

# **REAL VALUE CONSULTANTS**

**VALUERS, ENGINEERS & CONSULTANTS**

**GOVT. APPROVED VALUER (WEALTH TAX)**

**BE. (CIVIL), M.Sc. (Real Estate Valuation)**

**IBBI Registration No. – IBBI/RV/02/2019/11815**

**CAT-1/624/174/2014-15**

**FIV - 21696**

**MIE-1570263**

**139-140, Pocket-1, Sector-25, Rohini, Delhi-85**

**Mob:- 9212037910**

**Email Add. [ravibhardwaj14@gmail.com](mailto:ravibhardwaj14@gmail.com)**

**[realvalue14@gmail.com](mailto:realvalue14@gmail.com)**

## **VALUATION REPORT OF IMMOVABLE PROPERTY SITUATED AT**

**PROPERTY BEARING KHEWAT NO. 31/30, KHATAUNI NO. 37/36, KHASRA NO. 142/128,  
SITUATED AT VILLAGE PALASI NATHU, HB NO. 102, TEHSIL NALAGARH,  
DISTT. SOLAN, HIMACHAL PRADESH**

**OWNER**

**M/S SUPER FREEZE INDIA LTD.**

**A/C: M/S SUPER FREEZE INDIA LTD.**



**ON BEHALF OF**

**STATE BANK OF INDIA, INDUSTRIAL COMPLEX BRANCH, UPVAN,  
DELHI-ROHTAK ROAD, BAHADURGARH, DISTT. JHAJJAR, HARYANA- 124507**

**Our Ref: SBI/ BAHADURGARH /VR/2019-20/053**

**Date: 29.02.2020**

# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## VALUATION REPORT (IN RESPECT OF LAND/ SITE AND BUILDING)

(To be filled in by the Approved Valuer)

Our Ref : SBI/ BAHADURGARH /VR/2019-20/053

Date: 29.02.2020

### I. GENERAL

1	Purpose for which the valuation is made	:	To Know the Fair Market Value of the property
2	Date of Inspection	:	27.02.2020
	Date on which the valuation is made	:	29.02.2020
3	List of Document produced for perusal		
	a Legal Search Report	:	Legal Search Report dated 19.09.2019 prepared by panel advocate Mr. Daljit Singh Saini
	b Sale Deed	:	Sale deed Regn No. 1757, Book No. 1, Vol. No. 131, dated 22.07.2004, registered with Sub Registrar Nalagarh
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>M/s Super Freeze India Ltd.</b> Regd. Office: WZ-92 D, Raja Garden, Ring Road, 3/22, Gurgaon, Haryana.  <b>A/c: M/s Super Freeze India Ltd.</b>
5	<b>Brief description of the property (Including leasehold / freehold etc)</b>  The property under valuation is industrial unit built on a freehold plot measuring 3 bigha-13 biswa or 3533.2 sq yd. RCC constructed portion on ground floor comprising with security room, worker's rooms, Generator/ Scrap room & wash room. A large shed with height of 21'-0" constructed in centre of the plot & other shed portions constructed adjoining to the same. Total RCC coverage of 1,364 sq ft and shed coverage of 16,519 sq ft on ground floor & 383 sq ft on first floor (other details given on annexure-I), against permissible coverage of 981 sq ft in RCC portion & 16519 sq ft in shed portion. Extra coverage of 383 sq ft each in RCC (GF) & Shed portion (FF) has been ignored for valuation purpose. Property is owner occupied being used as industry in the name & style of M/s Super Freeze India Limited. Company is engaged in manufacturing and supplying of Refrigeration Valves & Controls, Refrigeration Compressors, Evaporators & Pressure Vessels. The property was built in the year 2004 & 2011 and in good condition.  The property is adjoining to Green Hawk Solution Factory & 750 m from Shimla-Nalagarh-Ghanoli Road.		
6	Location of property		
	a Plot No. / Survey No.	:	Property bearing Khewat No. 31/30, Khatauni No. 37/36, Khasra No. 142/128
	b Door No.	:	--
	c T. S. No. / Village	:	Village Palasi Nathu
	d Ward / Taluka	:	Sub Registrar Nalagarh
	e Mandal / District	:	Solan





# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

7	Postal address of the property	:	Property bearing Khewat No. 31/30, Khatauni No. 37/36, Khasra No. 142/128, situated at Village Palasi Nathu, HB No. 102, Tehsil Nalagarh, Distt. Solan, Himachal Pradesh	
8	City / Town	:	Rural Area	
	Residential Area	:	--	
	Commercial Area	:	--	
	Industrial Area	:	Industrial Area	
9	Classification of the area			
	(i) High/Middle/Poor	:	Middle class	
	(ii) Urban/Semi/Rural	:	Rural	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village Panchayat	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	No	
13	Boundaries of the property			
	North	:	Hume Pipe Factory / Govt. Land	
	South	:	Green Hawk Solution Factory	
	East	:	22' wide Road	
	West	:	Hume Pipe factory	
14.1	Dimensions of the site	:	A	B
		:	As per the Deed	Actual
	North	:	3 bigha-13 biswa or 3533.2 sq yd <i>(1 Bigha = 968 sq yd)</i>	
	South	:		
	East	:		
	West	:		
14	Latitude, Longitude and Coordinates of the site	:	31°01'21.8"N 76°37'49.5"E	
15	Extent of the site	:	3 bigha-13 biswa or 3533.2 sq yd	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	3 bigha-13 biswa or 3533.2 sq yd	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner occupied	



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## II CHARACTERISTICS OF THE SITE

1	Classification of locality	:	Mixed
2	Development of surrounding areas	:	Average
3	Possibility of frequent flooding / submerging	:	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 3-5 Kms.
5	Level of land with topographical conditions	:	Rocky surface
6	Shape of land	:	Rectangular in shape
7	Type of use to which it can be put	:	Industrial
8	Any usage restriction	:	Industrial
9	Is plot in town planning approved layout?	:	Yes
10	Corner plot or intermittent plot?	:	Intermittent Plot
11	Road facilities	:	Available
12	Type of road available at present	:	Kacha Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft. wide
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Yes
16	Underground sewerage system	:	Septic Tank a
17	Is power supply available at the site?	:	Available
18	Advantage of the site	:	No
	i		
	ii		
19	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)	:	No





# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## PART - A (VALUATION OF LAND)

1	Size of plot		
	North & South	:	
	East & West	:	} 3 bigha-13 biswa or 3533.2 sq yd
2	Total extent of the plot	:	3 bigha-13 biswa or 3533.2 sq yd
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	<b>Land rate ranges between Rs. 10,00,000/- to Rs. 12,00,000/- per bigha</b>
4	Assessed / adopted rate of valuation	:	Rs. 11,00,000/- per bigha
5	Estimated value of land	:	3.65 bigha x Rs. 11,00,000/- per bigha = <b>Rs. 40,15,000/-</b>
6	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	<b>Land rate: Rs. 6,07,200/- per bigha</b>
	a) Land	:	3.65 bigha x Rs. 6,07,200/- per bigha = <b>Rs. 22,16,280/-</b>
	b) Cost of Construction	:	<b>As per Market = Rs. 64,22,474/-</b>
	<b>Guideline Value (a + b)</b>	:	<b>Rs. 22,16,280/- + Rs. 64,22,474/- = Rs. 86,38,754/- Say Rs. 86.39 Lakh</b>

## PART - B (VALUATION OF BUILDING)

	Technical details of the building		
a	Type of Building (Residential / Commercial/ Industrial)	:	Industrial
b	Type of construction (Load bearing / RCC/ Steel Framed)	:	RCC/MS Framed Structure
c	Year of construction	:	Details given on Annexure-I
d	Number of floors and height of each floor including basement, if any	:	Shed ht 21' & 12'
	<b>Floor</b>	<b>Actual</b>	<b>Permissible</b>
	Working Shed /Assembly Store / Grinding Section/ Paint Shop/ Finishing Godown (Large GI Shed on GF with 21 ft Ht.)	12,221 sq ft	12,221 sq ft
	Generator Room on GF (RCC)	288 sq ft	288 sq ft
	Scrap Room 2 Nos. on GF (RCC)	216 sq ft	216 sq ft
	Raw Material Godown on GF (GI Shed with 12 ft Ht. )	720 sq ft	720 sq ft
	Raw Material Godown on GF (GI Shed with 10 ft Ht. )	1380 sq ft	1380 sq ft
	Worker Rooms 2 Nos. on GF (RCC)	207 sq ft	207 sq ft



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

	Security Room on GF (RCC)		144 sq ft	144 sq ft
	Transformer Room on GF (GI Shed)		110 sq ft	110 sq ft
	Welding Shop on GF (GI Shed with 20 ft Ht.)		700 sq ft	700 sq ft
	Store Room on GF (GI Shed with 12 ft Ht.)		650 sq ft	650 sq ft
	Staff Rooms 2 Nos. on GF (RCC)		383 sq ft	Ignore
	Staff Rooms 2 Nos. on FF (GI Shed)		383 sq ft	Ignore
	Worker Rooms 7 Nos. on GF (GI)		738 sq ft	738 sq ft
	Common Washroom Area on GF		126 sq ft	126 sq ft
	<b>Total</b>	<b>RCC on GF</b>	<b>1,364 sq ft</b>	<b>981 sq ft</b>
		<b>Shed on GF</b>	<b>16,519 sq ft</b>	<b>16,519 sq ft</b>
		<b>Shed on FF</b>	<b>383 sq ft</b>	<b>---</b>
f	Condition of the building			
	Exterior – Excellent, Good, Normal, Poor	:	Normal	
	Inferior - Excellent, Good, Normal, Poor	:	Normal	
g	Date of issue and validity of layout of approved map / plan	:	Sanctioned Building plan not made available, property is already mortgaged with the Bank.	
h	Approved map / plan issuing authority	:	As above	
i	Whether genuineness or authenticity of approved map / plan is verified	:	As above	
j	Any other comments by our empanelled valuers on authentic of approved plan	:	No	



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description	:	GI Shed & RCC portion on ground floor	
1	Foundation	:	Isolated foundation	
2	Basement	:	Nil	
3	Superstructure	:	9" thick brick work in cement mortar	
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	MS steel	
5	RCC works	:	RCC roof with load bearing walls	
6	Plastering	:	12 mm plastering in cement mortar	
7	Flooring, Skirting, dado	:	PCC Flooring	
8	Special finish as marble, granite, wooden panelling, grills, etc	:	Nil	
9	Roofing including weather proof course	:	Yes	
10	Drainage	:	Septic Tank	
S. No.	Description	:	Ground floor	Other floors
1.	Compound wall	:	Yes	
	Height	:	5 ft to 7 ft	
	Length	:	615 r/ft	
	Type of construction	:	9" thick brick work in cement mortar	
2	Electrical installation	:	Yes	
	Type of wiring	:	Conduit / open	
	Class of fittings (superior / ordinary / poor)	:	Ordinary	
	Number of light points	:	As per site	
	Fan points	:	As above	
	Spare plug points	:	As above	
	Any other item	:	Nil	
3	Plumbing installation	:		
	No. of water closets and their type	:	4 Nos.	
	No. of wash basins	:	2 Nos.	
	No. of urinals	:	4 Nos.	
	No. of bath tubs	:	Nil	
	Water meter, taps, etc.	:	Yes	
	Any other fixtures	:		





# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

## DETAILS OF VALUATION

### ANNEXURE-I

S. No.	Particulars of item	Plinth area in Sq. Ft.	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation@	Net Value After Depreciation Rs.
							<u>Built in 2004</u> RCC@24% Shed@48% <u>Built in 2011</u> RCC@13.5% Shed@27%	
1	Working Shed /Assembly Store / Grinding Section/ Paint Shop/ Finishing Godown (Large GI Shed on GF with 21 ft Ht )	12,221	21 ft.	16 Yrs Old, built in 2004	650/- per sq ft	79,43,650/-	38,12,952/- (@48%)	41,30,698/-
2	Generator Room on GF (RCC)	288	12 ft	16 Yrs Old, built in 2004	500/- per sq ft	1,44,000/-	34,560/- (@24%)	1,09,440/-
3	Scrap Room 2 Nos. on GF (RCC)	216	12 ft	16 Yrs Old, built in 2004	600/- per sq ft	1,29,600/-	31,104/- (@24%)	98,496/-
4	Raw Material Godown on GF (GI Shed with 12 ft Ht )	720	12 ft	16 Yrs Old, built in 2004	450/- per sq ft	3,24,000/-	1,55,520/- (@48%)	1,68,480/-
5	Raw Material Godown on GF (GI Shed with 10 ft Ht )	1380	10 ft.	09 Yrs Old, built in 2011	450/- per sq ft	6,21,000/-	1,67,670/- (@27%)	4,53,330/-
6	Security Room on GF (RCC)	144	10 ft.	09 Yrs Old, built in 2011	700/- per sq ft	1,00,800/-	13,608/- (@13.5%)	87,192/-
7	Transformer Room on GF (GI Shed)	110	10 ft	09 Yrs Old, built in 2011	450/- per sq ft	49,500/-	13,365/- (@27%)	36,135/-
8	Welding Shop on GF (GI Shed with 20 ft Ht)	700	20 ft	09 Yrs Old, built in 2011	500/- per sq ft	3,50,000/-	94,500/- (@27%)	2,55,500/-
9	Store Room on GF (GI Shed with 12 ft Ht)	650	12 ft	09 Yrs Old, built in 2011	350/- per sq ft	2,27,500/-	61,425/- (@27%)	1,66,075/-





# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

10	Worker Rooms 2 Nos on GF (RCC)	207	10 ft	09 Yrs Old, built in 2011	700/- per sq ft	1,44,900/-	19,561/- (@13.5%)	1,25,339/-
11	Common washroom Area on GF (RCC)	126	10 ft	09 Yrs Old, built in 2011	700/- per sq ft	88,200/-	11,907/- (@13.5%)	76,293/-
12	Worker Rooms 7 Nos on GF (GI Shed)	738	10 ft	09 Yrs Old, built in 2011	400/- per sq ft	2,95,200/-	79,704/- (@27%)	2,15,496/-

**Total**

**59,22,474/-**

## PART C- (EXTRA ITEMS)

(AMOUNT IN RS.)

1.	Portico	:	}	Nil
2.	Ornamental front door	:		
3.	Sit out/ Verandah with steel grills	:		
4.	Overhead water tank	:		
5.	Extra steel/ collapsible gates	:		
	<b>Total</b>	:		<b>Nil</b>

## PART D- (AMENITIES)

(AMOUNT IN RS.)

1.	Wardrobes	:	}	Nil
2.	Glazed tiles	:		
3.	Extra sinks and bath tub	:		
4.	Marble / Ceramic tiles flooring	:		
5.	Interior decorations	:		
6.	Architectural elevation works	:		
7.	Paneling works	:		
8.	Aluminum works	:		
9.	Aluminum hand rails	:		
10.	False ceiling	:		
	<b>Total</b>	:		<b>Nil</b>



# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

PART E- (MISCELLANEOUS)		(AMOUNT IN RS.)
1.	Separate toilet room	Nil
2.	Separate lumber room	
3.	Separate water tank/ sump	
4.	Trees, gardening	
Total		Nil

PART F- (SERVICES)		(AMOUNT IN RS.)
1.	Water supply arrangements	Rs. 5,00,000/-
2.	Drainage arrangements	
3.	Compound wall	
4.	C. B. deposits, fittings etc.	
5.	Pavement	
Total		Rs. 5,00,000/-

## TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part- A	Land	: Rs. 40,15,000/-
Part- B	Building	: Rs. 59,22,474/-
Part- C	Extra Items	: Nil
Part- D	Amenities	: Nil
Part- E	Miscellaneous	: Nil
Part- F	Services	: Rs. 5,00,000/-
	Total	: Rs. 1,04,37,474/-
	Say	: Rs. 1.04 Cr.





# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

**(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) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

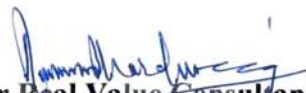
Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the **present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 1.04 Cr. (Rupees One Crores Four Lakh Only). The Realizable value of the above property is Rs. 88.40 Lakh (Rupees Eighty Eight Lakh Forty Thousand Only). The Book Value of the above property as on \_\_\_\_\_ is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) and the Distress value Rs. 78.00 Lakh (Rupees Seventy Eight Lakh Only). Cost of construction for insurance purpose is Rs. 64.25 Lakh (Rupees Sixty Four Lakh Twenty Five Thousand Only).**

Place: New Delhi

Date: 29.02.2020

  
For Real Value Consultants  
(Ravi Mohan Bhardwaj)  
CAT-1/624/174/2014-15



The undersigned has 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. \_\_\_\_\_ (Rs. \_\_\_\_\_ only).

Signature

(Name of the Branch Manager with Office Seal)

- Encl:** 1. Declaration from the value in Format E (Annexure IV)  
2. Model Code of conduct for valuer (Annexure V)

# REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

राजस्व विभाग, हिमाचल प्रदेश - नकल शजरा किश्तवार बन्दोबस्त ज़दीद (मॉमी पैमाना : 1 इंच = 40 करम)

रसीद संख्या : 20193257301

जिला : सोलन

तहसील : नालागढ़

कानूनगो वृत्त : राजपुरा

पटवार वृत्त : मझोली

हदबस्त नं. : 102

मोहाल : प्लासी नथू

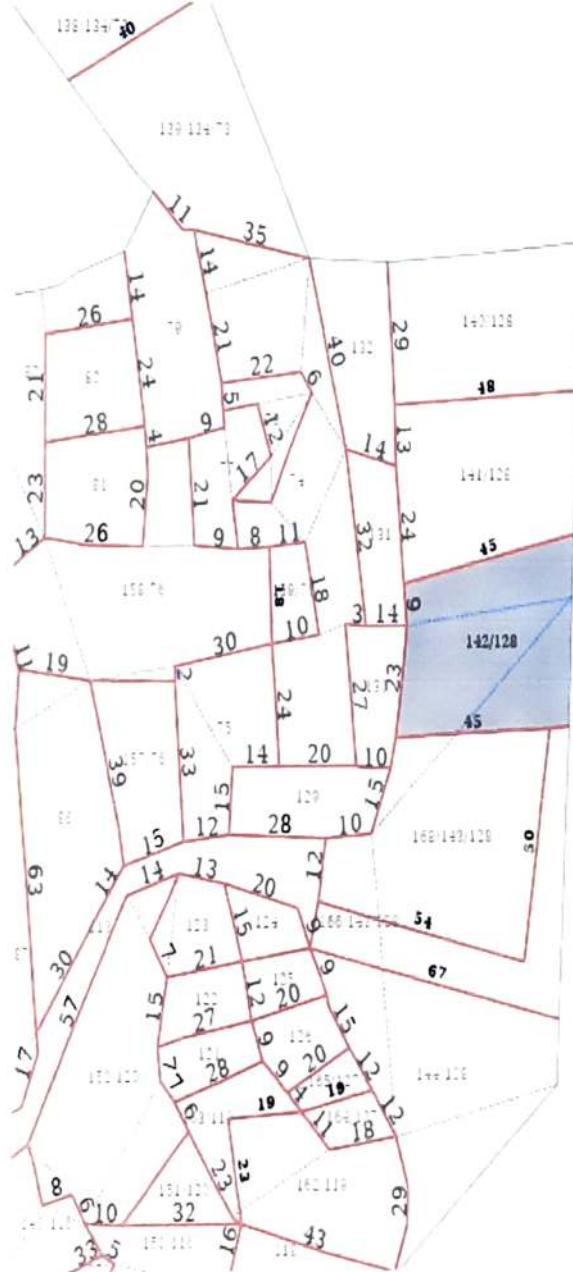
साल : 2015-2016

रकबा ईकाई : बीघा-बि.-बि.

खेवट नं 31 के मालिक : मैसर्ज सुपर फरीज इण्डिया लि. रजिस्टर्ड आफिस डब्ल्यू जैड-92 डे राजा गार्डन रिना रोड बजरीये सन्जीव मैनी पुत्र सतीश मैनी 3 22 गुडगांव हरियाणा M.D. कम्पनी

क्षेत्रफल : 03-13-00 बीघा-बि.-बि.

खेवट नं.	खतौनी नं.	खसरा नं.
31	37	142/128
29	35	168 143 128
30	36	130
30	36	131
34	40	141 128
34	40	166 143 128



1 INCH = 40KARAM

