

GAUTAM AKHAURI

for Approval.

B.E. (Civil); M.I.E. (Civil), F.I.V.
 Approved Valuer (Regd. No. F-7336, CAT-I/534/145/05-06) in
 the Panel of Allahabad Bank, United Bank of India, OBC,
 Central Bank of India, Cent Bank Housing Finance Ltd., Punjab
 National Bank, Nainital Bank, SBI, Yes Bank,
 Surveyor & Loss Assessor (64622/98-03)
 Chartered Engineer (M-129134/8)

B-602, MOD Apartments,
 Vasundhara Enclave,
 New Delhi-110096
 Phone No.: 011-22616317
 Mobile No.: 9810009223
 Email Id.: g_akhauri@yahoo.co.in

Ref. No.: GA/SBI/S-1248/2015

14TH AUG. 2015

VALUATION REPORT
OF
IMMOVABLE PROPERTY
(LAND & BUILDING METHOD)

PROPERTY SITUATED AT

INDUSTRIAL PLOT KHASRA BEARING NOS. 9/2 (4-02), 11 (8-18) & 12 (8-0),
 MUSTATIL NO.41, SITUATED IN THE VILAGE BHIGAN, TEHSIL GANNAUR, DISTT.
 SONIPAT, HARYANA.

OWNER

M/S. HPL ELECTRIC & POWER (P) LIMITED.. THROUGH ITS MANAGING
 DIRECTOR Mr. LALIT SETH S/o LATE SHRI INDER NARAYAN SETH.

A/C.

M/S. HPL ELECTRIC & POWER (P) LIMITED..

ON BEHALF OF

STATE BANK OF INDIA, OVERSEAS BRANCH, NEW DELHI.

[Signature]
 26/8/15

Verified as per Reasonable
[Signature]

(Relationship Manager)

[Signature]

APPENDIX-II.


FORMAT OF VALUATION REPORT (FOR ALL PROPERTIES OF VALUE MORE THEN RS. 5 CRORES)

Name & Address of Branch : STATE BANK OF INDIA, OVERSEAS BRANCH,
NEW DELHI.

Name of Customer (s) / Borrowal unit : M/S . HPL ELECTRIC & POWER (P) LIMITED..

1.	Introduction	:	
(1)	Name of the Valuer	:	Mr. Gautam Akhauri.
(2)	Date of valuation	:	14/08/2015.
(3)	Purpose of Valuation	:	<i>To assess the Fair Market Value of property for Bank credit facilities.</i>
(4)	Name of the property Owners	:	M/S . HPL ELECTRIC & POWER (P) LIMITED.. THROUGH ITS MANAGING DIRECTOR Mr. LALIT SETH S/o LATE SHRI INDER NARAYAN SETH R/o 1/21, ASIF ALI ROAD, NEW DELHI.
(5)	Name of the Bank	:	STATE BANK OF INDIA, OVERSEAS BRANCH, NEW DELHI.
(6)	Name of Developer of the property (In case of developer built properties)	:	No developer area.
	Brief description of the property		Property is an approved Industrial free hold built up three storied building (Each Block I.E. A,B,C Block) with basement floor, built on the plot khasra bearing nos.9/2 (4-02), 11 (8-18) & 12 (8-02), and Mustatil no.41, total plot area measuring 21 Kenals or 2.625 Acre Or 12705 Sq.yards , situated in the Village Bhigan, Dhaturi Road, near Haweli resort Tehsil Gannaur, Distt. Sonipat, Haryana.
2.	Physical characteristics of the Assist	:	
(1)	Location of property	:	Plot khasra bearing nos. 9/2 (4-02), 11 (8-18) & 12 (8-02), and Mustatil no.41, total plot area measuring 21 Kenals or 2.625 Acre, situated in the Village Bhigan, Tehsil Gannaur, Distt. Sonipat, Haryana.
(2)	Municipal Ward no.	:	Out of the municipal limits .
(3)	Postal Address of the Property	:	M/S . HPL ELECTRIC & POWER (P) LIMITED. khasra nos.9/2 (4-02), 11 (8-18) & 12 (8-02), Village Bhigan, Tehsil Gannaur, Distt. Sonipat, Haryana.

(4)	Area of the plot / land (supported by a plan)	:	Plot area is 21 Kanal or 2.625 Acre or 12,705 Sq.yards .
(5)	Layout plan of the layout in which the property is located.	:	Approved for Industrial use.
(6)	Details of roads abutting the property	:	East-Boundary Wall of M/s. Hindustan Tin Ltd., West-Other property, North-Dhaturi Road, South-Other property.
(7)	Demarcation of the property under valuation on a neighborhood layout map	:	Industrial. East-Boundary Wall of M/s. Hindustan Tin Ltd., West-Other property, North-Dhaturi Road, South-Other property.
(8)	Description of adjoining property	:	Approved Industrial.
(9)	Plot No. Survey No.	:	Plot khasra bearing nos. 9/2 (4-02), 11 (8-18) & 12 (8-02), and Mustatil no.41, total plot area measuring 21 Kenals or 2.625 Acre, situated in the Village Bhigan, Tehsil Gannaur, Distt. Sonipat, Haryana.
(10)	Details of the building/building and other improvements in terms of area,	:	Block-A- Ground floor, First floor, Second floor and third floor (RCC), & Block-B- Ground floor, First floor, Second floor (RCC) and one working Hall (Workshop, ACC Shed) & Block-C- Basement floor, Ground floor, First floor and Second floor & Guard room (RCC)..
	(A) height of the floors,	:	Block-A- Ground floor, First floor, Second floor and third floor (RCC), 12' Heights, & Block-B- Ground floor, First floor, Second floor and third floor (RCC) 12' heights, & Ground floor (Workshop, ACC Shed) 35' heights, & Block-C- Basement floor, Ground floor, First floor and Second floor, Guard room (RCC),
	(B) Plinth area floor wise	:	Block-A- Ground floor RCC=6851.25 Sq.ft., First floor= 6851.25Sq.ft. Second floor=6851.25 Sq.ft. & Third floor=6851.25 Sq.ft. & Block-B- (RCC) Ground floor=4639.68 Sq.ft., First floor=4639.68 Sq.ft., Second floor=4639.68 Sq.ft., and workshop ACC shed)=32047.56 Sq.ft.. and Block-C- Basement floor=7053.75 Sq.ft., Ground floor=7543.12 Sq.ft., First floor=7543.12 Sq.ft. and Second floor=7543.12 Sq.ft. & Guard room=540.56 Sq.ft. (RCC),
	(C) Years of Construction	:	Construction in the year 2008.



(11)	Plinth area, Carpet area and saleable area to be mentioned separately and clarified .	:	Block-A -GF+FF+SF+TF =27405 Sq.ft., Block-B - GF+FF+SF(RCC)=13,919.04 Sq.ft., and Shed area is 32047.56 Sq.ft.. Block-C -BF+GF+FF+SF+Gaurd Room (RCC)=30,223.67 Sq.ft..
	Boundaries of the Plot East West North South	:	As per Sale Deed. : Boundary wall of other plot. : Other property. : Dhaturi Road. : Other property.
(12)	Any other aspect	:	N.A.
3	Town Planning Parameters:-	:	
(1)	Master Plan provisions related to property in terms of land use	:	Approved for Industrial use.
(2)	Panning area/Zone	:	Approved for Industrial use.
(3)	Development controls	:	Approved for Industrial use.
(4)	Zoning regulations	:	Approved for Industrial use.
(5)	FAR-Floor Area Rise / FSI – Floor Space Index permitted & consumed.	:	FSI – 0.90, Plot Coverage – 44.67%
(6)	Ground Coverage	:	
(7)	Transferability of development rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	:	Property is transferable. Constructed as per the approved drawing by District Town Planner cum chairman building plans approval committee controlled area Sonipat District as per Memo no. 20/06-4949 dated 25/10/2006 .
(8)	Comment on the surrounding land uses and adjoining properties in terms of usage.	:	Some of the Approved Industrial properties and also Agriculture lands.
(9)	Comment on un-authorized construction if any.	:	No such construction.
(10)	Comment on demolition proceedings if any.	:	No such proceedings.
(11)	Comment on compounding / regularization proceedings .	:	No such proceedings.
(12)	Comment on whether is the building owner-occupied / tenanted / both?	:	Company self Occupied.
4.	Description of legal aspects to the Include.		

(1)	Ownership documents. (a) Sale Deed, Gift Deed, Lease Deed.	:	Sale deed.
(2)	Name of the Owner/s	:	M/S . HPL ELECTRIC & POWER (P) LIMITED.. THROUGH ITS MANAGING DIRECTOR Mr. LALIT SETH S/o LATE SHRI INDER NARAYAN SETH.
(3)	Title Verification	:	Sale deed.
(4)	Is it freehold or leasehold?	:	Free hold.
(5)	Ordinary status of free hold or lease hold including restriction on transfer.	:	Free hold. No restriction
(6)	Agreements of easements if any	:	No.
(7)	Notification of acquisition, if any	:	No approved Industrial land.
(8)	Notification of road widening, if any	:	No.
(9)	Heritage restriction, if any	:	No.
(10)	Comment on transferability of the property ownership	:	Property is transferable..
(11)	Comment on existing mortgages / charges / encumbrances on the property, if any	:	Details with the owners.
(12)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be.	:	Details with the owners.
(13)	Building plan sanction: Authority approving the plan Name of the office of the Authority Any violation from the approved Building Plan.	:	Approved for Industrial use. As per the District Town Planner Cum-Chairman Building plan approval Committee controlled areas ,Sonipat District as per Memo 20/06-4949 dated 25-10-2006.
5. Economic aspects:-			
(1)	Details of ground rent payable	:	No.
(2)	Details of monthly rents being received if any payable.	:	No.
(3)	Taxes and other outgoings	:	Out of the municipal limits.
(4)	Property Insurance	:	Yes, Insurance details with the owner and bank.

(5)	Monthly maintenance charge	:	N.A.
(6)	Security charge	:	N.A.
(7)	Any other aspect	:	N.A.
6.	Socio-cultural Aspects of the Property	:	
(1)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.		This is an approved industrial land and situated in the lower middle class area .
7.	Functional and Utilitarian Aspects of the Property.		
	Description of the functionality and utility of the property in terms of	:	
(1)	Space allocation	:	Office and shed .
(2)	Storage Spaces	:	Provided.
(3)	Utility spaces provided within the building.	:	Yes provided .
(4)	Any other aspect	:	This unit is manufacturing CFL bulbs and tubes..
8.	Infrastructure Availability	:	
(a)	Description of aqua infrastructure availability in terms of	:	
(i)	Water supply	:	Yes.
(ii)	Sewerage / sanitation system underground or open	:	Yes
(iii)	Storm water drainage	:	Yes
(b)	Description of other physical infrastructure facilities viz.	:	
(i)	Solid waste management	:	Yes.
(ii)	Electricity	:	Yes.
(iii)	Road and public transport connectivity	:	Yes.
(iv)	Availability of other public utilities nearby	:	Yes.
(c)	Social infrastructure in terms of	:	

(i)	School	:	3-4 Kms .
(ii)	Medical facility	:	3-4 Kms .
(iii)	Recreational facility in terms of parks and open space.	:	N.A.
9. Marketability of the Property			
(a)	Marketability of the property in terms of	:	
(i)	Locational attributes	:	N.A.
(ii)	Scarcity	:	No.
(iii)	Demand and supply of the kind of subject property	:	Average.
(iv)	Comparable sale prices in the locality	:	Land rate in this locality is Rs.2,40,00,000/- to Rs.2,60,00,000/- per Acre for this industrial area.
10. Engineering and Technology Aspects of the Property			
(1)	Type of construction	:	RCC/Shed construction.
(2)	Material & technology used	:	Latest.
(3)	Specifications	:	Average industrial .
(4)	Maintenance issues	:	Average maintained.
(5)	Age of the building	:	7 Years.
(6)	Total life of the building	:	63 years.
(7)	Extent of deterioration	:	N.A.
(8)	Structural safety	:	Yes.
(9)	Protection against natural disaster viz. earthquakes.	:	Yes.
(10)	Visible damage in the building	:	No.
(11)	Common facilities viz, lift, water pump, lights, Security systems etc..	:	Yes.
(12)	System of air-conditioning	:	Yes.
(13)	Provision of firefighting	:	Yes.
(14)	Copies of the plan and elevation of the building to be included	:	With the owner..
11. Environmental Factors			
(1)	Use of environment friendly building materials, Green Building techniques, if any	:	N.A.
(2)	Provision of rain water harvesting	:	N.A.

(3)	Use of solar heating and lightening systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic.	:	N.A.
12.	Architectural and aesthetic quality of the Property.	:	
(a)	Description account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	:	Plain looking.
13.	Valuation	:	
(1)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason 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.	:	Here land and building method adopted for the valuation of the property. Land rate is Rs. 2,40,00,000/- to Rs.2,60,00,000/- per Acre.
(2)	Prevailing Market Rate / Price trend of the Property in the locality / city from property search sites viz. magicbricks.com, 99 acres.com, makaan.com etc. If available.	:	Rs. 2,40,00,000/- to Rs.2,60,00,000/- per Acre.
(3)	Guideline (Circle rate) Rate obtained from Registrar's office / State Govt. Gazette / Income Tax Notification	:	Rs.42,00,000/- per Acre. =2.625 Acre XRs.42,00,000/- per Acre. = Rs.1,10,25,000/-.
(4)	Summary of Valuation	:	
(i)	Value of Land:	:	2.625XRs.2,40,00,000/- per Acre =Rs. 6,30,00,000/- (Land).
(ii)	Value of the Building:	:	Rs.8,74,02,334/- (Building).
(iii)	Total Value (Land+Building)	:	Rs.15,04,02,334/- Say Rs.15,04,00,000/- (Rupees fifteen crore four lacs only)
(iv)	Realizable Sale Value (80%)	:	Rs.12,03,20,000/- say Rs.12,00,00,000/- (Rupees twelve crore only)
(v)	Distress sale value (75%)	:	Rs.11,28,00,000/- (Rupees eleven crore twenty eight lacs only)

(5)	(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.	: In our survey & local enquiry, the prevalent market rates have been found higher than circle rates and the same has been considered in our report as prevalent market rates are established on area basis depending on location, size of plot, approach road, amenities, locality etc. whereas circle rates are fixed on area basis irrespective of the above factors except road width, corner or park facing which were basically started to establish revenue earnings for the government.
	(ii) Details of last two transactions in the locality / area to be provided, if available.	: N.A.
14	Declaration	
<p>I hereby declare that:</p> <ol style="list-style-type: none"> The information provided is true and correct to the best of my knowledge and belief. The analysis and conclusions are limited by the reported assumptions and conditions. I have no direct or indirect interest in the above property valued. I / my authorized representative by the name of Mr. Gautam Akhauri who is also a 'valuer', has inspected the subject property on 13.08.2015. I am a registered Valuer as per the provisions of the above referred handbook in Category- I/534/145/05-06 and fulfill the IBA Norms. <p>Name and address of the Valuer :</p> <p>Mr. Gautam Akhauri R/o Flat no.B-602, MOD Apartments, Near- Dharamshila Cancer Hospital Vasundhara Enclave, Delhi 110096.</p> <p>Name of Valuer association of which I am a bonafide member in good standing _____</p> <p>Signature of the Valuer </p> <p>Date <u>14/08/2015</u></p> <p>Tel. No. <u>011-22616317</u></p> <p>Mobile No. <u>9810009223</u></p> <p>Email <u>g_akahuri@yahoo.co.in</u></p> <p style="text-align: right;"></p>		

15.	Enclosures		
(a)	Layout plan sketch of the area in which the property is located with and	:	Attached .
	Longitude	:	77°03'52.4124"-E.
	Latitude	:	29°4'07.7622"-N.
(b)	Building plan	:	Approved for Industrial use.
(c)	Floor plan	:	Approved for Industrial use.
(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	:	Attached.
(e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	:	Yes.
(f)	Google Map location of the property	:	Yes.
(g)	Price trend of the Property in the locality / city from property search sites viz. Magicbricks.com, 99Acres.com, Makaan.com etc.	:	Yes.
(h)	Any other relevant documents / extracts	:	N.A.


Detail of the Building

S. No	Particulars of item	Covered Area in Sq.ft.	Height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation 1.5% per year Rs.	Net Value after depreciation Rs.
	Block-A- GF,FF,SF, TF (RCC)	27405 Sq.ft.	10'	7 Years	Rs.1000/-	Rs.2,74,05,000/-	7% of Rs. 2,74,05,000/- =Rs.19,18,350/-	Rs.2,54,86,650/-
	Block-B- GF,FF,SF, (RCC)	13919.04 Sq.ft	10'	7 Years	Rs.1000/-	Rs.1,39,19,040/-	7% of Rs. 1,39,19,040/- =Rs.9,74,332/-	Rs.1,29,44,708/-
	Block-B- GF. (ACC)	32047.56 Sq.ft	35'	7 Years	Rs.700/-	Rs.2,24,33,292/-	7% of Rs. 22433292/- =Rs.15,70,330/-	Rs.2,08,62,962/-
	Block-C- BF,GF,FF ,SF, (RCC)	30,223.67 Sq.ft	10'	7 Years	Rs.1000/-	Rs.3,02,23,670/-	7% of Rs. 30223670/- =Rs.21,15,656/-	Rs.2,81,08,014/-
	Total Value					Rs.9,39,81,002		Rs.8,74,02,334/-

Construction as per the Amenities Provided

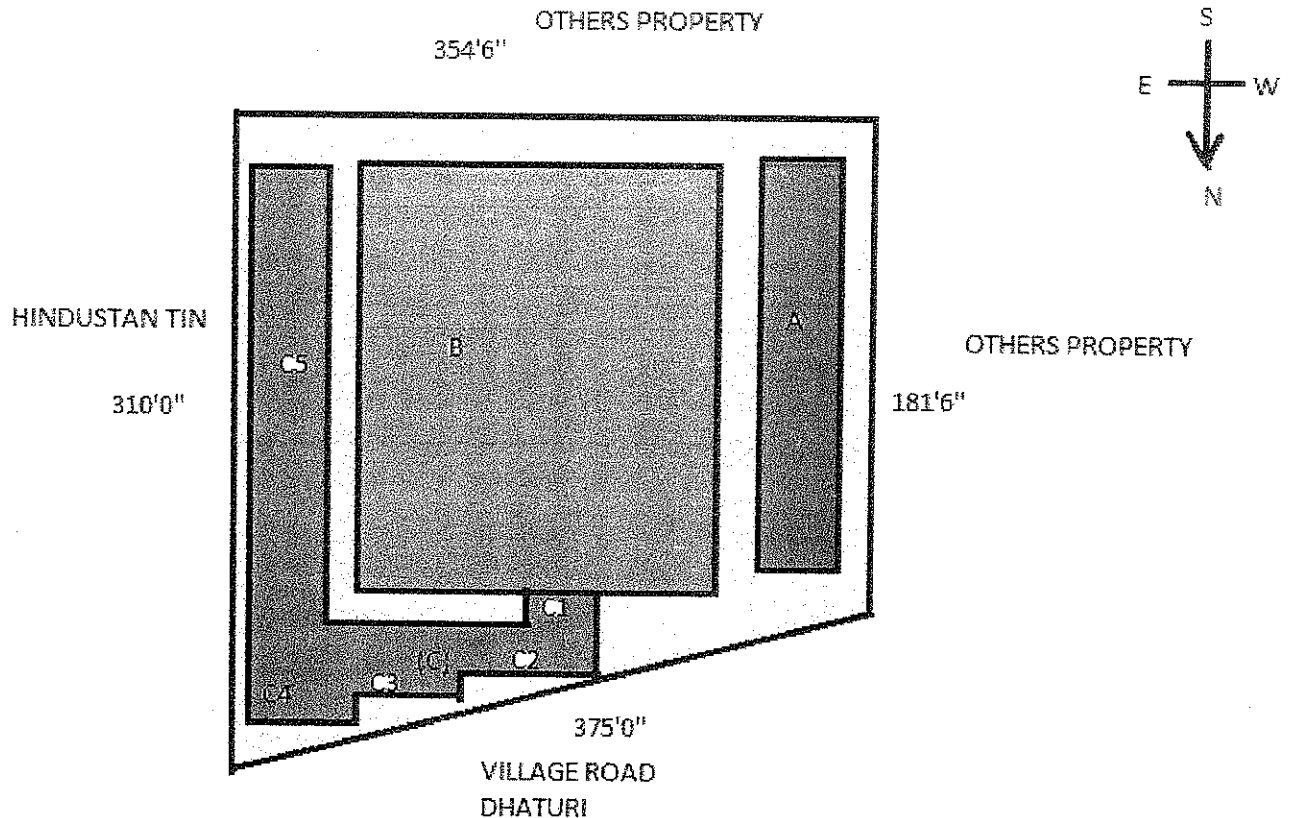
1.	Over Head Tank	:	None
2.	Wood work	:	None
3.	False Ceiling	:	None

5.	Aiconditioners	:	None	
6.	Any separate construction	:	None	
7.	Total	:	None	
PART D – SERVICES (AFTER DEPRICIATION)				
1.	Compound Wall	:	Nil	
2.	Pavements / Open Areas	:	None	
3.	Main Gate	:	None	
4.	Electricity supply fitting	:	None	
5.	Sewer	:	None	
6.	Total	:	Nil	
PART E – ABSTRACT				
1.				
	Value of the Land	:	Rs.6,30,00,000/-	
	Total Value of Construction	:	Rs.9,39,81,002/-	
2.	Depreciation Value of Construction	:	Rs.8,74,02,334/-	
	PART C – AMENITIES	:	None .	
3.	PART D – SERVICES	:	None.	
4.	Final value (Land+Dep.value)	:	Rs.15,04,02,334/- Say Rs.15,04,00,000/-	


Gautam Akhauri
 (Govt. Regd. Valuer)
 (CAT-I/534/145/05-06)

OWNER: M/S . HPL ELECTRIC & POWER (P) LIMITED.. THROUGH ITS MANAGING DIRECTOR Mr. LALIT SETH S/o LATE SHRI INDER NARAYAN SETH R/o 1/21, ASIF ALI ROAD, NEW DELHI.

PROPERTY: Property is an approved Industrial free hold built up three storied building (Each Block I.E. A,B,C Block) with basement floor, built on the plot khasra bearing nos.9/2 (4-02), 11 (8-18) & 12 (8-02), and Mustatil no.41, total plot area measuring 21 Kenals or 2.625 Acre, situated in the Village Bhigan, Tehsil Gannaur, Distt. Sonipat, Haryana.



Note :Dimensions are as per the site measurement
Drawing are not to scale.

Gautam Akhauri

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B.E. (Civil); M.I.E.(Civil),F.I.V.

Approved Valuer(Regd.no.F-7336,CAT-I/534/145/05-06)

In the Panel of Allahabad Bank, United Bank of India

Oriental Bank Of Commerce, Cent Bank Housing Finance Ltd.

Punjab National Bank , Nanital Bank , SBI .

Surveyor & Loss Assessor(64622/98-03)

Chartered Engineer(M-129134/8)

B-602 , MOD Apartments

Vasundhara Enclave

New Delhi – 110 096

Phones: 22616317

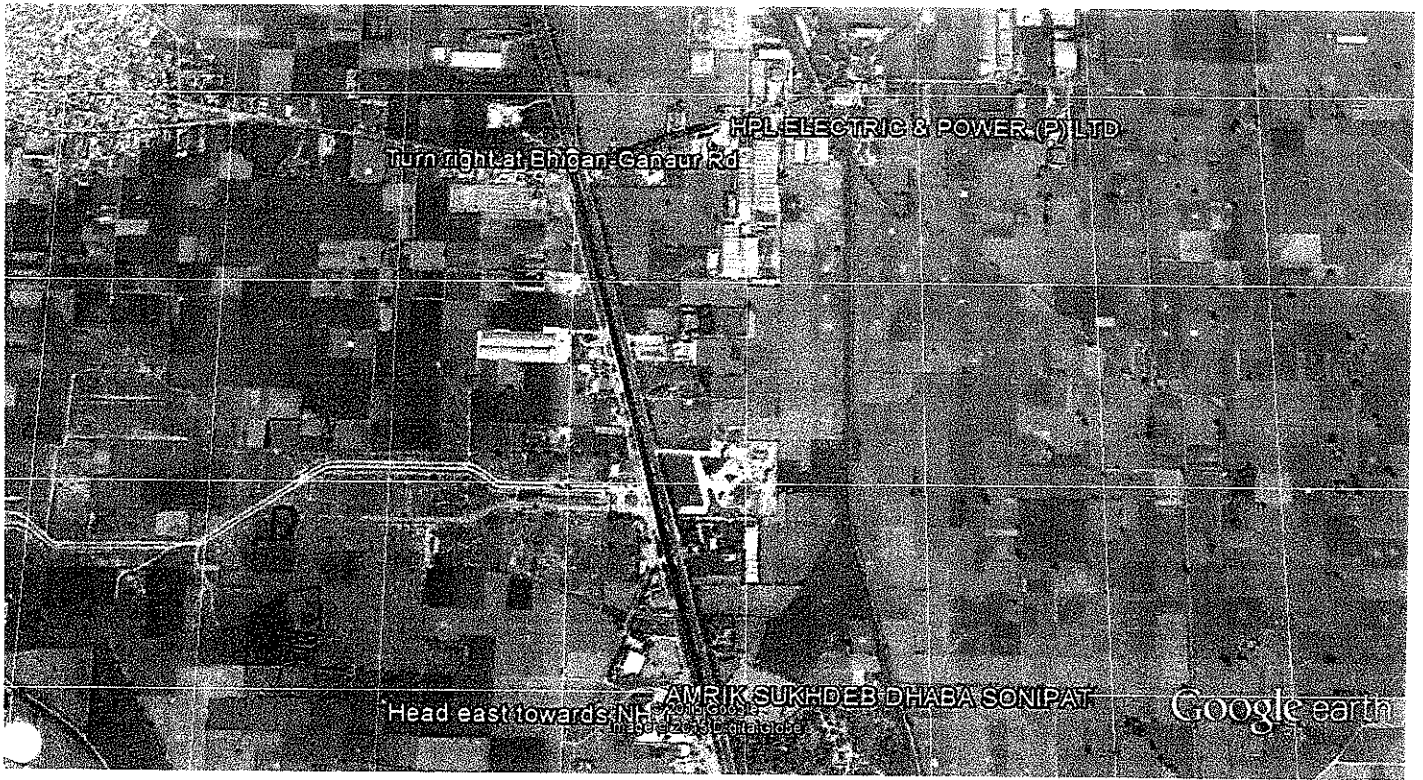
Mobile: 9810009223

E-Mail: g_akhauri@yahoo.co.in



M/S . HPL ELECTRIC & POWER (P) LIMITED..

Gaur



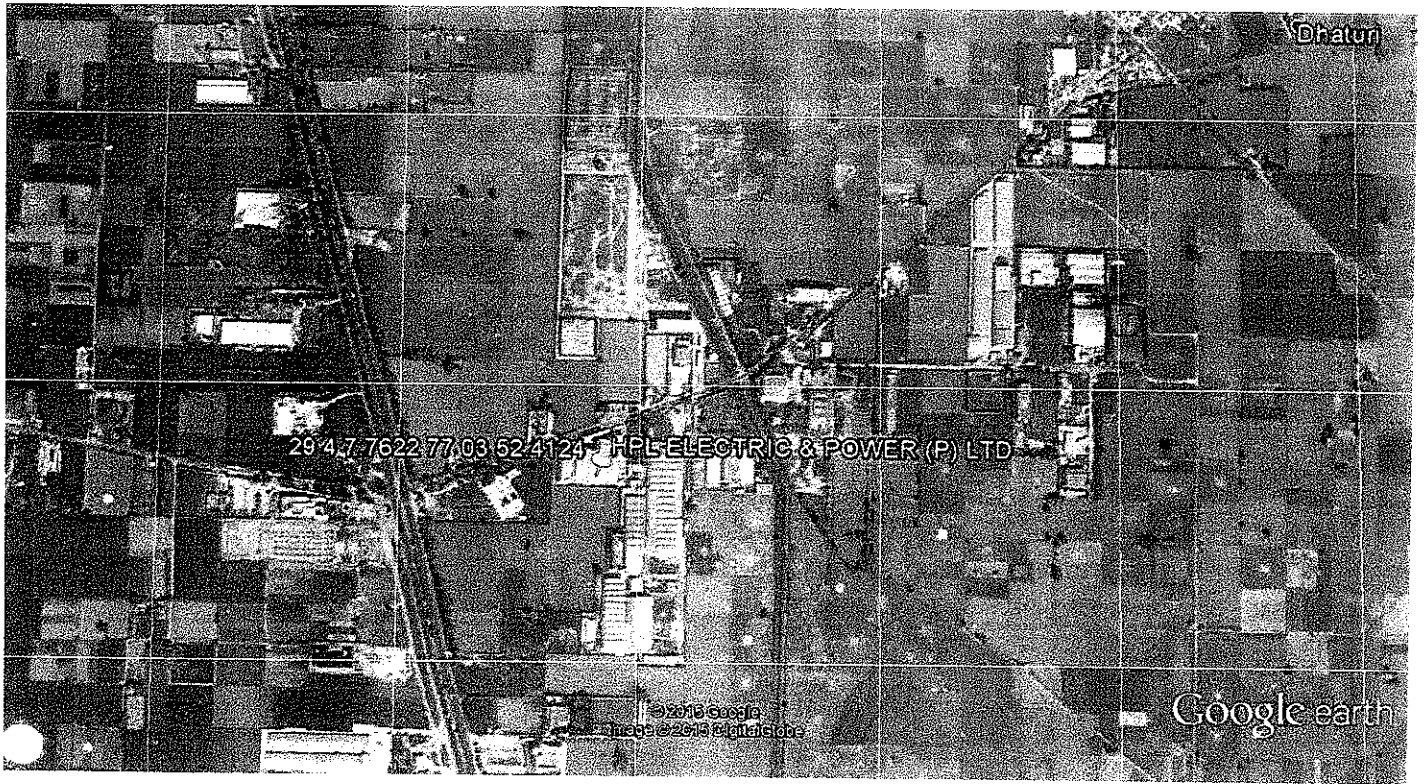
Google earth

feet
km



ROUTE MAP FROM 'AMRIK SUKHDEV DHABA',
TO HPL ELECTRIC & POWER (P) LTD.

Shaur



Google earth

feet 3000
km 1

LOCATION OF HPL ELECTRIC & POWER LTD
BEHIND 'HAWELI'..

Amor

Home ▶ Property Registration ▶ Jamabandi Nakal ▶ Mutation ▶ Query ▶ Revenue Collection ▶ Knowledge Base ▶

LAND RECORDS



HARYANA



Total Visitors: 579963

Collector Rate

जिला: सोनीपत

तहसील: गन्नाौर

गाँव: भिगान

साल: 2015-2016

Segment Name	Property Type	Property Sub-Type	Rate(In Rs.)	Units
सड़क के साथ प्रति एकड़.	कृषि	चाही	4200000	एकड़
नहरी / चाही प्रति एकड़	कृषि	चाही	3500000	एकड़
बरानी / रोसली प्रति एकड़	कृषि	बरानी	3500000	एकड़
बंजर प्रति एकड़	कृषि	बंजर	3500000	एकड़
लालडोरेके अन्दर/वर्ग गज	निवासीय	निवासीय	3500	वर्ग गज
लालडोरे के बाहर/वर्ग गज	निवासीय	निवासीय	3500	वर्ग गज
1 ख जीटीरोडसे2एकड़तकप्रतिएकड़	कृषि	चाही	13000000	एकड़
1 ख 2एकड़से4एकड़तक	कृषि	चाही	11500000	एकड़
1क1000वर्गगजतक/वर्गगज100फुटतक	व्यवसायिक	व्यवसायिक	4000	वर्ग गज
1 ख100फुटगहराईकेबादवर्गगज	निवासीय	निवासीय	3000	वर्ग गज
5K.M.से 5एकड़ तक N.C.R.Rate	कृषि	चाही	3500000	एकड़
व्यवसायिक प्रति वर्ग गज	व्यवसायिक	व्यवसायिक	4600	वर्ग गज

Site Optimized For Internet Explorer 6.0 And Above. Better Viewed In 800 X 600 Resolution.
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Handwritten signature/initials.