

REPORT FORMAT: V-L3 (Medium) | Version: 8.0_2019

File No.: RKA/FY20-21/162

Dated: 09.05.2020

VALUATION ASSESSMENT

OF

INDUSTRIAL LAND & BUILDING

SITUATED AT

PLOT NO. A-199, INDUSTRIAL AREA- GHILOTH, TEHSIL- NEEMRANA, DISTRICT
ALWAR, RAJSTHAN

OWNER/S

M/S. PARMAR THERMOPACK PRIVATE LIMITED

A/C: M/S. PARMAR THERMOPACK PRIVATE LIMITED

- Valuers
- Chartered Engineers
- Lender's Independent Engineer (LIE)
- Techno Engineering Consultants
- Business Valuations
- Project Reports & Consultants
- Industry / Trade Rehabilitation Consultants
- NPA Management
- Account Monitoring
- Panel Valuer Consultant for 20 Nationalized Banks/PSUs

REPORT PREPARED FOR

STATE BANK OF INDIA, SME BRANCH, NEELAM BATA CHOWK, FARIDABAD,
HARYANA

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

NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which
report will be considered to be correct.

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PART A

SBI FORMAT OF REPORT ON VALUATION

Name & Address of Branch	State Bank Of India, SME Branch, Neelam Bata Chowk, Faridabad, Haryana
Name of Customer (s)/ Borrower Unit	M/s. Parmar Thermopack Private Limited

CONTENTS	DESCRIPTION
INTRODUCTION	
Name of Property Owner	M/s. Parmar Thermopack Private Limited.
Address & Phone Number of the Owner	Plot No. A-199, Industrial Area- Ghiloth, Tehsil- Neemrana, District Alwar, Rajasthan
Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property
Date of Inspection of the Property	21 August 2020
Date of Valuation Report	24 August 2020
Name of the Developer of the Property	Owners themselves
Type of Developer	Property built by owner's themselves

PHYSICAL CHARACTERISTICS OF THE PROPERTY

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



Snapshot of the Asset/ Property Under Valuation

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This Valuation report is prepared for the industrial land and building situated at the aforesaid address. The land area of the subject property as per the Lease Deed provided to us is 9992.44 sq. mtr.

A unit for the manufacture of Thermocole paddings for the packing of various Consumer Durable items is located at this premises. A number of industrial structures with RCC Roofs as well as GI Sheet Roofs are located on this property where various industrial and related administrative functions are carried out. The total covered area of various structures is approx.. 4,623 sq. mtr. as per the site measurements carried out by our surveyor at the site.

The location of the property is in notified RIICO industrial area of Ghiloth. There are a number of other industries also located in the area.

We have been provided a copy of the Lease Deed by the bank. Hence, we have taken all the details and information about the property such as the address, ownership, land area, etc. from the Lease Deed

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort.

Location attribute of the property

Nearby Landmark	Near Havels Factory	
Postal Address of the Property	Plot No. A-199, Industrial Area- Ghiloth, Tehsil- Neemrana, District Alwar, Rajsthan	
Area of the Plot/ Land	Approx. 9,992.44 sq. mtr	
	Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less. Verification of the area measurement of the property is done only based on sample random checking.	
Type of Land	Solid Land/ On road level	
Independent access/ approach to the property	Clear independent access is available	
Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
	Coordinates or URL: 28°03'45.1"N 76°24'00.6"E	
Details of the roads abutting the property		
(a) Main Road Name & Width	Delhi-Jaipur Highway	200ft.
Front Road Name & width	Internal Road	30ft
Type of Approach Road	Bituminous Road	
Distance from the Main Road	10 km	
Description of adjoining property	Notified industrial area	
Plot No./ Survey No.	A-199	
Zone/ Block	Ghiloth Industrial Area	
Sub registrar	Neemrana	
District	Alwar	

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Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site.		
	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services.		
(a) Identification of the property <i>(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.)</i>	<input checked="" type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed	
	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
	<input type="checkbox"/>	Enquired from local residents/ public	
	<input checked="" type="checkbox"/>	Identified by owner's representative	
	<input type="checkbox"/>	Identification of the property could not be done properly	
	<input type="checkbox"/>	Survey was not done	
(b) Type of Survey	Full survey (inside-out with approximate measurements & photographs).		
(c) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly		
(d) Is the property merged or colluded with any other property	No. It is an independent single bounded property No		
(e) City Categorization	Scale-C City		Urban developing
(f) Characteristics of the locality	Ordinary		Within developing notified Industrial Area
(g) Property location classification	Normal location within locality	None	Not Applicable
(h) Property Facing	North Facing		
(i) Covered Built-up area description <i>(Plinth/ Carpet/ Saleable Area)</i>	Approx. 4,623 sq.mtr. (49,762 sq.ft.) Also please refer to Part B - Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less. Verification of the area measurement of the property is done only based on sample random checking.		

Boundaries schedule of the Property

Are Boundaries matched		Yes from the available documents	
Directions	As per Old Valuation Report	Actual found at Site	
East	Plot No. A-198 ✓	Vacant Land	
West	Plot No. A-200 ✓	Magical Feed Solution Private Limited	
North	24 mtr. wide Road ✓	24 mtr. Road	
South	Plot No. A-213 & A-214 ✓	Diwach Industries	

TOWN PLANNING/ ZONING PARAMETERS

Master Plan provisions related to property in terms of Land use	Industrial
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SUMMARY OF THE VALUATION REPORT- ANNEXURE III

CONTENTS		DESCRIPTION		
GENERAL DETAILS				
Report prepared for	Bank			
Name & Address of Organization	State Bank of India, SME Branch, Neelam Bata Chowk, Faridabad, Haryana			
Name of Borrower unit	M/s. Parmar Thermopack Private Limited			
Name of Property Owner	M/s Parmar Thermopack Private Limited			
Address & Phone Number of the	Plot No. A-199, Industrial Area- Ghiloth, Tehsil- Neemrana, District Alwar, Rajsthan			
Address of the property under	Plot No. A-199, Industrial Area- Ghiloth, Tehsil- Neemrana, District Alwar, Rajsthan			
Use of the Property	Industrial Land & Building			
Use of Loan	Business Loan			
Use of Valuation	Industrial Land & Building value			
Report Type	Plain Asset Valuation			
Date of Inspection of the Property	21 August 2020			
Date of Valuation Report	20 August 2020			
Valuation performed in presence of	Owner's representative	Mr. Suresh Parmar ☎+91-8882645878		
Purpose of the 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			
Important Disclosures	<div><div>i. Legal aspects of the property have to be taken care by legal expert/ advocate.</div><div>ii. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. has to be taken care by legal expert/ advocate.</div><div>iii. This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client which 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.</div><div>iv. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services.</div><div>v. Measurement verification is only limited upto sample random measurement against the documents produced to us.</div><div>vi. Drawing Map & design of the property is out of scope of the Valuation services.</div></div>			
Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.	