

Valuation Report
Of
Property Plot No. Plot No-13, Block-B, Sector-58, Noida, Dist. G.B.
Nagar, U.P.

Belongs to – M/S Ashish Pumps (P) Ltd.

On Behalf of
State Bank of India, SME Branch, Sector-18, Noida, U.P.

By
Er. Ajay Kumar Agarwal
Approved Valuer
Br.Off.-1:- AM-207, Abhimanyu Apartment
Vasundhara Enclave, Delhi-96, Mob.No. 9350208055
H.O.:- 10, Gyanlok, Holy child school, Hapur, U.P.
Tel/Fax No. 0122-2304547 , Mob. 09412221940



Er. AJAY KUMAR AGARWAL

B.Sc., B.E., C.Eng, MIE., FIV,

Govt. Approved Valuer of Immovable Properties.

Registration No :~ 48/9 A/2003 (CCIT MRT)

Branch Office 1:~ AM-207, Abhimanyu Apartment,
Vasundhara Enclave, Delhi-96, Mob. No :~ 09350208055

Head Office :~ 10, Gyanlok, Holy Child School,
Hapur - 245101 (U.P.), Tel/Fax No :~ 0122-2304541

Email :~er.akagarwal.hapur@gmail.com

Ref. No- AK/SBI/Noida/2019-20/RS-32

Date: 06.03.2020

VALUATION REPORT

(Format used for all properties of value above Rs.5 crores)

Name & Address of Branch : **State Bank of India, SME Branch, Sector-18, Noida.**
Name of Customer (s) / Borrower unit: **M/S Ashish Pumps (P) Ltd.** Plot No-13, Block-B, Sector-58, Noida, Through its Directors Sh. Hardwari Lal Gupta S/O Sh. C.M.Gupta, Reg. Office- B-62, Mayapuri, Industrial Area, Phase-I, New Delhi

1.Introduction	
a) Name of the Property Owner (with address & phone nos.)	M/S Ashish Pumps (P) Ltd. Plot No-13, Block-B, Sector-58, Noida, Through its Directors Sh. Hardwari Lal Gupta S/O Sh. C.M.Gupta, Reg. Office- B-62, Mayapuri, Industrial Area, Phase-I, New Delhi
b) Property Address	Plot No-13, Block-B, Sector-58, Noida, Dist. G.B. Nagar, U.P.
c) Purpose of Valuation	Assessment Fair Market Value for Bank Security purposes
d) Date of Inspection of Property	04.03.2020
e) Date of Valuation Report	06.03.2020
f) Name of the developer of property (in case of developer built property)	N.A.
g) Brief Description of the property:	~The property under consideration is an industrial building with B+G+Mez floor built on plot of 1175 sqmt. situated in Block-B, Plot No.13, Sector- 58, Noida , Dist. G.B.Nagar, U.P. Extension done but not covered in valuation.
2.Physical Characteristics of the Property	
a) i-. Description of adjoining property ii- Plot No. Survey No. iii- Ward/Village/Talukaxi.Sub-Registry/Block xii.District iv- Any other aspect	Industrial property Plot No.14 Block No. B, Sector- 58, Noida Gautam Budh Nagar, U.P. No



b)	Plot Area	1175 sqmt.
c)	Plinth Area, Carpet Area, and saleable are to be mentioned separately and clarified	Covered Area- 12500 sqft. / 1161.3 Sqmt.
d)	Boundaries of the Plot/Prop. As Per Sale deed East :~ Road 18 mt. wide West :~ Plot No. B-10 North :~ Plot No. B-12 South :~ Plot No. B-14	As per actual East :~ Road 18 mt. wide West :~ Plot No. B-10 North :~ Plot No. B-12 South :~ Plot No. B-14
3. Town Planning parameters		
a)	i-Master Plan provisions related to property in terms of land use ii-FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed Ground coverage iii-Comment on whether OC-occupancy Certificate has been issued or not iv-Comment on unauthorized constructions if any v-Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc. vi-Planning Area /Zone vii-Developmental controls viii-Zoning/Regulations Comment on the surrounding land uses and adjoining properties in terms of uses Comment on demolition proceedings if any xii.Comment on compounding / regularization proceedings ix- Any other Aspect	Industrial Use As per Noida Authority Norms Details with the owner Extension done but the same is not considered in valuation. No comments Noida Noida Authority Noida Authority Industrial No No No comment No
4. Document Details and Legal Aspects of Property		
a)	Ownership Documents Sale Deed, Gift Deed, Lease Deed TIR of the Property	Transferred deed Reg.No. 3406-7 dated 17.12.1997 As per legal report to be obtained
b)	Name of the Owner/s	M/S Ashish Pumps (P) Ltd.



p)	Qualification in TIR/mitigation suggested if any.	As per legal report to be obtained
q)	Any other aspect	No
5.Economic Aspects of the Property		
a)	i-If property is occupied by tenant - Number of tenants - Since how long (tenant- wise) Status of tenancy right	No N.A. N.A. N.A.
	Rent received per month (tenant-wise) with a comparison of existing market rent Rent received per month (tenant-wise) with a comparison of existing market rent iii-Taxes and other outings iv- Property Insurance v-Monthly maintenance charges vi-Security charges vii- Any other aspects	N.A. N.A. Details with the owner Details with the owner Details with the owner Details with the owner No
6.Socio-cultural Aspects of the Property		
a)	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.	Situated in industrial area in sector- 58, Noida
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7.Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of: i-Space allocation ii-Storage Spaces iii-Utility space provided within the building iv-Car parking facility v-Balconies etc.	Yes Yes Yes Not available No
b)	Any other aspect	No



8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of i. Water supply ii. Sewerage/sanitation System Underground or Open	Exist Exist
b)	Description of other physical infrastructure facilities viz. • Solid waste management • Electricity • Road and public transport connectivity • Availability of other public utilities nearby	Available Available Available Available
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	Available nearby Available nearby Available nearby
9. Marketability of the Property		
a)	Marketability of the property in terms of i. Locational attributes ii. Scarcity iii. Demand and supply of the kind of subject property iv-Comparable sale prices in the locality (Land Rate)	Good No Average Rs. 40,000 to Rs. 50,000 Per Sq mt.
b)	Any other aspect which has relevance on the value or marketability of the property	No
10. Engineering and Technology Aspects of the Property		
a)	Type of construction	RCC framed structure
b)	Material & technology used	Brick work in C.M. with Tiles .
c)	Specifications,	CPWD
d)	Maintenance issues	No
e)	Age of the building	19 years
f)	Total life of the building	31 Years
g)	Extent of deterioration,	Normal
h)	Structural safety	As per norms
i)	Protection against natural disaster viz. earthquakes,	Details not available
j)	Visible damage in the building	Not visibly seen



k)	System of air-conditioning	Yes
l)	Provision of firefighting	Available
m)	Copies of the plan and elevation of the building to be included	Not provided

11.Environmental Factors

a)	Use of environment friendly building materials, Green Building techniques if any	No
b)	Provision of rain water harvesting	No
c)	Use of solar heating and lightening systems, etc.,	No
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Yes (In terms of Industry)

12.Architectural and aesthetic quality of the Property

a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	RCC framed structure technology adopted for construction of building
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13.Valuation

a)	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.	Valuation done on the basis of Land & Building rate method.
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	Land Rate Rs. 40,000 to Rs.50,000 Per Sq mt.. As per prevailing market rate, as verified from local property dealers.
c)	Guideline Rate obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification	Circle Rate of Land Rs. 20,000/- Per Sqmt



d)	<p>Market Value:-</p> <p>Land Value: Land Area - 1175 Sq mt. X @ Rs. 45,000.00 Per Sq mt. = Rs. 5,28,75,000.00</p> <p>Building Value 1-Covered Area on B/F Floor (12 ft.ht.) = 516.90 sqmt Value = 516.90 sqmt. X @ Rs.9000/Sqmt = Rs. 46,52,100.00 2-Covered Area on G/F, Floor (22 ft. ht.) = 398.50 sqmt Value = 398.50 sqmt. X @ Rs.14000/Sqmt = Rs. 55,79,000.00 3-Covered Area on G/F, Floor (12 ft. ht.) = 118.50 sqmt Value = 118.50 sqmt. X @ Rs.9500/Sqmt = Rs. 11,25,750.00 4-Covered Area on Mezzanine Floor (10 ft. ht.) = 127.4 sqmt Value = 127.4 sqmt. X @ Rs.7000/Sqmt = Rs. 8,91,800.00 5- Boundary Wall, Main Gate & Pavement etc. L.S. = Rs. 3,00,000.00 Total Building Value = Rs. 46,52,100.00 + 55,79,000.00 + 11,25,750.00 + 8,91,800.00 + 3,00,000.00 = Rs. 1,22,48,650.00 Less Dep. @30% i.e. Rs. 37,64,595.00 Net Building Value = Rs. 1,22,48,650.00 - 37,64,595.00 = Rs. 87,84,055.00 Total Value of Property (L&B) = Rs. 5,28,75,000.00 + 87,84,055.00 = Rs. 6,16,59,055.00</p> <p>Guideline Value Land Area:- 1175 sqmt , Value = 1175 sqmt x @ 20,000 per Sqmt. = Rs. 2,35,00,000.00 Building Value :- 1-Covered Area on G/F, F/F & Mezzanine Floor loor (RCC Roofing) = 1161.3 sqmt Value = 1161.3 sqmt. X @ Rs.14000/Sqmt = Rs. 1,62,58,200.00 2- Boundary wall, Main Gate & Pavements etc. L.S. = Rs. 3,00,000.00 Total building value = 1,62,58,200.00 + 3,00,000.00 = 1,65,58,200.00 Deduct Dep. = 1,65,58,200.00 x 0.9 x 19 / 80 = 35,39,315.00 Net Building Value = 1,65,58,200.00 - 35,39,315.00 = Rs. 1,30,18,885.00 Total Guideline Value = L+B = 2,35,00,000.00 + 1,30,18,885.00 = Rs. 3,65,18,885</p>								
	<table border="1"> <tr> <td>Total Market Value of Property</td><td>Say Rs 6.16 Cr. (Rs. Six Crore and Sixteen Lakh Only)</td></tr> <tr> <td>Realizable Value @ 90% of Mkt.value</td><td>Say Rs 5.54 Cr. (Rs. Five Crore and Fifty Four Lakh Only)</td></tr> <tr> <td>Realizable Value @ 80% of Mkt.value</td><td>Say Rs 4.92 Cr. (Rs. Four Crore and Ninety Two Lakh Only)</td></tr> <tr> <td>Guide Line Value</td><td>Say Rs 3.65 Cr. (Rs. Three Crore and Sixty Five Lakh Only)</td></tr> </table>	Total Market Value of Property	Say Rs 6.16 Cr. (Rs. Six Crore and Sixteen Lakh Only)	Realizable Value @ 90% of Mkt.value	Say Rs 5.54 Cr. (Rs. Five Crore and Fifty Four Lakh Only)	Realizable Value @ 80% of Mkt.value	Say Rs 4.92 Cr. (Rs. Four Crore and Ninety Two Lakh Only)	Guide Line Value	Say Rs 3.65 Cr. (Rs. Three Crore and Sixty Five Lakh Only)
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14. Declaration

I 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. I 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 to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I have inspected the subject property on **04.03.2020**
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957.
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

Name and address of the Valuer

Er. Ajay Kumar Agarwal.

Name of Valuer association of which I am a bonafide member in good standing Er. Ajay Kumar Agarwal.

Wealth Tax Registration No :~ 48/9 A/2003 (CCIT MRT)

Signature of the Valuer



{Er. Ajay Kumar Agarwal}

Date:~ 6.03.2020

15.Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Google map enclosed Latitude = 28*36'17.20'' N Longitude = 77*23'40.37'' E
b)	Building Plan	Not provided
c)	Floor Plan	Not provided
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	Photographs of the site enclosed
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not Available
f)	Google Map location of the property	Enclosed
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Enclosed
h)	Any other relevant documents/ extracts	No



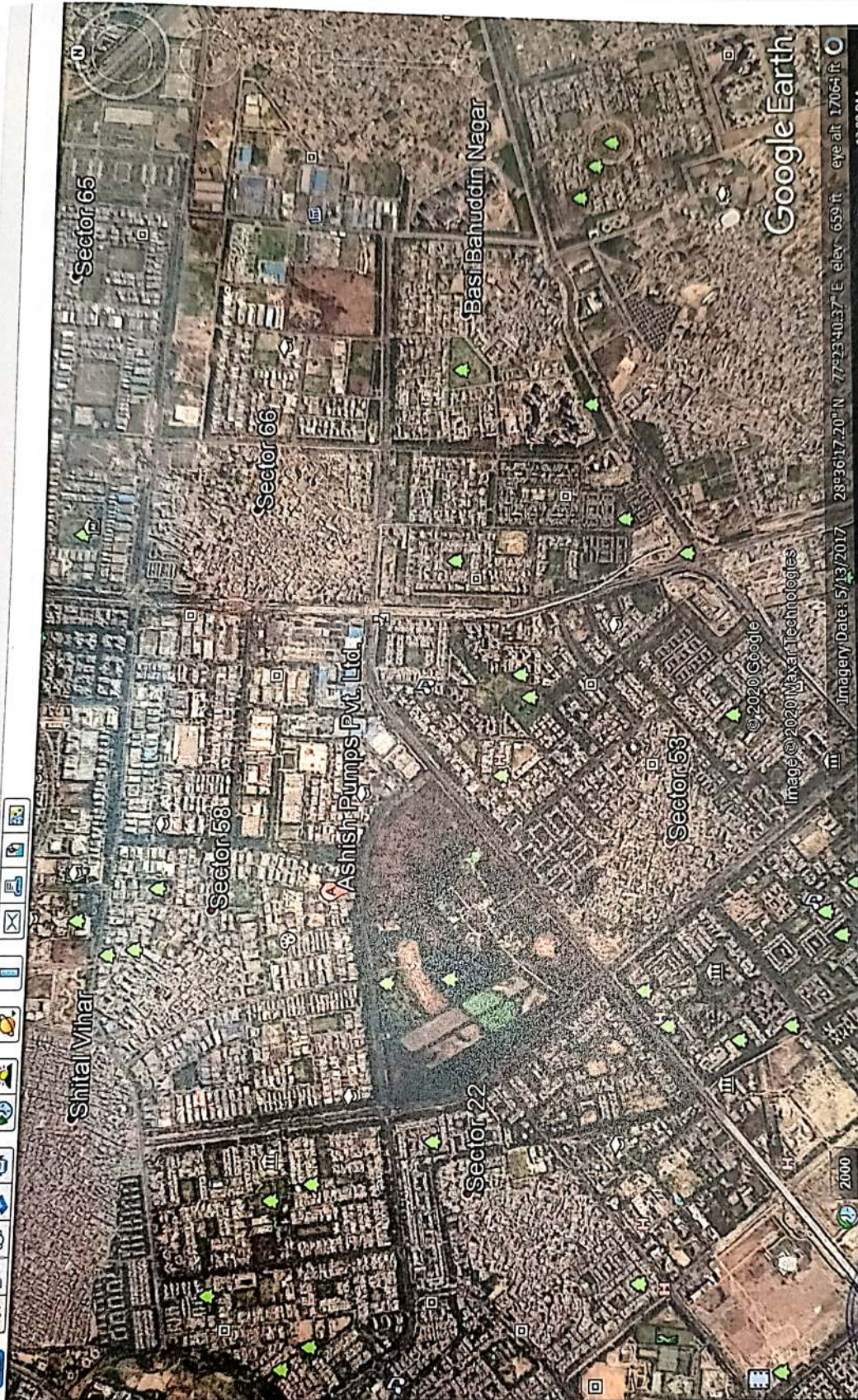
A Ashish Pumps Pvt. Ltd.
B-13, Sector 58, Noida, Uttar
Pradesh 201301
0120 258 5089
★★★★★ 1 review

Sightseeing Tour
Make sure 3D Buildings
layer is checked

Temporary Places

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- ☒ Ocean
- ☒ Weather

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Google Earth

28°36'17.20"N 77°23'40.37"E elev 659 ft eye alt 17064 ft
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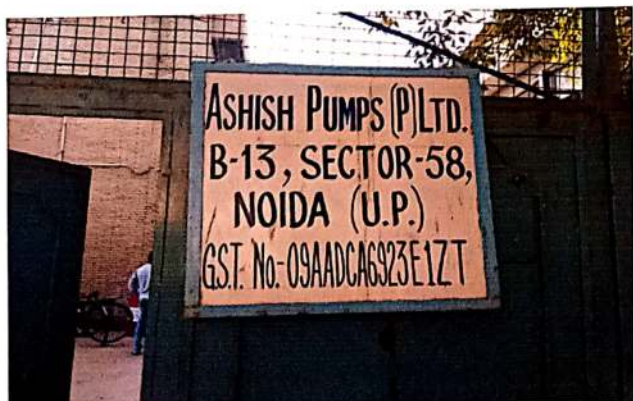
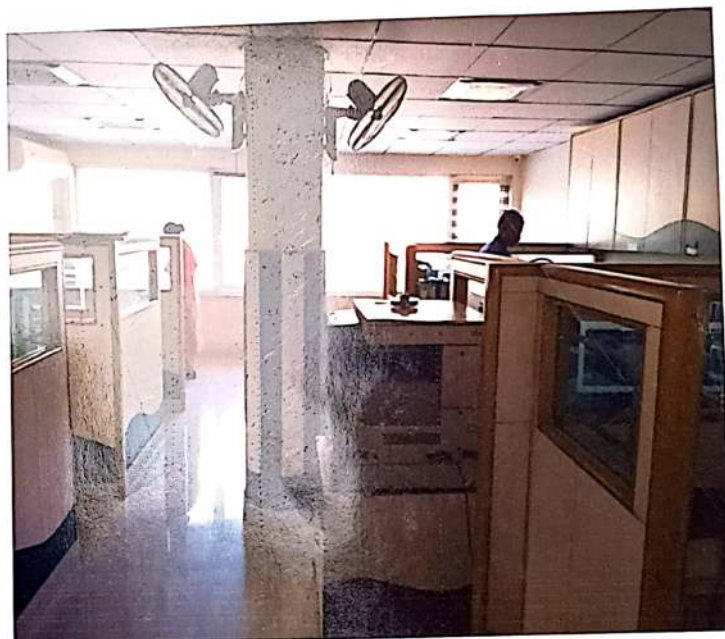
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Photographs of Property Plot No. -13, Block-B, Sector-58,, Noida



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