

Er. Mohinshi Mittal

Govt. Approved Valuer & Structure Engg

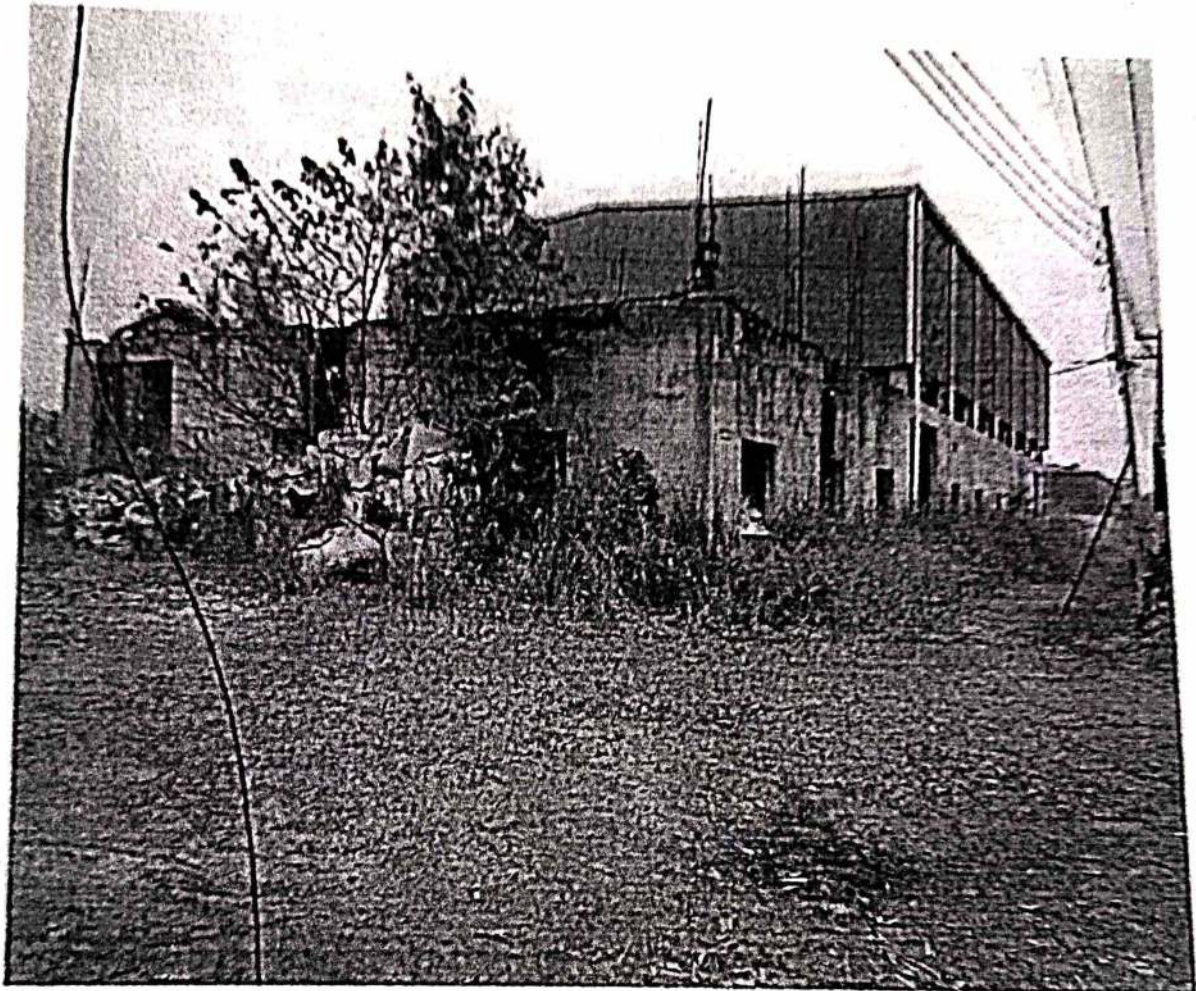
Mob. : 94181-39240

(Govt. Approved Valuer)


SBI, Allahabad Bank, M.C., T.C.P., Deptt. of H.P. & Structure Engg., Income Tax, Institution of Valuer New Delhi

Office : Shop. No. 21-22, Ropar Road, Nalagarh, Distt. Solan (H.P.)

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**VALUATION REPORT OF PROPERTY OF M/S AMICO TEXTILES AT MOHAL-
BIR PLASSI P.O-MANJHOLI TEHSIL- NALAGARH DISTT. SOLAN (H.P)**


ER. MOHNISH MITTAL (B.E. Civil)
Approved Valuer of Income-Tax Deptt.
Panal Valuer S.B.I, B.O.B, UCO Bank,
P.N.B. & C Bank Ltd. Approved By :
MC & T.C.P. Govt. of H.P. Regn. No. 153

Land Valuation

Branch: Indian Bank Chandigarh

Customer: M/s Amico Textiles (owner of property)

Panel Engineer: Er. Mohnish Mittal

[illegible]

4.	<p>a. Locational Address of the Property</p> <p>b. Specify the boundary description on all sides</p>	<p>M/s Amico Textiles at Village- Bir Plassi P.o Manjhohi Hadbast no-101 Near Papa Aslan Park of Govt Forest depld Tehsil Nalagarh Distt. Solan (H.P)</p> <p>North - open land of other Owner South- open land of other Owner East - open land of other Owner West -Road</p>
5.	<p>Details of recent registration</p> <p>a. Buyer</p> <p>b. Seller</p> <p>c. Extent of the area</p> <p>d. Registered for Rs.</p> <p>e. Date of Registration</p>	<p>No such record is available</p> <p>N.A</p> <p>N a</p> <p>N a</p> <p>N.A</p> <p>N a</p> <p>N a</p>
6.	<p>Whether the property self acquired or ancestral property</p> <p>If ancestral property whether VAO certificate is available</p> <p>If self acquired whether original title deed verified</p>	<p>Self acquired</p> <p>N.A</p> <p>Yes</p>



7.	a. Whether freehold or leasehold If leasehold, unexpired period of lease	Free hold
	b. Other infrastructure	NIL
	Possibility of frequent flooding	NO
	Proximity to civic amenities	All are with in radius of 10.0 k.m
	Proximity to surface communications i.e. road, rail etc.	Connected with Nalagarh Ropar Road
	Availability of water / electricity, etc.	YES , water & electricity is available
	Whether the land or part thereof notified for acquirement	NO
8.	Whether the property tax has been paid regularly and the amount of tax and the value of the property as per property tax assessment	Property Tax is not applicable in this area
9.	Date of physical inspection done by the Engineer a. Whether vacant b. Whether under unauthorized occupation / under legal entanglement	18.01.2022 Property is a Industrial Building Not under unauthorized Occupation
10.	Whether falls under "Land Ceiling Act" provisions	No
11.	Legal Encumbrances, if any, (Searches and Investigations made)	Property is already mortgage with Allahabad Bank (Indian Bank) Branch Chandigarh as per revenue record
12.	VAO / Guideline value maintained at Registrar Office (copy enclosed)	526.00/Per Sqmt. As Per Land Approved Rate 2021-22 by DC Solan
13.	Local / Market rate prevailing at the time of valuation (Basis of valuation)	Rs 700000.00 to 800000.00/Per Bigha 42.2 Bigha x 700000.00= Rs 29540000.00
14.	Value arrived at by the undersigned and reasons thereof a. Market Value b. Forces / Distress Sale Value c. Comparable Sale Value (in the vicinity) d. Realizable Sale Value	Rs 29540000.00 Rs 24459000.00 n.a Rs 26586000.00

Certified that the property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property.
Detailed valuation report is enclosed.

Signature (with seal)



Engineer's Valuation Report Summary

Building Valuation

Branch: Indian Bank Chandigarh

Customer: M/s Amico Textiles (Owner of the Property)

Panel Engineer: Er. Mohnish Mittal

1.	Building Owner's name and address (If jointly owned full details to be furnished - i.e. names of joint owners, share of each joint owner etc.)	M/s Amico Textiles at Village- Bir Plassi P.O Manjholi Tehsil Nalagarh Distt. Solan (H.P)
2.	Survey No. and Registrar Office wherein the title deeds are registered a. Whether verified with legal opinion - Survey No./ Patta No.	Registrar office Nalagarh distt Solan (H.P) Khata Khatuani no-55/66 Khasra no-624/122 (7.0 Biswa), 627/123 (1.0 Bigha 10.0 Biswa), 152 (2.0 Bigha 16.0 Biswa), 153 (13.0 Bigha 4.0 Biswa), 630/154 (3.0 Biswa), 223 (11.0 Bigha 4.0 Biswa) & 226 (8.0 Bigha 11.0 Biswa) Kita -7 Total Land-37.0 Bigha 15.0 Biswa) Hadbast no-101 at Mohal-Bir Plassi Tehsil Nalagarh Distt. Solan (H.P) & Land in The Name of Smt. Prerna Grag S/O Smt. Kalpana Dewan D/o Smt. Kusum Gupta R/o Sunny Side Solan Town Solan Mohal-Deothi Tehsil & Distt. Solan (H.P) Land at Khasra no-221/2 (2.0 Bigha 12.0 Biswa) Khata Khatauni no-90/95 & Land Measuring 1.0 Bigha 17.0 Biswa To The Extent of 37/51 Share out of The Total Land Measuring 2.0 Bigha 11.0 Biswa & Total land Measuring of The Owner 4.0 Bigha 9.0 Biswa at Khasra no-220/3 Khata Khatauni no-84/89 Hadbast no-101 Mohal - Bir Plassi Tehsil Nalagarh Distt. Solan (H.P)
	b. Extent of land	42.0 Bigha 4.0 Biswa=844.00 Biswa 31751.28 Biswa 28403.10 Sqmt.



3.	<p>a. Locational Address of the Property</p> <p>b. Specify the boundary description on all sides</p>	<p>M/s Amico Textiles at Village- Bir Plassi P.o Manjholi Hadbast no-101 Near Papa Asian Park of Govt Forest depld Tehsil Nalagarh Distt. Solan (H.P)</p> <p>North - open land of other Owner South- open land of other Owner East - open land of other Owner West -Road</p>
4.	<p>Details of recent registration</p> <p>a. Buyer</p> <p>b. Seller</p> <p>c. Extent of the area</p> <p>d. Registered for Rs.</p> <p>e. Date of Registration</p>	<p>No such record is available</p> <p>N.A</p> <p>N a</p> <p>N a</p> <p>N a</p> <p>N a</p>
5.	<p>Whether the property self acquired or ancestral property</p> <p>If ancestral property whether VAO certificate is available</p> <p>If self acquired whether original title deed verified</p>	<p>Self acquired</p> <p>N.A</p> <p>No</p>
6.	If the building is leased out, terms of lease, unexpired period of lease and possibility of getting vacant possession	Company Occupied
7.	Whether the land on which the building stands is owned by the borrower	Property is a Industrial Building & Owned By Amico Textile

8.	<p>Type of construction with details</p> <p>a. Whether constructed as per approved plan (Enclose photocopy of the approved building plan)</p> <p>b. Whether any major deviations observed from the approved plan</p>	<p>Not Provided</p> <p>N A</p>
9.	<p>a. Age of the building and the present condition</p> <p>b. Life expectancy</p> <p>c. Locational disadvantages</p>	<p>Age is 11 Year after renovation/reconstruction & Present Condition is poor</p> <p>Total 10 Year</p> <p>NO</p>
10.	<p>a. Whether property tax has been paid regularly</p> <p>b. Amount of tax</p>	<p>Property Tax is not Applicable</p> <p>Nil</p>



11.	Any other relevant details Whether premises utilized for residential / commercial purposes- Own / rental occupation / Long lease- If rented, rent yield per month Whether standard rent has been fixed under Rent Control Act; if so details: Any dispute between owner and tenant	Industrial Use Company Occupied NIL no no
12.	Legal Encumbrances, if any, (Searches and Investigations made). Any other details which affects our charge on the property as security	No Property is Freehold and no effects on creating the bank Charges
13.	Total Area of the land Constructed area Year of construction Type of construction Type of roof Type of floor Amenities / Extra fittings – Replacement Value (Rs. in lacs)	Ground Floor As Per Annexure-1 First Floor

PART 1

Details of Valuation:

Sr. No.	Description	Qty.	Rate Rs	Estimated Value Rs.
1	Present value of the Industrial Building /Shed (incl. car parking, if provided)		As Per Annexure 1	
2	Wardrobes	N a		
3	Showcases	N a		
4	Kitchen Arrangements	N a		



5	Total			
	Depreciation			
	Market value after depreciation			

	Electricity Connection Drainage Connection Transport / communication Nearest Bus Stop Nearest Railway Station	Disconnected Own arrangement done Bus stop is Dherowal on Nalagarh Ropar road Nearest Railway Station Ghanauli Viilage	
14.	VAO / Guideline value maintained at Registrar Office (copy enclosed)	Rs 526.00/Per Sqmt (.for land only)	
15.	Local / Market rate prevailing at the time of valuation (Basis of valuation)	Rs 7.00 to 8.00 lakhs / per bigha foe land	
16.	Value arrived at by the undersigned and reasons Thereof a. Market Value b. Forced / Distress Sale Value c. Comparable Sale Value (in the vicinity) d. Realizable Sale Value	for building/construction only Rs 29455000.00 Rs 24389000.00 Not available Rs 26510000.00	
17	Total Value (land and building) arrived at by the undersigned a. Market Value i Land ii Building b. Total Market value c. Realizable Sale Value d. Forced / Distress e Sale Value	 Rs 29540000.00 for land Rs 29455000.00 for building Rs 58995000.00 Rs 53095000.00 Rs 48848000.00	

Certified that the property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property.

Detailed valuation report is enclosed.

DATED- 20.01.2022

Signature (with seal)

R. MOHNISH MITTAL (B.E. Civil)
Approved Valuer of Income-Tax Deptt.
Panal Valuer S.B.I, B.O.B., UCO Bank,
P.N.B. & JCC Bank Ltd. Approved By :
MC & TCP Govt. of H.P. Regn. No.-A-153

ANNEXTURE 1

PART 1 : (VALUATION OF LAND)

1. DIMENSSIONS OF THE PLOT : 42.0 bigha 4.0 biswa = 844.0 Biswa
2. TOTAL AREA OF THE PLOT : 31751.28 Sqmt.
3. PREVAILING MARKET RATE : Rs 700000.00to 800000.00/Per Bigha
4. GUIDELINE RATE OBTAINED FROM THE REGISTRAR OFFICE : N.A
5. ASSESSED / ADOPTED RATE OF THE LAND : Rs 700000.00/per bigha
- 6 ESTIMATED VALUE OF THE LAND: 42.2 Bigha x 700000.00=
: Rs 29540000.00

THE REALZAVLE VALUE OF LAND : Rs. 26586000.00

PART 2 DETAIL OF VALUTION OF BUILDING/CONSTRUCTION

Production Shed	: 36000 sft. approx : 36000 sft.x @ Rs. 250/-Per sft avg.(with depreciation) : = Rs. 9000000.00 Lakh approx
Popcorn Plant Shed	: 25000 sft. approx : 25000 sft.x @ Rs. 250/-Per sft avg.(with depreciation) : = 62.50 Lakh approx
Spinning Plant- RCC	: 20000 sft approx : 20000 sft x @ Rs. 500/Per sft avg. : = Rs. 1.0 Crore approx
Storage & Production Hall	: 27000.00 sft approx : 27000x@ Rs. 350/-Per sft avg.(with depreciation) : Rs. 9.45 Lakh approx
Office Block	: 3600 sft approx : 3600 sft x @ Rs. 550/-Per sft avg.(with depreciation) : Rs. 19.80 Lacs approx
Staff quarter	: 800 sft approx : 800 sft x @ Rs. 350/-Per sft avg. .(with depreciation) : Rs. 2.80 Lacs approx
Power & Utility Room	: 1500 sft approx : 1500 sft x @ Rs. 200/-Per sft avg. (with depreciation) : Rs. 3.00 Lacs approx



boundary wall etc

: L.S Rs. 7.00 Lacs approx

Value of Building as above

: Rs.29455000.00

Realizable sale Value of Building

: Rs.26510000.00

Total Value of Property Land + Building =

Land

: Rs 29540000.00

Building

: Rs. 29455000.00

Total Market Value of Property

: Rs 58995000.00



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AC & TCP Govt. of H.P. Regn. No.-A-153

RS Green Infra India
Pvt. Ltd. AAC Blocks...

Majra
पेनी
जरा

KCL Limited
केसीएल लिमिटेड

DK Tissue & Papers Pvt
डीके टिशू
& पेपर्स पीवीटी...

Aimil Pharmaceuticals
India Limited
ऐमिल...

Leo Designs
Google
Rackagi Pvt. Ltd

Biodeal Pharmace
बायोडिल
फार्मास्यूटिकल्स

ajra
रा



wa
वल

Saini Majra
सैनी
माजरा

Rampur
रामपुर

Palasi Kalan
पलासी
कलान

PUNJAB
HIMACHAL PRADESH

Kamal Karyana
And General Store



Bir Palasi
बीर पलासी

jaga

Berampur
बेरामपुर

Majholi
मझोली

Stp plant

Toranwala
तोरान्वाला

Google



GPS Coordinates

Latitude: 31.04105

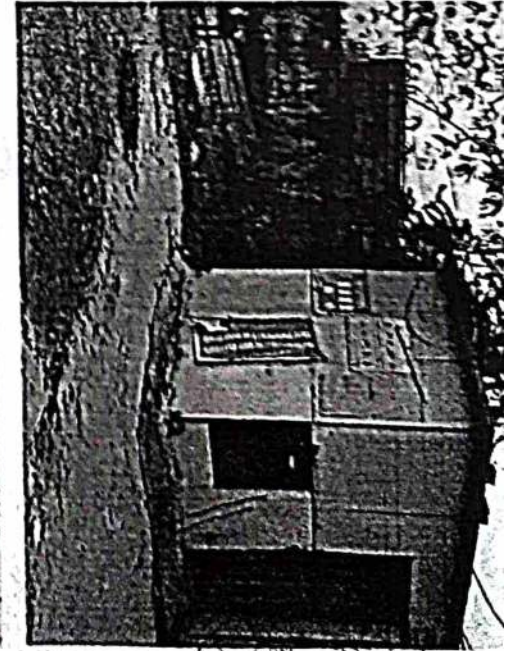
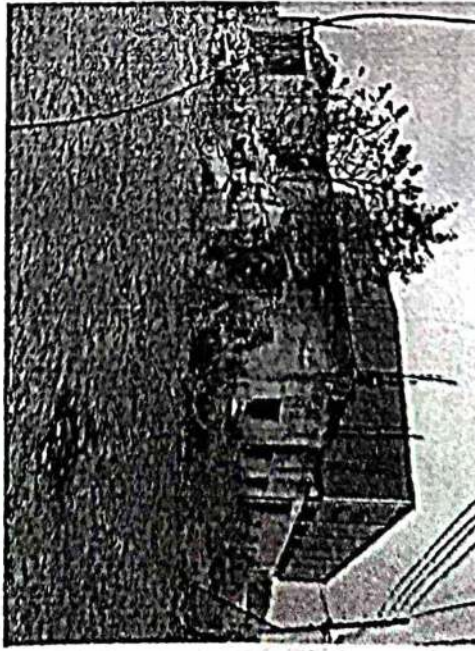
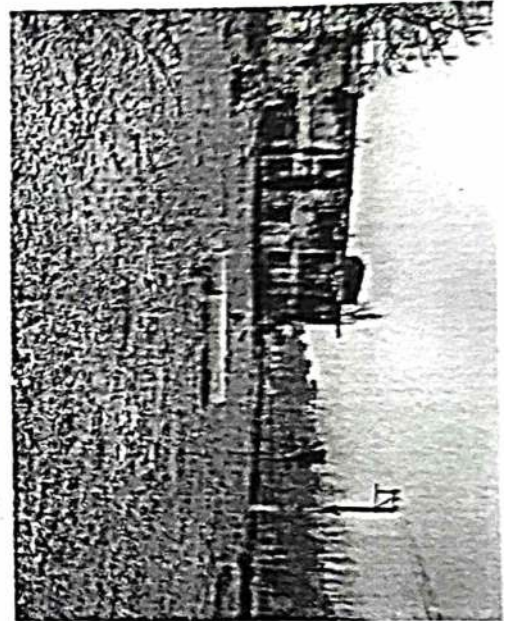
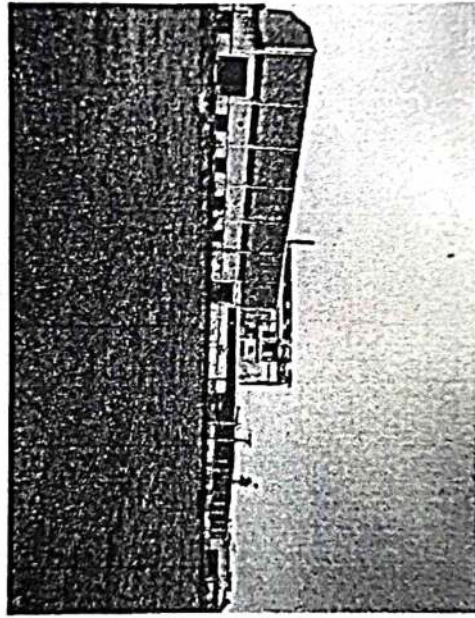
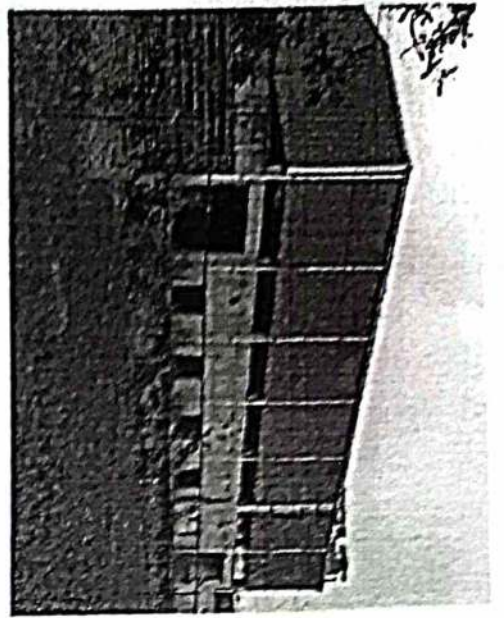
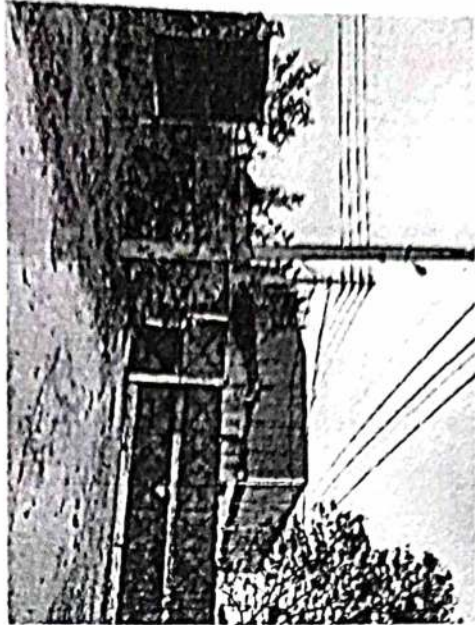
N 31°2'27.78954"

Longitude: 76.6233

E 76°37'23.89256"

Address: 2JQF+JHV, Solan,
Himachal Pradesh
174101, India





जिला 10 सोलन
बीजा

सहस्री 03
बीजाल 020601 बीड फाली

नकल जमाबन्दी
कानूनी सूत रागपुरा
हदबतल नं. 101

पटवार सूत मागोली
साल 2015-2016

रकबा इकाई बीजा-है-है

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ब.क.नं. व क.नं.	ख.नं. व क.नं.	ग.नं. व क.नं.	घ.नं. व क.नं.	च.नं. व क.नं.	ज.नं. व क.नं.	झ.नं. व क.नं.	ट.नं. व क.नं.	ड.नं. व क.नं.	ढ.नं. व क.नं.	ण.नं. व क.नं.	त.नं. व क.नं.	थ.नं. व क.नं.
53	60	सकल हिस्सा	धरम एकाई टेक्स्टाईल	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग	624/122	00-07-00	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग
54	56	गुग					627/123	01-10-00	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग
55	60	एकल					152	02-16-00	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग
		बिजली					153	13-04-00	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग
		फाली					630/154	00-03-00	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग
		काला					223	11-04-00	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग	बाला व काला रंग
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This is to certify that Computerized Copy
Jamabandi in respect of about 15000 (Fifty
thousand) Hectares of land in
Nalagarh, District Solan is more or less the record
updated up to 15/04/16 at Tehsil office as
certified by Assistant Collector and Grade
(Tehsildar) Tehsil Nalagarh
Prepared by
ATTESTED
Computerized Copy

Office Kanungo
Tehsil Nalagarh, Dist. Solan (H.O.)