

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

ile 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)

REPORT PREPARED FOR

- Techno Engineering Consultants OF INDIA, SME BRANCH, NEELAM BATA CHOWK, FARIDABAD,
- Business Valuations

HARYANA

- Project Reports & Consultant In case of any query/ issue or escalation you may please contact Incident Manager
- Industry / Trade Rehabilitation Consultants
- NPA Monagement NPA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.
- Account Monitoring

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

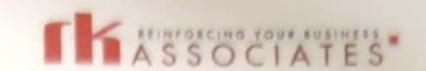
E-mail - valuers@rkassociates.org & bite: www.rkassociates.org

■ Panel Valuer Consultant for 20 Nationalized Banks/PSUs

Other Offices at: ■ Shahjahanpur ■ Lucknow ■ Moradabad ■ Meerut ■ Dehradun ■ Agra Camp Offices at: ■ Kolkata

■ Mumbai

■ Bangaluru



PART A

SBI FORMAT OF REPORT ON VALUATION

e & Address of Branch	State Bank Of India, SME Branch, Neelam Bata Chowk, Faridabad, Haryana	
- Customer (s)/ Borrower Unit		

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, Rajsthan				
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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Valuation TOR is available at www.rkassociates.org

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ATION ASSESSMENT MAR THERMOPACK PRIVATE LIMITED



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

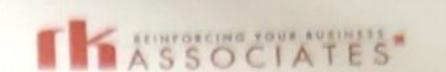
This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/owner 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 and property is done only based on sar 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	Enclosed with the Report		
with a neighborhood layout map	Coordinates or URL: 28°03'45.1"N 76°24'00.6"E		
Details of the roads abutting the prope	erty	1 14 70 24 00.0 E	
(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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TION ASSESSMENT MAR THERMOPACK PRIVATE LIMITED



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.				
		ident	ing cizra map or coordinatification is a separate ation services.	ation with activity	revenue	e officers for site not part of the	
(a) Identification of the pro-		□ Cross checked from boundaries or address of the property mentioned in the deed				ess of the	
(Property found as per the	per the	□ Done from the name plate displayed on the property					
information given	in the	☐ Enquired from local residents/ public					
documents provided to							
or confirmed by the owner representative to			Identification of the pro	perty co	uld not l	be done properly	
site.)	.0 00 017	□ Survey was not done					
(b) Type of Survey		Full survey (inside-out with approximate measurements 8 photographs).				asurements &	
(c) Is property clearly den by permanent/ tempor boundary on site		Yes demarcated properly					
(d) Is the property merged or		No. It is an independent single bounded property					
colluded with any other	эг	No		<u></u>		porty	
(e) City Categorization		Scale-C City Ordinary		Urban developing			
(f) Characteristics of the Id	ocality			Within developing notified Industrial Area			
(g) Property location classification		No	ormal location within locality	Nor		Not Applicable	
(h) Property Facing		No	rth Facing				
(i) Covered Built-up area		Ap	prox. 4,623 sq.mtr. (49,7	762 sq.ft	.)		
description (Plinth/ Carpet/ Saleable Area)		Als Are ad me me	so please refer to Part E ea measurements cons opted from relevant ap easurement whichever easurement of the proper andom checking.	B - Area is sidered in oproved is less.	description the Value docume	aluation Report is ents or actual site ation of the area	
Boundaries schedule of th	e Property	y					
Are Boundaries matched	-		es from the available doo	uments			
Directions			/aluation Report	Ad	tual for	und at Site	
East		Plot No. A-198 /		Vacant Land			
West	F	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
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Master Plan provisions related to property in Industrial terms of Land use

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	Requested	Documents	Documents		
cuments provided for perusa	Documents				
cuments provide	i. Legal aspects of the expert/ advocate. ii. Verification of authoroses checking from legal expert/ advocation of the documents/ which has been relied as per the information and/ or confirmed to on site. iv. Getting cizra map site identification is Valuation services. v. Measurement verification is valuation services. v. Measurement again vi. Drawing Map & description of the documents/ which has been relied as per the information and/ or confirmed to on site.	e property have to be tale enticity of documents any Govt. deptt. has to ate. On report on Valuation information provided to ed upon in good faith of on given in the docume by the owner/ owner resorred or coordination with resorred a separate activity and inst the documents products in the documents of the property is consign of the property is considered.	aken care by legal from originals or be taken care by based on the copy o us by the client the property found ents provided to us presentative to us evenue officers for d is not part of the		
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ose of the Valuation	For Periodic Re-valuation of Non binding opinion on in	+91-8882645878			
		Mr. Suresh Parmar			
of Valuation researce of	Owner's repres				
of Inspection Or the of Valuation Report	20 August 2020				
of Inspection of the Property	21 August 2020				
of Valuation	Plain Asset Valuation	Value			
(1081)	Industrial Land & Building value				
of the Property	Business Loan				
ation	Industrial Land & Building		weemrana,		
er of the property under	District Alwar, Raisthan	Ghiloth To	hsil- Neor		
ress & reperty under	Plot No. A-199, Industria	al Ass	Neemrana,		
NUMBER	Plot No. A-199, Industria District Alwar, Rajsthan Plot No. A-199, Industria	Ghiloth, Te	hsil- No		
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NERAL DETAILS	State Bank of India, SME B	ranch, Neelan D			
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