



ICICI Bank

(Corporate Banking Group)

VALUATION REPORT

FAIR MARKET VALUE OF THE PROPERTY

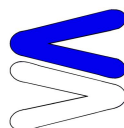
AT

**VILLAGE BASTHARA , G.T.ROAD NH-1, TEHSIL GHARAUNDA,
DISTRICT KARNAL
HARYANA**

**As on
12.03.2015**

OWNER/S:

**HPL Electric & Power Pvt Ltd
(formerly HPL SOCOMEC PVT. LTD.)**



CSV TECHNO SERVICES PVT. LTD.

Consulting Engineers & Valuers

45, First Floor, Corner Market, Malviya Nagar, New Delhi - 110017; Phone: 2668 6419, 2668 6421,

URL : www.csvtechno.com, e-mail: mail@csvtechno.com

VALUATION CERTIFICATE

Pursuant to Instructions from ICICI Bank Ltd., **Corporate Banking Group**, the Property is an industrial property at Village Basthara, G.T.Road NH-1, Tehsil Gharaunda, District Karnal, Haryana owned by **HPL Electric & Power Pvt. Ltd.** has been inspected on 12.03.2015 for assessing the fair market value for collateral security.

Property: The property is an industrial unit having G+3 storied RCC building and single storied industrial shed and an annex building on a total land of 14.55 acres (58,883.85 sqm). The land comprises of 23,790 sqm for which CLU is obtained, whereas for 27731.04 sqm NoC was obtained. Total built up area in the unit is 10,680 sqm (that includes **9427.80 sqm with CLU area and 1252.2 sqm in NoC area**) and comprised of 3 Hall, 2 Office room, 2T/B, Pantry, each at GF/FF/SF and 2 Halls, 2 Office room, 2T/B, 2Mumty on TF . Some area at 3rd floor is tin shedded, being temporary, not considered in assessment. Area considered as per provided plan. Some portion of GF is double height rest portion is single height. Photographs of the property are attached as annexure.

Location : The Property is located main NH-01, 1 Km from Toll Plaza (Basthara Village), 3 km from Gharunda, 15 km each from Panipat/Karnal Town and 85 km from Delhi (Singhu Boarder).

Based on the information and particulars furnished by the owner's representative and actual observation, detailed valuation report has been prepared, which is enclosed. The bank is advised to take clarification about the ownership of the property from competent lawyer.

After careful consideration of various important factors like location, size, specifications, age, present condition, demand, potential marketability, Assumptions and limitations etc., we are of the opinion that the fair market value of the above property is ` **55.05 crores.**

For **CSV Techno Services (P) Ltd.**

(Authorised Signatory)

VALUATION REPORT PART –1

GENERAL

1.	Purpose for which valuation is made	:	To assess the fair market value for collateral security
2.	Date as on which valuation is made	:	12.03.2015
3.	Name of the owner/s	:	HPL Electric & Power Pvt. Ltd.(formerly HPL Socomec Pvt. Ltd.)
4.	If the property is under joint ownership/ co-ownership, share of each such owner. Are the Shares undivided?	:	Sole ownership of the Company.
5.	Brief description of the property	:	Industrial Building with G+2 storied structure on a land parcel of 48,800.42 sqm
6.	Location, street, ward No.	:	Village Basthara , G.T.Road NH-1
7.	Survey/Plot No. of land	:	Kila No. 73 //21(8-0),22/1(7-12); 74 //25/1(7-0),27(0-10); 77 //2(0-17),3(7-11),(7-11),4(7-11),5(7-11),6(8-0),7(8-0),8(8-0),9(1-12),13/2(1-8),14/1(3-12); 78 //, 1 (8-0)2/1(7-12),8(8-0),9/2(7-12),10(8-0) Total Kila 19 Land Measuring 116 Kanal 8 Marla (48,800.42 sqm)
8.	Is the property situated in residential/ commercial/mixed area	:	Industrial
9.	Classification of locality-high class/middle class/poor class	:	Middle Class
10.	Proximity to civic amenities like schools, hospitals, offices, market, cinemas, etc.	:	Available within reasonable distance.
11.	Means & proximity to surface communication by which locality served.	:	By Road Transport

LAND:

12.	Area of land, supported by documentary proof, shape, dimensions and physical features.	:	48,800.42 sqm North : Revenue Road & Showroom of Bharat Menz South : Agriculture Land East : Agriculture Land West : National Highway No. 1, (G.T. Karnal Road)
13.	Road/street on which land abutting.	:	Road on West
14.	Is it freehold or leasehold land?	:	Freehold

15.	If lease-hold the name of Lesser, Lessee, nature of lease, date of commencement & termination of Lease and terms of renewal of Lease.	:	NA
	i) Initial Premium	:	NA
	ii) Ground rent payable p.a.	:	NA
	iii) Unearned increase payable to the lesser in the event of sale or transfer.	:	NA
16.	Is there any restrictive covenant in regard to use of land, if so, attach a copy	:	Not applicable
17.	Are there any agreements of easements? If so, attach copies	:	Not applicable
18.	Does the land fall in an area included in any town planning plan of Govt. or any statutory body? If so, give particulars	:	DTCP
19.	Has any contribution been made towards development or is any demand for such contribution still outstanding?	:	Details with owner.
20.	Has the whole or part of the land been notified for acquisition by Govt. or any statutory body? Give date of the notification.	:	No
21.	Attach a dimensioned site plan	:	Attached

IMPROVEMENTS:

22.	Attach plans and elevations of all structures standing on the Land and Lay-out Plan	:	Attached
23.	Furnish technical details of the building of a separate sheet (the annexure to this form may be used).	:	Attached
24.	i) Is the Building owner occupied / tenanted?	:	Yes
	ii) If partly owner-occupied, specify portion and extent of area under owner occupation.	:	NA
25.	What is the floor space index permissible and percentage actually utilized.	:	Permissible : 125 Utilized : 20

RENTS:NA.

SALES:

26.	Give instances of sales of immovable property in the localities on a separate sheet, indicating the name and address of the property registration no. sale price and area of land sold.	:	Please refer part-II
27.	Land rate adopted in this Valuation (`)	:	Refer Valuation Part-II
28.	If sale instances are not relied upon the basis of arriving at the land rate.	:	Market survey

COST OF CONSTRUCTION:

29.	Year of commencement of construction and year of Completion	:	2013-2014
30.	What was the method of construction by contract / by employing labor assessment Directly/both	:	Not relevant for market valuation assessment.
31.	For items of work done on contract produce copies of agreements	:	-do-
32.	For items of work done by engaging labor directly give basic rates of materials and labor.	:	-do-

Details of Land Area

S.No.	Detail	Area (Sqm)
1.	Area for which CLU is obtained	23,790.00
2.	Area for which NOC is granted	27731.04
3.	Area under Green Belt	6839.38
4.	Area for roads/access	523.43
	Total Land area	58,883.85
	Area considered in Valuation	58360.42 sqm

VALUATION REPORT: PART – II

Pursuant to Instructions from ICICI Bank Ltd., **Corporate Banking Group**, the Property an industrial at Village Basthara , G.T.Road NH-1, Tehsil Gharaunda, District Karnal, Haryana owned by **HPL Electric & Power Pvt. Ltd. (formerly HPL Socomec Pvt. Ltd.)** has been inspected on 12.03.2015 for assessing the fair market value for collateral security.

2. This report is based on the information and particulars furnished by the owner/owner's representative, which have been verified by us to the extent possible. The bank is advised to take clarification about the ownership of the property from competent lawyer.
3. **Property** : The property is an industrial unit having G+3 storied RCC building and single storied industrial shed and an annex building on a total land of 14.55 acres (58,883.85 sqm). The land comprises of 23,790 sqm for which CLU is obtained, whereas for 27731.04 sqm NoC was obtained. Total built up area in the unit is 10,680 sqm (that includes **9427.80 sqm with CLU area and 1252.2 sqm in NoC area) and** comprised of 3 Hall, 2 Office room, 2T/B, Pantry, each at GF/FF/SF and 2 Halls, 2 Office room, 2T/B, 2Mumty on TF . Some area at 3rd floor is tin sheded, being temporary, not considered in assessment. Area considered as per provided plan. Some portion of GF is double height rest portion is single height. Photographs of the property are attached as annexure.
4. **Location** : The Property is located main NH-01, 1 km from Toll Plaza (Basthara Village), 3 km from Gharunda, 15 km each from Panipat/Karnal Town and 85 km from Delhi (Singhu Boarder).
5. **Documents** : Copy of following documents are provided for reference :
 - i. Sale deed No. 1444, dtd. 06.11.2008, for land of 116 Kanal & 8 Marla favouring HPL Socomec Pvt. Ltd.
 - ii. Copy of Sanctioned plan by Distt. Town Planner, for the said property.
 - iii. CLU wide memo No.5685, dtd. 14.07.2010, for land of 23,790 sqm.

6. Assumptions & Limitations :

For this report we have carried out analysis and assessments of the market(s) under consideration and obtained other available information and data those were considered relevant for carrying out the assignment. This report is not based on comprehensive market research of the overall market for all possible situations. The opinions expressed in the report, is subject to the limitations as given below:

- a. We have adopted valuation method based on our expertise and knowledge on the assumptions that were considered relevant and reasonable at that point of time. All of these are in the nature of likely or possible events/occurrences and the Report does not constitute a recommendation to Client or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action.
- b. It should be, noted that value assessments are based upon the facts and evidence available at the date of assessment. Changes in socio-economic and political conditions could result in a substantially different situation than those presented at the stated effective date. It is, therefore recommended that the value assessments be periodically reviewed.
- c. The report is only for the purpose mentioned above, for the exclusive use of **ICICI Bank Ltd. (Corporate Banking Group)** and should not be used by any other person or for any other purpose. Report provided is limited to opinion of value and do not constitute an audit, a due diligence and tax related services. Through this report we do not express any opinion on the financial information of the business of any party, including the owners and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated, and should not be used for any other purpose.
- d. No investigation of the title of the assets has been made and owners' claims to the assets are assumed to be valid.
- e. It is, assumed that the property is free from all encumbrances and there is no liability of outstanding on the owners, taxation or any other expense towards statutory compliance for realization which may arise in the event of disposal.
- f. In the preparation of the Report, we have relied on the following information:
 - The information provided by the owner/s or their representative appointed and its affiliates and subsidiaries during the visits.
 - Recent data on the industry segments and market projections;

- Other relevant information provided to us by the Client and its affiliates and subsidiaries, available with us and publicly available information and reports.
- g. It is assumed that the owner is having clear legal title of the property in his favour.
- h. Area considered as per provided plan.
- i. As per the approved plan it was indicated that for 27,731.04 sqm NoC was obtained, however no separate NOC letter was provided. It is assumed that the owner is having NoC with them.

7. Market Value:

On the basis of recent transactions, market trend, enquiries from the various property brokers, in the area, it is concluded that the prevailing land rate on the highway facing properties are in the range of ` 1.5 crore per acres to 4.0 crore per acre and the rate depends on the size of the land and actual utilizable area after leaving for green belt (no construction zone). The land parcels away from the highway are available in the range of Rs. 80.00 lac to 1.25 crore per acre depending on access and distance from highway. The said parcel is almost regular in shape and wide frontage about 122 m on national highway and before the toll plaza (towards Delhi) and looking to present economic scenario a land rate of ` 2.40 crore per acre (5,900/- per sqm) is considered reasonable & adopted. The details of valuation are as under;

		Amount (`)
a) LAND:		
58,360.42 sqm @ ` 5,900/-per sqm		34,43,26,478
b) BUILDING:		
Replacement cost : 10,680 sqm @ ` 18,000/- (As the property is having multiple height, thus average rate considered)	19,22,40,000	
External Development, boundary wall, paving, gate, bore well, water tank, septic tank, sewage etc	1,40,00,000	
Value of the building		20,62,40,000
Value of the property		55,05,66,478
SAY		55.05 crores

CONCLUSION

After considering various important factors discussed above, we are of the opinion that the fair market value of property, at Village Basthara , G.T.Road (NH-1), Tehsil Gharaunda , District Karnal, Haryana owned by **HPL Electric & Power Pvt. Ltd. (formerly HPL Socomec Pvt. Ltd.)** , is ₹ 55,05,00,000/- (**Rupees fifty five crores five lacs only**).

VALUATION REPORT - PART-III

DECLARATION

It is hereby declared that:

- a) We have no direct or indirect interest in the property valued.
- b) The information in part - I is true and correct to the best of our knowledge and belief.
- c) The property has been inspected on 12.03.2015.

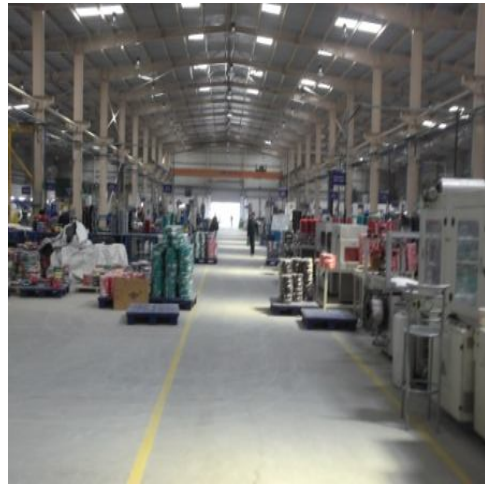
FOR CSV TECHNO SERVICES P LTD.

New Delhi
19.03.2015

(Authorised Signatory)

PHOTOGRAPHS

Village Basthara , G.T.Road(NH-1) ,Teshil Gharaunda, District Karnal, Haryana



PHOTOGRAPHS

Village Basthara , G.T.Road (NH-1) ,Teshil Gharaunda, District Karnal, Haryana

