

**VALUATION REPORT OF INDUSTRIAL LAND AND BUILDING BEARING PLOT
NO-16, SIKANDRABAD INDUSTRIAL AREA, DISTT. BULANDSAHAR (U.P.),
OWNED BY M/s HITECH PIPES LIMITED.**

Name & Address of Branch : State Bank of India, Karol Bagh, New Delhi
Name of Customer (s)/ Borrowal unit : M/s Hi Tech Pipes Limited

(1) INTRODUCTION

- a) Name of the property owner (with address & phone nos.) : M/s Hi Tech Pipes Limited
b) Purpose of valuation : Fair Market Value
c) Date of Inspection of property : 10.09.2021
d) Date of valuation report : 13.09.2021
e) Name of the developer of property (in case of developer built properties) : Not applicable

(2) PHYSICAL CHARACTERISTICS OF THE PROPERTY

- a) Location of the property
i. Nearby landmark : Near UPSIDC Colony & Opposite to Shree Cement Factory.
ii. Postal address of the property : Plot No-16, Sikandarabad Industrial Area, GT Road, Distt Bulandsahar Road U.P
iii. Area of plot/land (supported by a plan) : Plot Area- 16719 sq. mtrs.

CIN : U74899DL1995PTC069930

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OTHER OFFICES

★Pune★Kolkata★Chennai★Bangalore★Hyderabad★Ahmedabad★Chandigarh★Bhubaneshwar★Jaipur★Lucknow

- iv. Type of land: Solid, Rocky, Marsh : Solid
Land, reclaimed land, water-logged,
land locked.
- v. Independent access/approach to the : Yes
property etc.
- vi. Google map location of the property : Enclosed as per annexure-I
with a neighborhood layout map
- vii. Details of roads abutting the : 40 ft. service road then GT Road
property
- viii. Description of adjoining property : Near Police Station
- ix. Plot No./Survey No. : Plot No.16
- x. Ward/Village/Taluk : UPSIDC, Sikandrabad Industrial Area
- xi. Sub registrar/Block : GT Road
- xii. District : Bulandsahar
- xiii. Any other aspect : ---

- b) Plinth area, Carpet Area, and saleable area : Copy of approved plan not provided
to be mentioned separately and clarified

No. of floors and height of each, floor. : Ground Floor : 45' height
Tin/ACC Shed
Ground Floor : 10-12' height
RCC

First Floor RCC : 10-12' height

Plinth area floor-wise (As per IS,3861- : G+1(RCC) : 6000 sq. ft.
1966)

Ground Floor : 30000 sq. ft.
Tin/ACC Shed

TOTAL : 36000 sq. ft.

- c) Boundaries of the Plot

	As per sale deed / TIR	Actual
North	: Not Provided	40 ft. service road then GT Road
South	: Not Provided	Plot No- B-10
East	: Not Provided	Plot No-16/1
West	: Not Provided	Plot No- 15



Latitude : 28.473075
Longitude : 77.663631

(3) TOWN PLANNING PARAMETERS

- i. Master plan provisions related to property in terms of land use : Under provisions of UPSIDC Industrial use.
- ii. FAR-Floor Area Rise/ FSI-Floor Space Index permitted & consumed : FAR within limit
- iii. Ground Coverage :
- iv. Comment on whether OC-Occupancy Certificate has been issued or not : Owner occupied and unit is operational and however copy of occupancy certificate not provided.
- v. Comment on unauthorized constructions if any : Nil
- vi. Transferability of development rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc. : Copy of approved plan not provided
- vii. Planning area/zone : Industrial area
- viii. Development controls : As above
- ix. Zoning regulations : As above
- x. Comment on the surrounding land uses and adjoining properties in terms of uses : Industrial
- xi. Comment on demolition proceedings if any : Not applicable
- xii. Comment on compounding / regularization proceedings : Not applicable
- xiii. Any other Aspect : Nil

(4) DOCUMENT DETAILS AND LEGAL ASPECTS OF PROPERTY:

- a) Ownership Documents :
- i) Sale deed, Gift Deed, Lease Deed : Copy of lease deed dated 31.03.2005
- ii) TIR of the property : Refer Legal Search Report



- b) Name of the Owner/s : Ili Tech Pipes Limited
- c) Ordinary status of freehold or leasehold including restrictions on transfer : Leasehold
- d) Agreement of easement if any : Easy access
- e) Notification of acquisition if any : Not applicable
- f) Notification of road widening if any : Not applicable
- g) Heritage restriction, if any : Not applicable
- h) Comment on transferability of the property ownership : As per the regulation in force
- i) Comment on existing mortgages/ charges/encumbrances on the property, if any : Details Available with Bank
- j) Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be : As above
- k) Building plan sanction: :
 Authority approving the plan- : UPSIDC (Uttar Pradesh State Industrial Development Corporation)
 Name of the office of the Authority- : UPSIDC (Uttar Pradesh State Industrial Development Corporation)
 Any violation from the approved building plan- : Within Permissible limit
- l) Whether Property is Agricultural Land if yes, any conversion is contemplated : Not applicable
- m) Whether the property is SARFAESI Compliant : Yes
- n) a) All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. : To be provided by the company
 b) Observation on Dispute or Dues if any in payment of bills/taxes to be reported. : Nil
- o) Whether entire piece of land on which the unit is set up / property is situated has been : Yes



mortgaged or to be mortgaged.

p) Qualification in TIR/Mitigation suggested : As per legal search report if any.

q) Services provided in the building : Nil

(5) ECONOMIC ASPECTS OF THE PROPERTY

- a) i) Reasonable letting value : Nil
ii. If property is occupied by tenant : Nil
iii. Taxes and other outings : Nil
iv. Property Insurance : Insurable value of Rs 2.27 crores
v. Monthly maintenance charges : Nil
vi. Security charges : Nil
vii. Any other aspect : Nil

(6) SOCIO-CULTURAL ASPECTS OF THE PROPERTY

- a) Descriptive amount 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. : Industrially developed area with good connectivity also surrounded by Large medium / small industrial units.
- b) Whether property belongs to social infrastructure like hospital, school, old age homes etc. : Not applicable

(7) FUNCTIONAL AND UTILIZATION ASPECTS OF THE PROPERTY

- a) Description of the functionally and utility of the property in terms of:
- i. Space allocation : For Industrial Use
ii. Storage spaces : As above
iii. Utility spaces provided within the building : Yes
iv. Car Parking facility : Open car parking
v. Balconies etc. : Not applicable
- b) Any other aspect : NA



(8) INFRASTRUCTURE AVAILABILITY

- a) Description of aqua infrastructure availability in terms of:
- i. Water supply : Through own bore-well
 - ii. Sewerage/ sanitation System : Underground sewage system
Underground or Open
 - iii. Storm water drainage : Yes
- b) Description of other physical infrastructure facilities viz.
- i. Solid waste management : Yes
 - ii. Electricity : Yes
 - iii. Road and public transport : Yes
connectivity
 - iv. Availability of other public utilities : Yes
nearby
- c) Social infrastructure in terms of
- i. School : Nearby within 2-3 Km
 - ii. Medical facilities : Naveen Hospital
 - iii. Recreational facility in terms of : Yes
parks and open space

(9) MARKETABILITY OF THE PROPERTY

- a) Marketability of the property in terms of
- i. Locational attributes : Industrially developed area and well-connected near G.T Road.
 - ii. Scarcity : Manufacturer of Black Steel Tubes, Rectangular & Hollow section
 - iii. Demand and supply of the kind of : Good
subject property
 - iv. Comparable sale prices in the : Rs.7000 to Rs.8000 per sq. mt. depending
locality upon the size and location of the plot.
- b) Any other aspect which has relevance on : Not applicable
the value or marketability of the property



(10) ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY

- a) Types of construction : Composite structure
- b) Material & technology used : RCC/ACC Sheet roofing
- c) Specifications : Industrial land & building
- d) Maintenance issues : Preventive maintenance
- e) Age of the building : 16 Years (2005)
- f) Total life of the building : 44 years remaining
- g) Extent of deterioration : No major deterioration
- h) Structural safety : Normal
- i) Protection against natural disaster viz. earthquakes : Good
- j) Visible damage in the building : Nil
- k) System of air-conditioning : Yes
- l) Provision of firefighting : Yes
- m) Copies of the plan and elevation of the building to be included : Copy of approved plan not provided

(11) ENVIRONMENTAL FACTORS

- a) Use of environment friendly building materials, Green Building techniques if any : Nil
- b) Provision of rain water harvesting : Nil
- c) Use of solar heating and lightening systems etc. : Nil
- d) Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc. : Yes

(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. : Normal building for Industrial Use

(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 : Land rates on the basis of local enquiry of property dealers / real estate agents and also circle rate notified by UPSIDC.



various factors on which final value judgment is arrived at.

- b) Prevailing Market Rate / Price trend of the Property in the locality/city from property search sites viz magicbricks.com, 99acres.com, makaan.com etc. if available : Rs.7000 to Rs.8000 per sq. mt. depending upon the size and location of the plot.
- c) Guideline rate obtained from Registrar's office/ State Govt. Gazette/ Income Tax Notification : Rs.3400 per sq. meters.

d) Summary of Valuation

i. Guideline value

➤ Land

: 16719 sq.mt. @ Rs.3400 per sq. mtr. = Rs. 5.68 crores

➤ Building

: RCC-6000 sq. ft. i.e. 557 sq. mt. @ Rs.10000 per sq. mt. = Rs.0.55 crores
Tin/ACC Shed- 30000 sq. ft. i.e. 2787 sq. mt. @ Rs.5000 per sq. mt. = Rs. 1.39 crores

Total : Rs. 1.94 crores

Rs.5.68 + Rs 1.94 crores = Rs.7.62crores

➤ Land + building

ii. Fair Market Value

(A) LAND : 16719 sq.mt @ Rs.7500 per sq.mt.

TOTAL (A)

AMOUNT (RS. IN CRORES)	
=	12.54
=	12.54

(B) BUILT-UP AREA :

RCC : 6000 sq. ft @ Rs.1000 per sq. ft.

Tin/ACC Shed : 30000 sq. ft @ Rs.650 per sq. ft.

Miscellaneous- Boundary/Land development (Lump sum)

Total Construction Cost

Less : Depreciation @ 25.5%

TOTAL (B)

TOTAL (A+B)

=	0.60
=	1.95
=	.50
=	3.05
=	0.78
=	2.27
	14.81

iii. Realizable Value

: Rs. 13.32 crores

iv. Forced/ Distressed Sale Value

: Rs. 11.85 crores

e) i. In case of variation of 20% or more : NA

in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.



- ii. Details of last two transactions in : 1) 99 Acre (copy enclosed)
the locality/area to be provided, if available 2) Magic Bricks (copy enclosed)

OPINION ABOUT THE VALUATION OF PROPERTY

The valuation of property has been examined based on the market rate as well as circle rate as notified by government of Rs.14.81 crores and Rs.7.62 crores respectively.

(14) DECLARATION-PART-I

We hereby declare that:

- i. The information provided is true and correct to the best of our knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. We have read and 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 our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. We have no direct or indirect interest in the above property valued
- v. Our authorized representative by the name of Shri Tek Chand Gupta who is also a 'valuer' has inspected the subject property on 10th September, 2021.
- vi. Our director Shri V P Agarwal is a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-1 having unlimited value
- vii. We are not approved Valuer under SARFAESI Act-2002 and however on approved panel of State Bank of India.
- viii. We have not been de-panelled or removed from any Bank/ Financial Institution/ Government Organization at any point of time in the past.
- ix. We have submitted the Valuation Report (S) directly to the Bank.



PART -II

We hereby state as under:

1. This valuation is in pursuant to our empanelment having reference No. CCO/CPM/VAL/703 dated 20.11.2017 issued by State Bank of India, CPM, LHO, Parliament Street, New Delhi.
2. On communication received on 10.09.2021 from State Bank of India, Karol Bagh New Delhi, our civil engineer having diploma in civil engineering Shri Tek Chand Gupta visited the premises as discussed above on 10.09.2021 and with help and support extended by Shri Santosh Rai (9910398952), Shri Chaman Pal Singh (Mob. No.7827801031), the technical specifications and other information / parameters as structured in the above valuation report is based on the inspection of Shri Tek Chand Gupta.
3. Shri V P Agarwal having registration under 34 AB of Wealth Tax Act 1957, Cat-I-18 of 1988, Fellow Member and Chartered Engineer of Institution of Engineers having registration No.F-114325-1 and also Fellow Member of Institution of Valuers having registration No. F:3077, vetted the contents of the valuation report as discussed above and approved for final submission.
4. Shri B. D. Shah authorized the said valuation in the capacity of the director of the company.



(B. D. SHAH)
MANAGING DIRECTOR

(TEK CHAND GUPTA)
INSPECTION DONE BY

PLACE : NEW DELHI
DATED : 13.09.2021
REF. : HITECH PIPES -21.VP/21(2)/SYS-10. SBI

Tel No : 29218563, 29214564, 29211059,
29227112, 4163130, 4163140

Mobile No : 9810069610, 9953559610, 9810120296,
9999644399

Email : shahjindal@gmail.com,
shahjindal@sjagroup.in
sjatechl@gmail.com

(15) ENCLOSURES

- a) Layout plan sketch of the area in which the property is located with latitude and longitude : To be provided by the company
- b) Building plan : To be provided by the company
- c) Floor plan : As above
- 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. : Enclosed
- e) Certified copy of the approved / Sanctioned plan wherever applicable from the concerned office : To be provided by the company
- f) Google Map Location of the property : Enclosed
- g) Price trend of the Property in the Locality/City from property search sites viz Magicbricks.com, 99acres.com, Makan.com etc. : -
- h) Any other relevant documents/ Extracts : Nil



ANNEXURE-I

GOOGLE MAP LOCATION OF THE PROPERTY



