

REPORT FORMAT: V-L1 (Basic) | Version: 8.0 | 2019

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FILE NO. RKA/FY20-21/DDN-240

DATED: 16/10/2020

## VALUATION ASSESSMENT

OF

## INDUSTRIAL LAND & BUILDING

SITUATED AT

PLOT NO. 6,7, SECTOR 3A, IIE, BHEL, RANIPUR, HARIDWAR

OWNER/S

M/S. JIWAN POLYCOT

A/C: M/S. JIWAN POLYCOT

REPORT PREPARED FOR

STATE BANK OF INDIA, SME BRANCH, RANIPUR, HARIDWAR

- Valuers
- Chartered Engineers
- Lender's Independent Engineer (LIE)
- Techno Engineering Consultants

Important: In case of any query/ issue/ concern or escalation you may please contact Incident Manager @  
valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

Valuation TOR is available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

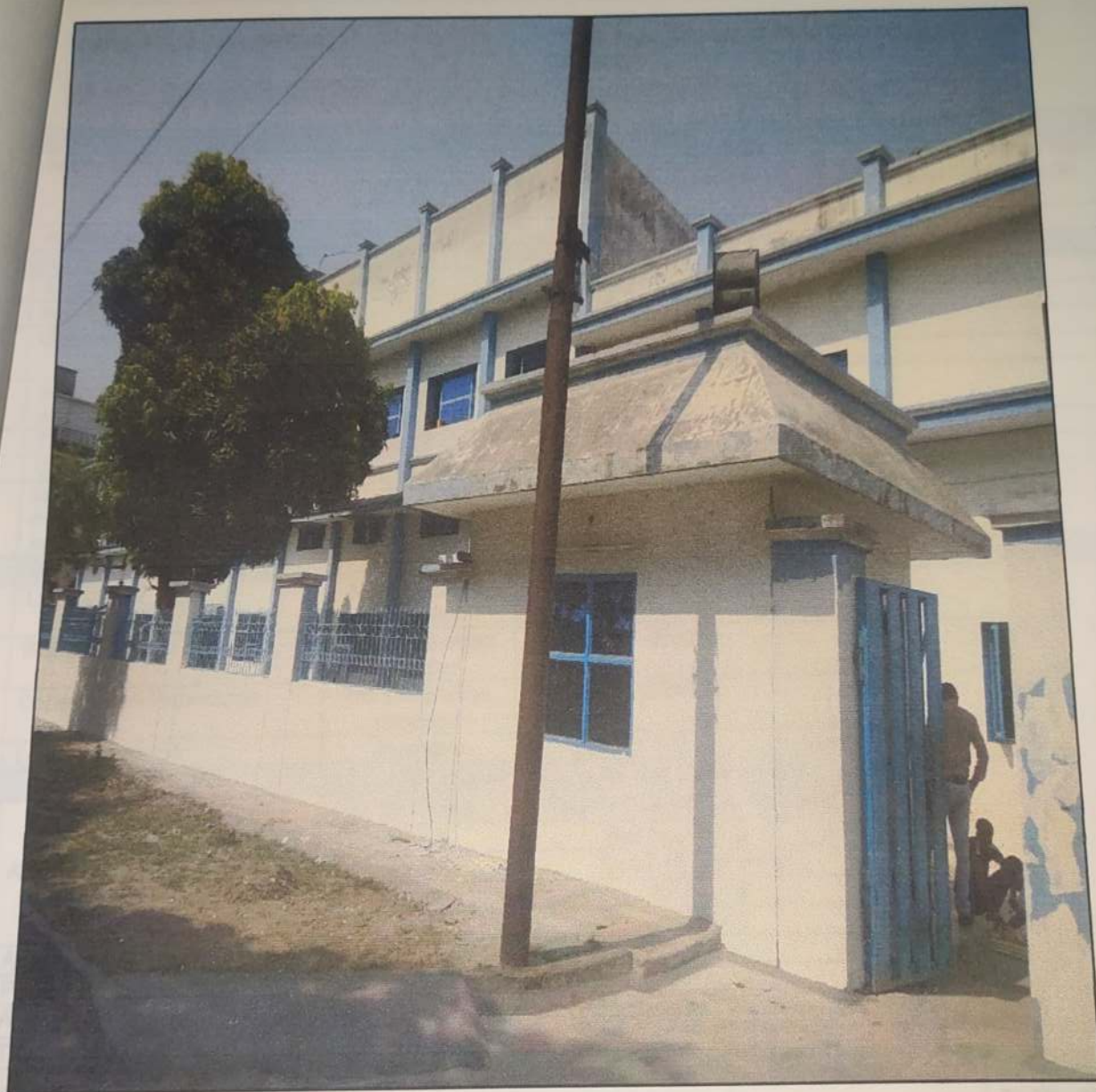
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report will be considered to be correct.

- Business Valuations
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CORPORATE C

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ASSET/ PROPERTY UNDER VALUATION



SITUATED AT  
PLOT NO. 6,7, SECTOR 3A, IIE, BHEL, RANIPUR, HARIDWAR



**VALUATION ASSESSMENT AS PER SBI FORMAT**

|                                     |  |
|-------------------------------------|--|
| Name & Address of Branch:           | State Bank Of India, SME Branch, Ranipur, Haridwar |
| Name of Customer (s)/ Borrower Unit | M/s. Jiwan Polycot                                 |

**Customer Details**

|                   |   |
|-------------------|---|
| Name of the owner | Mr. Jiwan Ram Goyal S/o Mr. Suraj Bhan, Mr. Manoj Goyal S/o Mr. Jiwan Ram Goyal, Mr. Deepak Goyal S/o Mr. Jiwan Ram Goyal & Mr. Vikas Goyal S/o Mr. Jiwan Ram Goyal |
| Application No.   | NA  |

**Property Details**

|  |  |
|--|--|
| Address  | Plot No. 6,7, Sector 3A, IIE Sidcul, Haridwar, Tehsil & District Haridwar              |
| Nearby Landmark  | Near Police Chowki, SIDCUL ✓   |
| Google Map   | Enclosed with the Report   |
| Independent access to the property                         | Coordinates or URL: 29°57'33.7"N 78°03'33.2"E<br>Clear independent access is available |
| Type of ownership  | Company owned  |
| Constitution of the Property                               | Lease Hold   |
| Is the property merged or colluded with any other property | No, its an independent singly bounded property<br>Comments: none                       |

| Document Details             | Status                  | Name of Approving Auth. | Approval No.  |
|------------------------------|-------------------------|-------------------------|---------------|
| i. Layout Plan               | No information provided | SIDA                    | ---           |
| ii. Building plan            | No information provided | SIDA                    | ---           |
| iii. Construction Permission | No information provided | SIDA                    | ---           |
| iv. Legal Documents          | Available               | Copy of TIR             | Lease Deed NA |

**Physical Details of the Property**

|                            | Directions                             | As per copy of Lease Deed  | Actual found at Site                |
|----------------------------|--|--|-------------------------------------|
| i. Adjoining Properties    | North                                  | Plot No.- 14 & 15  | Plot No.- 14 & 15                   |
|                            | South                                  | Road 15 Mtr. wide  | Road                                |
|                            | East                                   | Plot No.- 5  | Plot No.- 5                         |
|                            | West                                   | Plot No.- 8  | Plot No.- 8                         |
| ii. Are Boundaries matched | Yes                                    |  |                                     |
| iii. Plot demarcation      | Yes                                    |  |                                     |
| iv. Approved land Use      | Industrial as per property documents   |  |                                     |
| v. Type of Property        | Industrial Land & Building             |  |                                     |
| vi.                        | No. of bed rooms                       | Living/ Dining area  | Toilets                             |
|                            | GF- ---                                | ---  | 01                                  |
|                            | FF- ---                                | ---  | ---                                 |
|                            | SF- ---                                | ---  | ---                                 |
|                            |  |  | Kitchen                             |
|                            |  |  | Other rooms                         |
|                            |  |  | 03(Production Hall, Godown, Office) |
|                            |  |  | 02 (Hall)                           |
|                            |  |  | 01 (Hall)                           |
| vii.                       | Total no. of floors of the property    | 3 (Ground + First + Second Floor)  |                                     |
| viii.                      | Floor on which the property is located | All  |                                     |
| ix.                        | Approx. age of the property            | Approx. 14 years as informed verbally during the site survey.                        |                                     |
| x.                         | Residual age of the property           | Approx. 46-51 years subject to timely and proper maintenance of the building for RCC |                                     |



# **VALUATION ASSESSMENT** BY POLYCOT

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|                            |   |
|----------------------------|---|
| Type of structure          | RCC framed pillar, beam, column structure on RCC slab, GI shed mounted on iron pillars, trusses frame structure |
| Condition of the Structure | Good  |
| Finishing of the building  | Good  |

## **Tenure/ Occupancy/ Possession Details**

|   |                             |
|---|-----------------------------|
| Property presently possessed/ occupied by       | Legal Owner                 |
| Status of Tenure                                | NA                          |
| No. of years of occupancy                       | NA                          |
| Relationship of tenant or owner                 | NA                          |
| <b>Stage of Construction</b>                    | Constructed property in use |
| If under construction then extent of completion |                             |

## **Violation in the property**

| i. Violation if any observed  | ii. Nature and extent of violation  | iii. Any other negativity, defect or drawback in the property |
|---|---|---|
| Cannot comment since copy of approved building plans/map not provided to us | Cannot comment since copy of approved building plans/map not provided to us | No  |

## **AREA DETAILS OF THE PROPERTY**

### **Land area** (as per documents/ site survey, whichever is less) Considered

| Area as per documents                               | Area as per site survey  | Area considered for Valuation |
|---|--|-------------------------------|
| 1800 sq.mtr   | 1800 sq.mtr  | 1800 sq.mtr                   |
| Area adopted on the basis of Remarks & Observations | Property documents & site survey both<br>Area measurements considered in the Valuation Report pertaining to Land is adopted from relevant documents produced to us or actual site measurement, whichever is less. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents which has been relied upon. |                               |

### **Constructed Built-up Area** (As per IS 3861-1966)

| Area as per documents   | Area as per site survey   | Area considered for Valuation  |
|---|---|--|
| <b>RCC:</b><br>GF- 9956 sq.ft<br>FF- 4275 sq.ft (RCC)<br>SF- 1311 sq.ft<br>Total- 15542 sq.ft<br><b>GI Shed:</b><br>GF- 684 sq.ft<br>FF-3920 sq.ft<br>Total- 4604 sq.ft | <b>RCC:</b><br>GF- 924.94 sq.mtr/ 9956 sq.ft<br>FF- 397.16 sq.mtr/ 4275 sq.ft (RCC)<br>SF- 121.79 sq.mtr/ 1311 sq.ft<br>Total- 514.86 sq.mtr/ 15542 sq.ft<br><b>GI Shed:</b><br>FF-364.18 sq.mtr /3920 sq.ft  | <b>RCC:</b><br>GF- 924.94 sq.mtr/ 9956 sq.ft<br>FF- 397.16 sq.mtr/ 4275 sq.ft (RCC)<br>SF- 121.79 sq.mtr/ 1311 sq.ft<br>Total- 514.86 sq.mtr/ 15542 sq.ft<br><b>GI Shed:</b><br>FF-364.18 sq.mtr /3920 sq.ft |
| Area adopted on the basis of Remarks & Observations   | <b>Old Valuation Report and Site Survey</b><br>Area measurements considered in the Valuation Report pertaining to Building is adopted from relevant documents produced to us or actual site measurement, whichever is less. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. |  |

## **VALUATION ASSESSMENT**

### **ASSESSMENT FACTORS**

| A.  |                        | Industrial Land & Building Value  |
|-----|------------------------|---|
| i.  | Valuation Type         | Land & Building Value   |
| ii. | Scope of the Valuation | Non binding opinion on the assessment of Plain Asset Valuation of the property identified to us by the owner or through his representative. |



# **VALUATION ASSESSMENT** **IN POLYCOT**

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| Property Use factor  | Current Use  |  | Highest & Best Use               |                         |
|--|--|--|----------------------------------|-------------------------|
|  | Industrial   |  | Industrial                       |                         |
| Legality Aspect Factor   | Assumed to be positive as per copy of documents & information produced to us. However Legal aspects of the property are out-of-scope of the Valuation Services.<br><br>Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.   |  |                                  |                         |
| Land Physical factors  | Shape  | Size   | Level                            | Frontage to depth ratio |
|  | Rectangle  | Large  | On Road Level                    | Normal frontage         |
| Property location category factor  | City Categorization  | Locality Categorization                        | Property location classification | Floor Level             |
|  | Scale-C City   | Ordinary                                       | On Wide Road                     | GF + FF +SF             |
|  | Semi Urban   | Within well developed notified Industrial Area | None                             |                         |
|  |  |  | None                             |                         |
|  | Property Facing  | South Facing                                   |                                  |                         |
| Any New Development in surrounding area  | None   |  |                                  |                         |
| Any specific advantage/ drawback in the property                                   | NA   |  |                                  |                         |
| Property overall usability Factor  | Normal   |  |                                  |                         |
| Comment on Property Saleability Outlook  | Easily sellable normally but the demand is subdued currently because of prevailing weak economic conditions  |  |                                  |                         |
| Comment on Demand & Supply in the Market   | Good demand of such properties in the market normally but the demand is subdued currently because of prevailing weak economic conditions   |  |                                  |                         |
| Any other aspect which has relevance on the value or marketability of the property | <p>Valuation of the same asset/ property can fetch different values under different circumstances &amp; situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>This Valuation report is prepared based on the facts of the property &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; socio-economic conditions prevailing in the country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of World economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p> |  |                                  |                         |
| xiii. Sale transaction method assumed  | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.  |  |                                  |                         |
| xiv. Best Sale procedure to realize maximum Value                                  | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.  |  |                                  |                         |
| xv. Methodology/ Basis of Valuation  | <b>Govt. Guideline Value:Collector rates of SIDCUL</b><br><b>Market Value:</b> Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Relacement Cost approach'.<br><i>Valuation of the asset is done as found on as-is-where basis.</i>   |  |                                  |                         |



Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.

For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.

References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.

Market Rates are rationally adopted based on the facts of the property that came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.

The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.

Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest, selling cost, marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.

This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Fair Market Value. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.

Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition & specifications based on only visual observation of the structure. No structural, physical tests have been carried out in respect of it.

Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method.

The condition assessment and the estimation of the residual economic life of the structure is only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.

Sale transaction method of the asset is assumed as free market transaction while assessing Indicative & Estimated Fair Prospective Market Value of the asset.

Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.

This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is not investigative in nature.

**Fair Market Value<sup>#</sup>** suggested by the competent Valuer is that prospective estimated



amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.

Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.

**Realizable Value<sup>^</sup>** is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.

**Forced/ Distress Sale Value\*** is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.

**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be either in an orderly transaction with a typical marketing period or in a forced transaction with a shortened marketing period.

**Difference between Cost, Price & Value:** Generally these words are used and understood synonymously. However in reality each of these has a completely different meaning, premise and also having different definitions in the professional & legal terms. Therefore to avoid confusion, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and depends to a great extent on combination of various factors such as demand and supply, market situation, purpose, situation & needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation. needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation.

Therefore in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

|      |   |    |                       |                             |
|------|---|----|-----------------------|-----------------------------|
| xvi. | References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from | 1. | Name:                 | Mr. Manav Gupta             |
|      |   |    | Contact No.:          | +91-7088550008              |
|      |   |    | Nature of reference:  | Property Consultant         |
|      |   |    | Size of the Property: | Approx. 1800 sq. mtr.       |
|      |   |    | Location:             | Sector 3A, SIDCUL, Haridwar |



|   |  |  |
|---|--|--|
| Property search sites & local information)  | Rates/ Price informed:   | Rs.7,000/- to Rs.7,500/- per sq.mtr (Pre Lockdown rates)   |
|   | Any other details/ Discussion held:  | As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area were around Rs.7,000/- Rs.7,500/- per sq. mtr.<br><br>According to the property dealer, at present during the continuing Covid pandemic, there are virtually no inquiries for real estate or any transactions taking place. The market is in an uncertain state and it is expected that the market rates will fall once the Pandemic subsides since there is a considerable loss to the economy and businesses due to the Pandemic and consequent lockdown and the sentiments among the general people are very weak and people will hesitate a lot to lock up their available liquidity in an illiquid asset like in real estate in this environment. The rates may go down anywhere in the region of 5% to 10% or even upto 15% after the lockdown is over. However, the exact position would be known only after the pandemic subsides |
|   | 2. Name:   | Radhe Radhe Properties   |
|   | Contact No.:   | +91-9412074363   |
|   | Nature of reference:   | Property Consultant  |
|   | Size of the Property:  | Approx. 1800 sq. mtr.  |
|   | Location:  | Sector 3A, SIDCUL, Haridwar  |
|   | Rates/ Price informed:   | Around Rs.7,000/- to Rs.7,500/- per sq.mtr (Pre Lockdown rates).   |
|   | Any other details/ Discussion held:  | According to the property dealer, at present during the continuing Covid pandemic, there are virtually no inquiries for real estate or any transactions taking place. The market is in an uncertain state and it is expected that the market rates will fall once the Pandemic subsides since there is a considerable loss to the economy and businesses due to the Pandemic and consequent lockdown and the sentiments among the general people are very weak and people will hesitate a lot to lock up their available liquidity in an illiquid asset like in real estate in this environment. The rates may go down anywhere in the region of 5% to 10% or even upto 15% after the lockdown is over. However, the exact position would be known only after the pandemic subsides.   |
|   | 3. Name:   | NA   |
|   | Contact No.:   | NA   |
|   | Nature of reference:   | NA   |
|   | Size of the Property:  | NA   |
|   | Location:  | NA   |
|   | Rates/ Price informed:   | NA   |
|   | Any other details/ Discussion held:  | NA   |
| NOTE: The given information above can be independently verified to know its authenticity. |  |  |
| xvii. Adopted Rates Justification   | As per our discussion with the property dealers, we came to know that during this Covid Pandemic period there is virtually no enquiry either for sale or for purchase of any property and virtually no sale/ purchase is taking place since the Pandemic started. The real estate market is facing a very critical and |  |



uncertain phase. But according to these property dealers the rates quoted by them currently are for the Pre-Pandemic phase. According to them, because of the economic slowdown, losses suffered by businessmen, the loss of jobs or cuts in salaries of the salaried class and also the natural tendency of the people to conserve available liquidity instead of locking it up in an illiquid asset like property or other fixed assets during such economic prolonged, uncertain and distressful times. The demand for properties is expected to fall very significantly in the immediate aftermath of Covid Pandemic. The same is the opinion of a number of reputed real estate consultants who have released their reports on the likely impact on the Real Estate scenario because of disruption caused by the Covid-19 to the economy. In the opinion of all these, the rates of Real Estate are expected to fall at least 10%-15% or even 20% after lockdown is over. But the actual position would be known only once the equilibrium sets in in the real estate market after the Pandemic subsides.

Due to this we have taken an additional discounting factor on prevailing Pre-Lockdown market rate for arriving at the Realizable value of the subject property.

The above mentioned property dealers have quoted the rates of Rs.7,000/- to Rs.7,500/- per sq.mtr. (Pre-Lockdown Rates) in this area. Keeping all those factors into the consideration that may affect the value of this property we have adopted the rate of **Rs.7,000/- per sq.mtr. (Pre Lockdown)** which seems to be reasonable in our view.

**VALUATION CALCULATION**  
**GUIDELINE/ CIRCLE VALUE**

| a.  | Land Value                                 | Total Land Area considered as per documents/ site survey (whichever is less) | Prevailing Rates Range                 | Rates adopted (considering all characteristics & assessment factors of the property)   |
|-----|--|--|--|--|
|     |  | 1800 sq.mtr  | Rs.6,000/- per sq.mtr                  | Rs.6,000/- per sq.mtr  |
|     | <b>Total Land Value (a)</b>                | 1800 sq.mtr X Rs.6,000/- per sq.mtr<br><b>Rs.1,08,00,000/-</b>               |  |  |
| ii. | Construction Depreciated Replacement Value | Structure Construction Value   |  |  |
|     |  | Structure Type   | Construction category                  | Age Factor   |
|     |  | RCC framed pillar, beam, column structure on RCC slab                        | Class C construction (Simple/ Average) | 10-15 years old construction   |
|     |  | Rate range   | Rate adopted                           | Covered Area   |
|     |  | Govt. Construction Rates are not available.                                  | Construction Rates are not available.  | RCC:<br>GF- 924.94 sq.mtr/ 9956 sq.ft<br>FF- 397.16 sq.mtr/ 4275 sq.ft (RCC)<br>SF- 121.79 sq.mtr/ 1311 sq.ft<br>Total- 514.86 sq.mtr/ 15542 sq.ft |



|   |   |   |
|---|---|---|
|   |   | GI Shed:<br>FF-364.18 sq.mtr /3920<br>sq.ft |
| <b>Total Construction Estimated<br/>Depreciated Replacement Value<br/>(b)</b> | NA                                      |   |
| <b>TOTAL GUIDELINE/ CIRCLE<br/>RATE VALUE: (a+b)</b>                          | NA                                      |   |
|   | <b>Rs.1,08,00,000/-<br/>(Land Only)</b> |   |

**INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE**

| Land Value                  | Total Land Area<br>considered as per<br>documents/ site<br>survey (whichever is less) | Prevailing Rates<br>Range          | Rate adopted<br>(considering all characteristics &<br>assessment factors of the<br>property) |
|-----------------------------|---|------------------------------------|--|
|                             | 1800 sq.mtr   | Rs.7,000/- to Rs.7,500/-<br>sq.mtr | Rs.7,000/- per sq.mtr  |
| <b>Total Land Value (a)</b> | 1800 sq.mtr X Rs.7,000/- per sq.mtr<br><b>Rs.1,26,00,000/-</b>                        |                                    |  |

| Construction Depreciated<br>Replacement Value                         | Structure cost/ Construction Value   |   |  |
|---|--|---|--|
|   | Structure Type   | Construction category                     | Structure Condition  |
|   | RCC framed pillar,<br>beam, column<br>structure on RCC slab  | Class C construction<br>(Simple/ Average) | Average  |
|   | Age Factor   |   | Covered Area   |
|   | 10-15 years old construction   |   | RCC:<br>GF- 924.94 sq.mtr/ 9956 sq.ft<br>FF- 397.16 sq.mtr/ 4275 sq.ft (RCC)<br>SF- 121.79 sq.mtr/ 1311 sq.ft<br>Total- 514.86 sq.mtr/ 15542 sq.ft<br>GI Shed:<br>FF-364.18 sq.mtr /3920 sq.ft |
|   | Rate range   |   | Rate adopted   |
|   | RCC- Rs.900/- to Rs.1,000/- per sq.ft<br>GI Shed- Rs.500/- to Rs.600/- per<br>sq.ft  |   | RCC- Rs.975/- per sq.ft<br>GI Shed- Rs.575/- sq.ft   |
| <b>Total Construction Depreciated<br/>Replacement Value Value (b)</b> | RCC-15542 sq.ft X Rs. 975/- per sq.ft = Rs.1,51,53,450/-<br>GI Shed- 3920 sq.ft X Rs.575/- per sq.ft= Rs. 22,54,000/-<br><b>Rs.1,74,07,450/-</b> |   |  |

|       |  |                         |
|-------|--|-------------------------|
| iii.  | Add extra for Architectural aesthetic developments,<br>improvements (c)<br>(add lump sum cost)                                     | NA                      |
| iv.   | Add extra for fittings & fixtures (d)<br>(doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary<br>fittings) | NA                      |
| v.    | Add extra for services(e)<br>(water, electricity, sewerage, main gate, boundary, lift, etc.)                                       | NA                      |
| vi.   | <b>TOTAL VALUE: (a+b+c+d+e)</b>  | <b>Rs.3,00,07,450/-</b> |
| vii.  | Additional Premium if any  | NA                      |
|       | Details/ Justification   | NA                      |
| viii. | Deductions charged if any  | NA                      |





Details/ Justification

|   |                         |
|---|-------------------------|
| TOTAL INDICATIVE ESTIMATED PROSPECTIVE FAIR MARKET VALUE* (vi+vii+viii) | NA                      |
| ROUND OFF   | Rs.3,00,07,450/-        |
| IN WORDS  | Rs.3,00,00,000/-        |
| EXPECTED REALIZABLE/ FETCH VALUE* (@ ~20% less)                         | Rupees Three Crore Only |
| EXPECTED FORCED/ DISTRESS SALE VALUE* (@ ~30% less)                     | Rs.2,40,00,000/-        |
| VALUE FOR THE INSURANCE PURPOSE   | Rs.2,10,00,000/-        |
| Justification for more than 20% difference in Market & Circle Rate      | Rs.1,70,00,000/-        |

Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors

Concluding comments & Disclosures if any

1. The Fair Market Value arrived at in this Report is the value under Free Market Conditions.  
  
However, presently the property market is not under a free market condition due to Covid Pandemic disruption. Currently, as per the micro & macro market research, the demand for property is weak and the enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a substantial discount to the rates prevailing before the Covid Pandemic. Thus the Realizable Value in this Report has been adopted based on this consideration.
2. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct.
3. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.
4. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.
5. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.

ASSUMPTIONS | REMARKS | LIMITING CONDITIONS

- i. Qualification in TIR/Mitigation Suggested, if any: **None**
- ii. Is property SARFAESI compliant: **Yes**
- iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.: **No**
- iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: **Yes, is mortgaged**
- v. Details of last two transactions in the locality/area to be provided, if available: **Information couldn't be found.**
- vi. Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR.  
a. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and





Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR.

- This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end.
- Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report.
- Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.

### DECLARATION

- The property was inspected by our authorized surveyor on 13 October 2020 by name AE Deepak Joshi in the presence of owner's representative.
- The undersigned does not have any direct/indirect interest in the above property.
- The information furnished herein is true and correct to the best of our knowledge.
- We have submitted Valuation report directly to the Bank.
- This valuation report is carried out by our Engineering team on the request from **State Bank Of India, SME Branch, Ranipur, Haridwar**

**Name & Address of Valuer company** M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.  
D- 39, 2<sup>nd</sup> floor, Sector- 2, Noida

| Enclosed Documents | S.No. | Documents   | No. of Pages |
|--------------------|-------|---|--------------|
|                    | i.    | General Details   | 02           |
|                    | ii.   | Screenshot of the price trend references of the similar related properties available on public domain | 01           |
|                    | iii.  | Google Map  | 01           |
|                    | iv.   | Photographs   | 03           |
|                    | v.    | Copy of Circle Rate   | 03           |
|                    | vi.   | Survey Summary Sheet  | 02           |
|                    | vii.  | Valuer's Remark   | 02           |
|                    | viii. | Copy of relevant papers from the property documents referred in the Valuation                         | 04           |

4. **Total Number of Pages in the Report with Enclosures** 20

5. **Engineering Team worked on the report**

**SURVEYED BY:** AE Deepak Joshi

**PREPARED BY:** AE Namrata Rawat

**REVIEWED BY:** HOD Valuations





**R.K ASSOCIATES IMPORTANT NOTES: ANNEXURE - I**

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.

**COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

**IF REPORT IS USED FOR BANK/ FIs**

**NOTE:** As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

**At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.**

Documents provided for perusal

Form 1 documents  
received

Form 2 documents  
received

Property title documents  
received

Copy of title  
deed received

Other documents  
received

Copy of title  
deed received

Copy of title  
deed received

Copy of title  
deed received

Copy of title  
deed received

Copy of title  
deed received

Copy of title  
deed received

Documents received from  
owner of the property

☒ Cross checked from the boundaries of the property as shown  
in the deed

Measurement of the property is only  
made by other verification from the  
documents as per 7 mentioned in the  
(standard documents).

☒ Done from the same date displayed on the property

☒ verified by the owner's representative

☒ Extract from local records of police

☒ Measurement of the property could not be done properly

☒ Survey was not done

Remarks

1. Valuation Report as per R.K Associates Important Notes

2. R.K Associates Important Notes



GENERAL DETAILS

|                                    |  |                              |                              |
|------------------------------------|--|------------------------------|------------------------------|
| Report prepared for                | Bank   |                              |                              |
| Name & Address of the Organization | State Bank Of India, SME Branch, Raipur, Haridwar  |                              |                              |
| Name of Borrower                   | M/s. Jiwan Polycot   |                              |                              |
| Credit Analyst                     | Mr. Abhishek Bansal (9760019420) (abhishek.bansal@sbi.co.in)   |                              |                              |
| Type of Loan                       | Business Loan  |                              |                              |
| Report Format                      | V-L1 (Basic)   Version: 8.0_2019   |                              |                              |
| Date of Valuation                  | 16 October 2020  |                              |                              |
| Date of Survey                     | 13 October 2020  |                              |                              |
| Type of the Property               | Industrial Land & Building   |                              |                              |
| Type of Survey                     | Full survey (inside-out with approximate measurements & photographs).  |                              |                              |
| Type of Valuation                  | Industrial Land & Building value   |                              |                              |
| Report Type                        | Plain Asset Valuation  |                              |                              |
| Surveyed in presence of            | Owner's representative   | Name:                        | Mr. Manoj Goyal (9215959001) |
| Purpose of Valuation               | For Periodic Re-valuation of the mortgaged property  |                              |                              |
| Scope of the Report                | Non binding opinion on indicative estimated prospective valuation assessment of the property identified by property owner or through its representative  |                              |                              |
| 16. Important Disclosures          | <p>a. Legal aspects of the property have to be taken care by legal expert/ advocate.</p> <p>b. Verification of authenticity of documents from originals or cross checking from any Govt. depts. has to be taken care by legal expert/ advocate.</p> <p>c. This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.</p> <p>d. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services.</p> <p>e. Measurement verification is only limited upto sample random measurement against the documents produced to us.</p> <p>f. Drawing Map &amp; design of the property is out of scope of the Valuation services.</p> |                              |                              |
| 17. Documents provided for perusal | Documents Requested  | Documents Provided           | Documents Reference No.      |
|                                    | Total 05 documents requested.  | Total 02 documents provided. |                              |
|                                    | Property Title document  | Copy of TIR                  | Dated: 16/03/2018            |
|                                    | Approved Map   | Lease Deed                   | Dated: 07/10/2005            |
|                                    | Copy of TIR  | None                         | —                            |
|                                    | Last paid Electricity Bill   | None                         | —                            |
|                                    | Last paid Municipal Tax Receipt  | None                         | —                            |
| 18. Documents received from        | Bank   |                              |                              |
| 19. Identification of the property | <input checked="" type="checkbox"/> Cross checked from the boundaries of the property or address mentioned in the deed<br><input checked="" type="checkbox"/> Done from the name plate displayed on the property<br><input checked="" type="checkbox"/> Identified by the owner/ owner's representative<br><input type="checkbox"/> Enquired from local residents/ public<br><input type="checkbox"/> Identification of the property could not be done properly<br><input type="checkbox"/> Survey was not done  |                              |                              |
| 20. Enclosures                     | <p>I. Valuation Report as per SBI Format Annexure-1</p> <p>II. R.K Associates Important Notes</p>  |                              |                              |



|  |  |
|--|--|
|  | <p>III. Screenshot of the Price trend references of the similar related properties available on public domain - Page No.7</p> <p>IV. Google Map - Page No.9</p> <p>V. Photographs - Pages x</p> <p>VI. Copy of Circle Rate - Pages x</p> <p>VII. Survey Summary Sheet - Pages 02</p> <p>VIII. Valuer's Remark - Page No.7</p> <p>IX. Copy of relevant papers from the property documents referred in the Valuation - Pages x</p> |
|--|--|



ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



Values & Engineering  
[Signature]



