

**ANNEXURE - I**

This report consists of **seventeen** pages.  
(As per prescribed performa of bank)

**FORMAT OF VALUATION REPORT**  
(To be used for all properties of value upto Rs. 5 crores)

**FOR**  
**STATE BANK OF INDIA, SAMB, LUDHIANA**

**FINAL CONCLUSION**

<b>A)</b>	<b>Fair market value of the property</b>	<b>:</b>	<b>Rs. 9,08,33,300/-</b>
<b>B)</b>	<b>Realizable value of the property</b>	<b>:</b>	<b>Rs. 7,72,08,300/-</b>
<b>C)</b>	<b>Forced/distress sale value of the property</b>	<b>:</b>	<b>Rs. 6,35,83,300/-</b>

**FOR THE A/C OF M/S SETIA SYNTHETIC LTD**

**NOTE:-** This is revaluation of the property previously valued by us but at the time of current visit the property was locked so we could not enter the premises and the photographs are taken from outside only. WE ASSUME THAT THE RIGHT PROPERTY HAS BEEN INSPECTED

<b>I</b>	<b>GENERAL:</b>	
<b>1.</b>	Purpose for which valuation is made.	Fair Market Value
<b>2.</b>	a) Date of inspection	
	b) Date as on valuation is made.	
<b>3.</b>	List of documents produced or perusal	Sale deeds & Previous record
<b>4.</b>	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 Setia Synthetic Ltd situated at Ferozepur Road, Vill. Lubaniawali, Teh & Distt. Muktsar
<b>5.</b>	Brief description of the property (including lease hold/free hold etc.	Spinning Mill (Free hold)
<b>6.</b>	Location of the property	
	a) Plot no. Survey No.	
	b) Door No.	-----
	c) T.S. No./ Village	Vill. Lubaniawali
	d) Ward/Taluka	-----
	e) Mandal/District	Muktsar
<b>7.</b>	Postal address of the property	Ferozepur Road, Vill. Lubaniawali, Teh & Distt. Muktsar



8.	City/Town Residential area/ Commercial area/ Industrial area/ Mixed area/	City No No No Yes
9.	Classification of the area i) High/Middle/Poor ii) Urban/Semi Urban/ Rural	Middle Rural
10.	Coming under Corporation limit/Village Panchayat/ Municipality	within M.C. Limits
11.	Whether covered under any State/Central Govt. notified under agency area/Scheduled Area cantonment area.	No
12.	In case it is an agricultural land, any Conversion to house site plots are contemplated.	Not applicable
13.	Boundaries of the property <b>As per deeds</b> East - } <b>Boundaries are not mention</b> West - } <b>in deeds</b> North - } South - }	
14.	Dimensions of the property <b>As per deeds</b> East - } <b>Dimensions are not mention</b> West - } <b>in deeds</b> North - } South - }	
14.2	Latitude, Longitude and Coordinates of the site	30.5740388" N 74.5447382" E (Google map attached)
15.	Extents of the site	25 Acre or 192 Kanal 19 Marla
16.	Extent of the site consideration for valuation	25 Acre or 192 Kanal 19 Marla
17.	Whether occupied by the owner/tenant if occupied by tenant since how long Rent received per month	Owner occupied (locked at the time of inspection)



II.	CHARACTERISTICS OF THE SITE	
1.	Classification of locality	Mixed
2.	Development of surrounding areas	Under Development
3.	Possibility of frequent flooding/sub merging	No
4.	Feasibility to the civic amenities like school, Hospital, Bus stop, Market etc.	Yes
5.	Level of land with to pographical conditions	Level
6.	Shape of land	Ir-rectangular ( as per documents)
7.	Type of use to which it can be put	Industrial use
8.	Any usage restriction	No
9.	Is plot in Town planning approved layout	No
10.	Corner plot or intermittent plot?	Intermittent Plot
11.	Road facilities	Available
12.	Type of road available at present	Pacca roads
13.	Width of road is it below 20 ft. or more than 20 ft.	20' wide
14.	Is it a land locked land?	No
15.	Water potentiality	Yes
16.	Underground sewerage system	No
17.	Power supply is available in the site	Yes
18.	Advantages of the site 1. 2.	N.A
19.	Special Remarks, if any, like threat of acquisition of land for public service purpose, road widening or applicability of CRZ provisions etc. (distance for sea-coast/tidal level must be incorporated)	N.A

Part-A (valuation of land)		
1.	Size of plot	Mentioned in report
	North & South East & West	Mentioned in report
2.	Total extent of the plot	25 Acre or 192 Kanal 19 Marla
3.	Prevailing market rate (along with details / reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs.16,60,000/- to Rs.20,00,000/- per Acre
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 5,75,000/- per Acre
5.	Assessed/adopted rate of valuation	Rs. 16,60,000/- per Acre Less 10% for big size plot
6.	Estimated value of land	Rs. 3,73,50,000/-



<b>Part-B (Valuation of Building)</b>		
	Technical Details of The Building	
a)	Type of Building (Residential/Commercial/Industrial)	Spinning Mill
b)	Type of construction (Load bearing/RCC/Steel Framed)	RCC/Load bearing
c)	Year of construction	Approx. 2002
d)	Number of floors & height of each floor including basement, if any	Mentioned in report
e)	Plinth area floor-wise	Mentioned in report
f)	Condition of the building i) Exterior – Excellent, Good, Normal and poor ii) Interior – Excellent, Good, Normal and Poor	Normal Normal
g)	Date of issue and validity of layout of approved map/plan	Sanctioned plan not provided
h)	Approved map/plan issuing authority	Sanctioned plan not provided
i)	Whether genuineness or authenticity of approved map/plan is verified	-Do-
j)	Any other comments by our empanelled valuer on authentic of approved plan	-Do-

**Specification of Construction (floor wise) in Respect of**

S. No.	Description	Ground Floor	Other floors
1.	Foundation	Mentioned in report	
2.	Basement	N.A.	
3.	Super structure	Mentioned in report	
4.	Joinery/Doors & windows (please furnish details about fittings etc., and specify the species of Timber)	-do-	
5.	RCC works	-do-	
6.	Plastering	-do-	
7.	Flooring, skirting, dadoing	-do-	
8.	Special furnish as marble, granite, wooden paneling drills etc.	-do-	
9.	Roofing including weatherproof Course	-do-	
10.	Drainage	-do-	

Sr.No.	Description		Ground Floor	Other floors
2	Compound Wall		Mentioned in report	
	Height	:	-Do-	
	Length	:	-Do-	
	Type of construction	:	-Do-	
3	Electrical Installation			
	Type of wiring	:	PVC concealed/surface type	



	Class of fitting (Superior/ordinary/poor)	:	Ordinary
	Number of light points	:	Value included in electrical services
	Fan points	:	-Do-
	Spare plug points	:	-Do-
	Any other item	:	-Do-
4	Plumbing Installation		
	a) No. of water closet and their type	:	Value included in sanitary services
	b) No. of wash basins	:	-Do-
	c) No. of urinals	:	-Do-
	d) No. of bath tubs	:	-Do-
	e) Water meters, taps etc.	:	-Do-
	f) Any other fixtures	:	-Do-

#### Details of Valuation

Sr. No.	Particulars of item	Plinth area in Sft.	Roof Ht.	Age of Building	Estimated Replacement Rate of Construction(Rs.)	Replacement Cost (Rs.)	Depreciation (Rs.)	Net value After Depreciation (Rs.)
	Ground Floor	<b>MENTIONED IN REPORT (ATTACHED)</b>						
	First Floor							
	Other floors if any							
	Total							

#### Part-C (Extra items):

(Amount in Rs.)

1.	Portico	:	Not Applicable
2.	Ornamental front door	:	-DO-
3.	Sit out/Verandah with steel grills	:	-DO-
4.	Overhead water tank	:	-DO-
5.	Extra Steel/Collapsible gates	:	-DO-
	<b>Total</b>		

#### Part-D (Amenities)

(Amount in Rs.)

1.	Wardrobes	:	Mentioned in report attached
2.	Glazed tiles	:	-DO-
3.	Extra sinks and bath tub	:	-DO-
4.	Marble/ceramic tiles flooring	:	-DO-
5.	Interior decorations	:	-DO-
6.	Architectural elevation works	:	-DO-
7.	Paneling works	:	-DO-



8.	Aluminum works	:	-DO-
9.	Aluminum hand rails	:	-DO-
10.	False ceiling	:	-DO-
	<b>Total</b>		

**Part-E (Miscellaneous):**

**(Amount in Rs.)**

1.	Separate toilet room	:	Not applicable
2.	Separate lumber room	:	-DO-
3.	Separate water tank/sump	:	-DO-
4.	Trees, gardening	:	-DO-
	<b>Total</b>		

**Part-F (Services):**

**(Amount in Rs.)**

1.	Water supply arrangements	:	Mentioned in report attached
2.	Drainage arrangements	:	-Do-
3.	Compound wall	:	Nil
4.	C.B. deposits, fittings etc.	:	Nil
5.	Pavement	:	Nil
	<b>Total</b>		

**Total abstract of the entire property**

<b>Part -A</b>	<b>Building</b>	<b>: Rs.</b>	<b>7,63,50,150/-</b>	
<b>Part -B</b>	<b>Land</b>	<b>: Rs.</b>	<b>3,73,50,000/-</b>	
<b>Part -C</b>	<b>Extra Items</b>	<b>: Rs.</b>	<b>34,00,000/-</b>	
<b>Part -D</b>	<b>Amenities</b>	<b>: Rs.</b>	<b>-----</b>	
<b>Part -E</b>	<b>Miscellaneous</b>	<b>: Rs.</b>	<b>-----</b>	
<b>Part -F</b>	<b>Services E/W/S</b>	<b>: Rs.</b>	<b>38,17,508/-</b>	
	<b>Less depreciation (-)</b>	<b>: Rs.</b>	<b>3,00,84,357/-</b>	
	<b>Total</b>	<b>: Rs.</b>	<b>9,08,33,301/-</b>	
	<b>Say</b>	<b>: Rs.</b>	<b>9,08,33,300/-</b>	

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



As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs. 7,72,08,300/- (Rupees Seven Crore Seventy Two Lac Eight Thousand & Three Hundred only)**

Regarding last two transactions and variations in Govt. rate and market value, It is a well known fundamental fact that there is always a variation in Guideline value and prevalent Market value and mostly these two values are recorded in our valuation report. So the Govt. value and Market value can be compared by examining the above contents of the valuation report.

The reason for variation is also recorded and briefly explained as under:-

“The Govt. rate is a collateral rate which is mandatory for registration of documents of ownership of the property and is always less by 1/4th to 1/7th of the Market value and the same is due to the State Govt. policies to decrease the burden on the buyer of property of stamp duty cost at the time of execution of sale deed i.e. Pro-voter Policies. If this Intentional fixation of collateral rate taking approximately 20% of Market Rate with open eyes, then we professionals cannot comment much about the variation of Market value and Guideline value except stating that this is a trend set and accepted by the State Govt. without any consideration of factual Market rates.”

Regarding last two transactions, We wish to state that, one has to go to the record room of Sub-Registrar office where the title deeds are executed. Naturally this record room is a sensitive place and no Govt. official permits the access to find out the record of last two transactions. Also the findings from other sources are never in shape of documents. So it is difficult to quote the half cooked information, as we are to sign the report in question.

In this regard of last two transactions, it is very simple to understand that all the transactions 95% times are accordingly/based upon the circle rates and hence the value of any transaction can be well calculated by multiplying the area with the prevalent circle rate thereby giving the value of transaction. So this is the logical reply to availing the last two transactions. And we are already giving the Guideline value in the valuation report which is a another form of transaction value.

We have submitted the total clarity about the said issue which is true and honest.

**Signature**

**(Name and official seal of the Approved Valuer)**

The undersigned have inspected the property detailed in the valuation report dated \_\_\_\_\_ On \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the \_\_\_\_\_ property is \_\_\_\_\_ Rs.

\_\_\_\_\_

**Signature**

**(Name of the Branch Manager with official seal)**

**Date :**



-8-  
Descriptive Report  
(Inclusive of allied information)

**VALUATION CERTIFICATE ASCERTAINING THE FAIR MARKET VALUE OF THE IMMOVEABLE PROPERTY COMPRISING OF SPINNING MILL BELONGING TO M/S SETIA SYNTHETIC LTD SITUATED AT FEROZEPUR ROAD, VILL. LUBANIAWALI, TEH & DISTT. MUKTSAR AS ON CURRENT DATE REQUIRED TO BE SUBMITTED TO STATE BANK OF INDIA, SAMB BRANCH, LUDHIANA FOR THE PURPOSE OF FAIR MARKET VALUE.**

\*\_\*\_\*\_\*\_\*\_\*\_\*\_\*\_\*\_\*\_\*\_\*\_\*\_\*\_\*\_\*

**NOTE:-**

The valuation certificate for the fair market value of the above said property is based on my personal inspection of the property and the information and the data supplied by the bank

Though the property has been physically verified and the physical data collected during inspection has been made on the basis of assessment of the value of the property. This is important to mention that the physical identity of the property & its relation with the ownership documents is to be authenticated by exploring the previous long term records by the legal advisor.

Pursuant to the instruction of the bank for the assessment of the fair market value of above mentioned property as on current date. I submit my report as under:-

**LOCATION:-**

The property under question is located at Ferozepur Road, Vill. Lubaniawali, Teh & Distt. Muktsar . It is mixed locality & facilities like pacca roads, sewerage, parks, street light, school & hospital are all available in its vicinity.

**ADDRESS OF THE PROPERTY**

As per deed
Ferozepur Road, Vill. Lubaniawali, Teh & Distt. Muktsar

**IDENTIFICATION OF PROPERTY**

**A) DOCUMENTS MADE AVAILABLE**

As per documents produced by bank, the area of plot comes out to be 25 Acre or 192 Kanal 19 Marla

As per detail given below:-

Wasika no.	Dated	Area
85	07-04-1997	91 Kanal 13 Marla
2357	20-11-1996	21 Kanal 5 Marla
2342	19-11-1996	20 Kanal 11 Marla
3113	31-01-1997	11 Kanal 2 Marla
62	04-04-1997	16 Kanal
2341	18-11-1996	21 Kanal 6 Marla
2484	04-12-1996	11 Kanal 2 Marla



## B) PHYSICAL IDENTIFICATION

The property has been identified as under: -

**As per deeds**

East -	}	<b>Dimension/boundaries are not mention in deeds</b>
West -		
North -		
South -		

The relation of physical existence of property with documents provided is ascertained as above and incase of doubt of discrepancy, this report shall not be relied upon.

The tenure of the land is free hold.

### **REVENUE RECORDS**

#### **As per deed (Wasika no. 85)**

Khewat no. :- 390 , 405  
Khatoni no. :- 670, 693  
Mustil no. :- 100, 110, 110  
Killa no. :- 14/2, 15, 16/1/2, 17, 18, 23, 24, 3, 8, 9, 12, 13, 18/1, 19/1, 6/2, 7/2, 14, 15min  
Hadbast no. :- 139  
Jamabandi :- 1993-94  
Wakya :- Muktsar

#### **As per deed (Wasika no. 2352)**

Khewat no. :- 405  
Khatoni no. :- 693  
Mustil no. :- 110  
Killa no. :- 6/2, 7/2, 14, 15min  
Hadbast no. :- 139  
Jamabandi :- 1993-94  
Wakya :- Muktsar

#### **As per deed (wasika no. 2342)**

Khewat no. :- 405  
Khatoni no. :- 693, 695  
Mustil no. :- 111  
Killa no. :- 10min, 11min, 8min, 9, 12  
Hadbast no. :- 139  
Jamabandi :- 1993-94  
Wakya :- Muktsar

#### **As per deed (wasika no. 62)**

Khewat no. :- 403  
Khatoni no. :- 688  
Mustil no. :- 110  
Killa no. :- 16, 17  
Hadbast no. :- 139  
Jamabandi :- 1993-94  
Wakya :- Muktsar

#### **As per deed (wasika no. 2341)**

Khewat no. :- 405  
Khatoni no. :- 693  
Mustil no. :- 110, 111  
Killa no. :- 15min, 10min  
Hadbast no. :- 139  
Jamabandi :- 1993-94  
Wakya :- Muktsar

#### **As per deed (wasika no. 2484)**

Khewat no. :- 407, 456  
Khatoni no. :- 697, 757  
Mustil no. :- 110  
Killa no. :- 4min, 5/2min, 6/1/1, 7/1, 5/1  
Hadbast no. :- 139  
Jamabandi :- 1993-94  
Wakya :- Muktsar

#### **As per deed (wasika no. 3113)**

Khewat no. :- 407 & 456  
Khatoni no. :- 697 & 757  
Mustil no. :- 110, 100  
Killa no. :- 4/2, 5/2/2, 25/1,  
Hadbast no. :- 139  
Jamabandi :- 1993-94  
Wakya :- Muktsar



**NOTE:-**

The property in question has physically been inspected & verified and the corresponding ownership documents (in the shape of photocopy of title deed/deeds) have also been mentioned in my report. But this is strongly advised that the ownership documents must be got verified/get authentication of physical relation of the property with the title deed/deeds in question by the “revenue records authority” on the date of mortgage, as the physical identity of this property has come up only on the basis of revenue record numbers mentioned in the title deed/deeds, going to be mortgaged with the bank.

**NOTE:**

This is only our Valuation Report and it does not contain any legal aspect.

1. We don't have in any way any interest in the Land & Building, inspected/ value assessed.
2. This certificate is based on information provided to us.
3. Valuation is subject to variable opinion. The valuer of firm is not liable for any claim or damage/ cost/ consequences whatsoever.
4. Based on the documents listed in the report submitted and with the assistance of the owner/ representative, the property has been identified and inspected. The report is not to be construed as conformation of ownership.
5. The above valuation is valid only when documents shown & mentioned herein are genuine.

Our opinion is only assessment value of the property. This is issued without any prejudice.

**YEAR OF CONSTRUCTION: -**

The construction of hosiery building was done in approx. 2002.

**DESCRIPTION OF CONSTRUCTION :-**

It is a load bearing 9" & 4 ½" thick brick walls structure with cement sand mortar with standard specifications.

**BASIS OF VALUATION:-**

As the property under question is occupied (locked at the time of inspection), land and building method of valuation has been adopted for arriving at fair market value of the above property on the date of valuation. The cost of construction has been worked out on plinth area rates basis, which are calculated according to Punjab PWD common schedule of rates with the addition of average premiums prevailing on the date of valuation. Due depreciation has been applied for the expired life of the building. Additional items i.e. electrical installation, water supply & sanitary arrangement have been charged separately. Land rate has been adopted considering the various factors such as size, shape, location, frontage and depth of the plot.



**PHYSICAL INFORMATION OF THE PROPERTY**  
**(Obtained during inspection)**

Ownership :- **M/s Setia Synthetic Ltd**

Address :- **Ferozepur Road, Vill. Lubaniawali, Teh & Distt. Muktsar**

Title deed/ deeds numbers (Only photocopies) :-

<b>Wasika no.</b>	<b>Dated</b>	<b>Wasika no.</b>	<b>Dated</b>
<b>85</b>	<b>07-04-1997</b>	<b>62</b>	<b>04-04-1997</b>
<b>2357</b>	<b>20-11-1996</b>	<b>2341</b>	<b>18-11-1996</b>
<b>2342</b>	<b>19-11-1996</b>	<b>2484</b>	<b>04-12-1996</b>
<b>3113</b>	<b>31-01-1997</b>		

The genuineness & legality of these ownership documents is to be authenticated by legal advisor as this could not be ascertained at valuer's level.

Documents given by :- **Bank**

The property is owner occupied/tenanted/both :- **Owner Occupied (locked at the time of inspection)**

The year/years of construction :- **Approx. 2002**

The photocopies of title deeds supplied are of genuine original title deeds and are not fake 'or' fabricated.

I \_\_\_\_\_ hereby declare that I have shown the right property/site for valuation.

Identity:- Driving Licence/Pan No./Voter Card/ Aadhaar Card/Passport No.:-

Payment Procured:-

Job Procured:-

(owner will sign in the bank)

Signature of Owner Or  
Representative of owner by whom property is shown

**SIGNATURE OF THE BORROWER (WITH SEAL/STAMP)**  
**(AT THE TIME OF DOCUMENTATION)**

Contacted by :



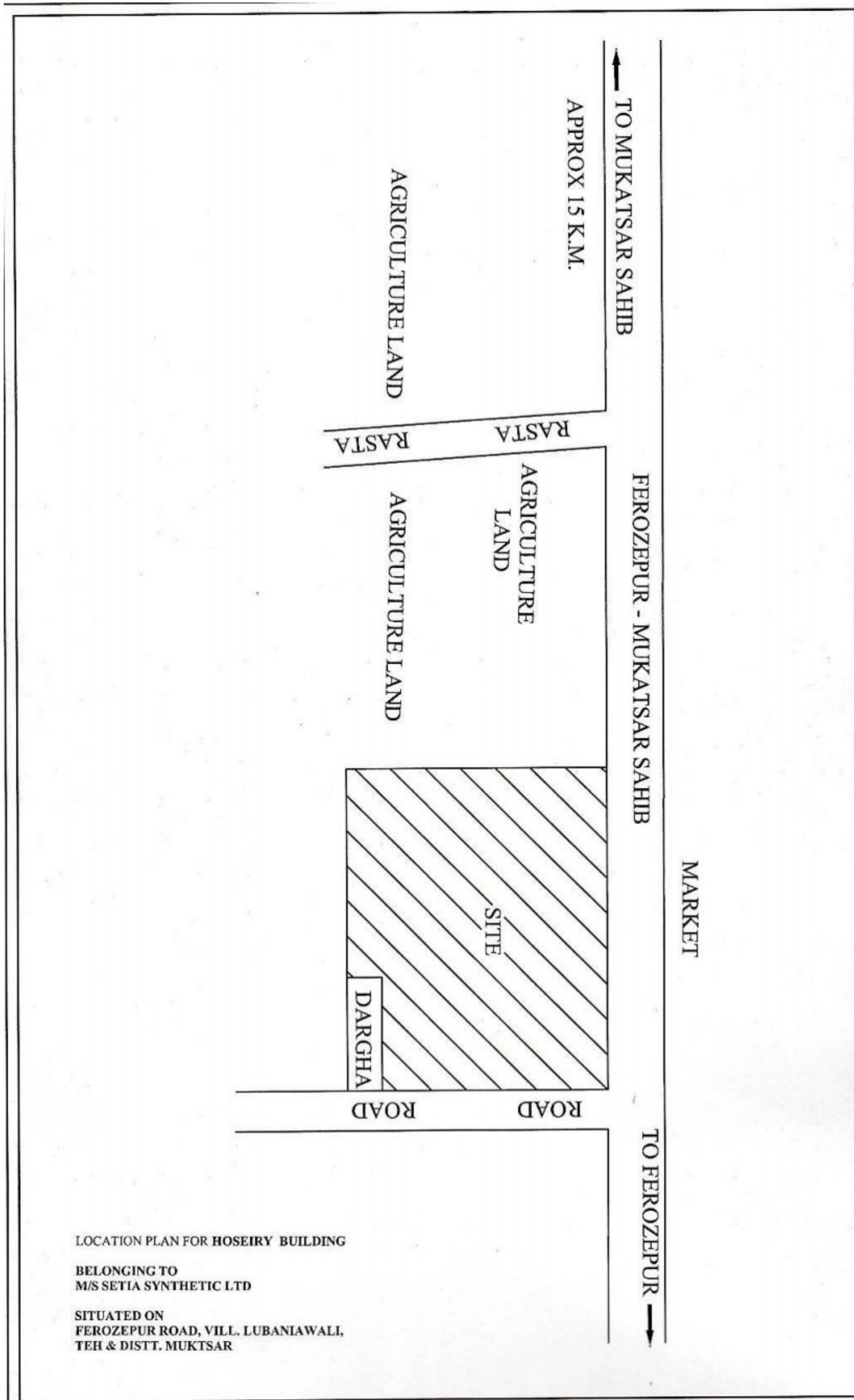
**LAND MARK**



**PHOTOGRAPH OF REFERENCE POINT OBJECT IN VICINITY OF PROPERTY IN QUESTION  
(FROM WHERE LAND RATE ENQUIRED)**

**LOCATION PLAN**







A) **VALUATION**

**VALUATION OF CONSTRUCTION**  
**SCHEDULE OF COVERED AREAS**

**GROUND FLOOR**

1. **OFFICE BLOCK**

Specification same as mentioned in the description of construction.

Approx. covered area = 14000.00 Sqft.

14000.00 Sqft. @ Rs.400/- per sqft.

= Rs. 56,00,000.00

2. **FIVE GODOWN(ACC SHEETS ROOFING)**

Specification same as mentioned in the description of construction.

Approx. covered area = 55,000.00 Sqft.

55,000.00 Sqft. @ Rs.280/- per sqft.

= Rs. 1,54,00,000.00

3. **MAIN HALLS(ACC SHEETS ROOFING)**

Specification same as mentioned in the description of construction.

Approx. covered area = 1,50,000.00 Sqft.

1,50,000.00 Sqft. @ Rs.250/- per sqft.

= Rs. 3,75,00,000.00

4. **YARN GODOWN. AUTOCONER SELECTION.**  
**YARN PAKING & ETC (ACC SHEETS ROOFING)**

Specification same as mentioned in the description of construction.

Approx. covered area = 52,000.00 Sqft.

52,000.00 Sqft. @ Rs.270/- per sqft.

= Rs. 1,40,40,000.00

5. **STAFF FLATS**

Specification same as mentioned in the description of construction.

Approx. covered area = 2500.00 Sqft.

2500.00 Sqft. @ Rs.450/- per sqft.

= Rs. 11,25,000.00

6. **ROOMS (R.S.J. ROOFING)**

Specification same as mentioned in the description of construction.

18'-9" x 46'-0" = 862.50 Sqft.

862.50 Sqft. @ Rs.200/- per sqft.

= Rs. 1,72,500.00

7. **SECURTY ROOM & STORE**

Specification same as mentioned in the description of construction.

26'-6" x 24'-0" = 636.00 Sqft.

636.00 Sqft. @ Rs. 400/- per sqft.

= Rs. 2,54,400.00



8. **CATTLE ROOM(R.S.J. SLAB ROOFING)**

Specification same as mentioned in the description of construction.

21'-6" x 42'-0" = 903.00 Sqft.

903.00 Sqft. @ Rs. 250/- per sqft.

= Rs. 2,25,750.00

9. **STORES (RCC SLAB ROOFING)**

Specification same as mentioned in the description of construction.

Approx covered area = 350.00 Sqft.

350.00 Sqft. @ Rs. 450/- per sqft.

= Rs. 1,57,500.00

**FIRST FLOOR**

10. **STAFF FLATS**

Specification same as mentioned in the description of construction.

Approx. covered area = 2500.00 Sqft.

2500.00 Sqft. @ Rs.400/- per sqft.

= Rs. 10,00,000.00

**SECOND FLOOR**

11. **STAFF FLATS**

Specification same as mentioned in the description of construction.

Approx. covered area = 2500.00 Sqft.

2500.00 Sqft. @ Rs.350/- per sqft.

= Rs. 8,75,000.00

= Rs. 7,63,50,150.00

12. **ADD FOR BOUNDARY WALL & GATE**

L.S. = Rs. 22,00,000.00

13. **ADD FOR OVERHEAD TANK**

L.S. = Rs. 12,00,000.00

= Rs. 7,97,50,150.00

Add 2.5% for electrical installations on item no. 1 to 11

= Rs. 19,08,754.00

Add 2.5% for water supply & sewerage arrangements on item no. 1 to 11

= Rs. 19,08,754.00

= Rs. 8,35,67,658.00

Less depreciation @ 2% for 18 years i.e. 36% in all

(-)

= Rs. 3,00,84,357.00

= Rs. 5,34,83,301.00

B) **BASIC LAND RATE**

**NOTE:-** Due to acute recession in the Real Estate Market the land rate are coming down and down as there is no buyer in the market. Hence the land rate is considered as per present market conditions. In consideration of the effect of recession due to COVID-19 Or corona virus all over the world.

Keeping in to consideration various factors such as size, shape, depth frontage & location of the plot, land rate is fixed @ Rs.16,60,000/- per Acre.

Hence 25 Acre @ Rs.16,60,000/- per Acre.

= Rs. 4,15,00,000.00

Less 10 % for big size land.

= Rs. 41,50,000.00

= Rs. 3,73,50,000.00



TOTAL VALUE

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PART - A	+	PART - B	
Rs. 5,34,83,301.00	+	Rs. 3,73,50,000.00	= Rs. 9,08,33,301.00
		Say	= Rs. 9,08,33,300.00

**NOTES:**

1. The location plan of the property forms the integral part of this valuation report. The report is not valid in the absence of the location plan made for the report.
2. During inspection a photograph of the property has been taken and the same is part of the report & this report is not valid in the absence of photograph.
3. This valuation report is based on the documents & other information made available and physical inspection of the site identified by party's concern. The report is a technical expert opinion which may be taken into account or rejected at the discretion institution concerned and it is only a suggested value.
4. The documents placed before me made the basis of this valuation report and the genuineness of the documents produced by the owner can only be checked at "legal advisor" table and it is not possible to ascertain the authenticity of the documents produced at my level and this is not under obligation of the valuer.

**CERTIFICATE:-**

Upon the basis of above stated consideration, appraisals & analysis, I certify the fair market value of spinning mill belonging to M/s Setia Synthetic Ltd situated at Ferozepur Road, Vill. Lubaniawali, Teh & Distt. Muktsar is to reasonable at Rs. 9,08,33,300/- (Rupees Nine Crore Eight Lac Thirty Three Thousand & Three Hundred only). **The realizable value of the property is Rs. 7,72,08,300/- (Rupees Seven Crore Seventy Two Lac Eight Thousand & Three Hundred only).** The distressed/forced value of the property is Rs. 6,35,83,300/-(Rupees Six Crore Thirty Five Lac Eighty Three Thousand & Three Thousand only) as on current date required to be submitted to State Bank of India, SAMB, Ludhiana for the purpose of fair market value.