether genuineness or authenticity of approved map / plan		-do-
Any other comments on authentic of approved plan		Yes, The Actual Covered area is more than permissible area which is ignored for valuation.

Specifications of Construction (Floor Wise) in respect of:

	Description	GROUND FLOOR	FIRST & SECOND FLOOR
	Foundation	RCC Speared Foundation	--
	Basement	No	--
	Super structure	9" & 4 ½" th brick work in cement mortar	9" & 4 ½" th brick work in cement mortar
	Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Wooden / Steel	Wooden / Steel
	RCC works	No	No
.	Plastering	12 mmth cement plaster	12 mmth cement plaster
.	Flooring, Skirting, de-doing	CC/Kota	CC/Kota/Tiles
3.	Special finish as marble, granite, wooden paneling, grills etc.,	No	No
9.	Roofing including weather proof course	RCC	RCC
10.	Drainage	Provided	Provided

		Description	
2.		**Compound wall**	No
		Height	--
		Length	--
		Type of construction	
3.		**Electrical installation**	
		Type of wiring	Condit
		Class of fittings (superior/ ordinary / poor) :	Ordinary
		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
DETAILS OF VALUATION

r f m	Permissible area as per byelaws sq. ft.	Age of building	Depreciated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation @ 25%	Net value after depreciation on Rs.
Base ment	-	-	-	-	-	-
GF	475	15/60	1,300/-	6,17,500/-	1,54,375/-	4,63,125/-
FF	317	15/60	1,200/-	3,80,400/-	95,100/-	2,85,300/-
SF	198	15/60	1,200/-	2,37,600/-	59,400/-	1,78,200/-
TF	--	--	--	--	--	--
Total	**990**			**12,35,500/-**	**3,08,875/-**	**9,26,625/-**

Part – C (Extra Items) Building:

(Amount in Rs.)

1)	Portico	:	Included in above cost of construction
2)	Ornamental front door	:	
3)	Sit out/Verandah with steel grills	:	
4)	Over head water tank	:	
5)	Extra Steel/Collapsible gates	:	
	Total		**Nil**

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

1)	Wardrobes	:	Included in above cost of construction
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		
	T O T A L	:	**Nil**

Part – E (Miscellaneous):

(Amount in Rs.)

1)	Separate toilet room	:	Included in above cost of construction
2)	Separate lumber room	:	
3)	Separate water tank/ sump	:	
4)	Trees, gardening		
	T O T A L	:	**Nil**

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(Amount in Rs.)

rvices):		
supply arrangements	:	Included in above cost of construction
ge arrangements	:	
ound wall	:	
deposits, fittings etc.	:	
ement & electrical fitting	:	
TAL	:	Nil

Total Abstract of the Entire Property

			MARKET VALUE Rs.
t – A	88 sq. yards @ Rs. 37,000/- per sq. yds.	:	32,56,000/-
rt – B	Building	:	9,26,625/-
rt – C	Extra Items	:	Nil
art – D	Amenities	:	Nil
Part – E	Miscellaneous	:	NIL
Part – F	Services	:	NIL
Total Cost		:	41,82,625/-
Say		:	42,00,000/-
Cost of Construction for Insurance Purpose		:	9,00,000/-

(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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ıy appraisal and analysis it is my considered opinion that the present market ove property in the prevailing condition with aforesaid specifications is **0/-(Rupees Forty Two Lac Only).** The realizable value of the above property at **4,00,000/- (Rupees Thirty Four Lac Only)** and the distress value at 70% is **000/- (Rupees Twenty Nine Lac Only).**

FOR PERFECT VALUERS

e: New Delhi

te: 30.03.2021

PERFECT VALUERS
Approved Valuer

(DAVINDER KATARIA)
(Govt. Regd. Valuer)
(Cat-I/717/Vol –II/06/2019-20)

(Name and official seal of the approved valuer)

The undersigned has inspected the property detailed in the Valuation report dated 30.03.2021 on 27.03.2021. We are satisfied that the fair and reasonable market value of the property is Rs. realizable value is ₹ 34000000/- (Rupees Thirty four lakhs only Lacs Only).

Signature

(Name of the Branch Manager)

Date: 30.03.2021

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