

**VALUATION REPORT FOR THE PROPERTY OF INDUSTRIAL UNIT OF M/S  
UPKAR PHARMACEUTICALS IN I.A.D.A PLOT NO.101 INDUSTRIAL AREA  
GONDPUR PAONTA SAHIB DISTT. SIRMAUR (H.P)**

1	<b>Customer Details :-</b>												
	Name		M/S Upkar Pharmaceutical In I.A.D.A Plot No.101 Industrial Area Gondpur Paonta Sahib Distt. Sirmaur (H.P)										
	Apl no												
2	<b>Property Details</b>												
	Address		M/S Upkar Pharmaceutical In I.A.D.A Plot No.101 Industrial Area Gondpur Paonta Sahib Distt. Sirmaur (H.P)										
	Nearby Land Mark/ Google Map Independent Access to the Property		(Situated at industrial area gondpur) Longitude:- 77° 62'18"E Latitude:- 30'45' 14" N										
3	<b>Document Details</b>				Name of Approving Auth.								
	Layout Plan		Yes/No Yes				Approval No.						
	Building Plan		Yes/No Yes				Approval No.						
	Construction Permission		Yes/No Yes				Approval No.						
	Legal Documents		Yes/No		List of Documents:- Jamabandi & Tatima & Approved Drawing								
	<b>Physical Details</b>												
4	Adjoining Properties		East Road		West Vacant Land		North Other Industries		South Open land				
	Matching of Boundaries		Yes/No Yes.		Plot Demarcated		Yes/No Yes		Approved land use		Type of Property		Plotted/ Flat



	DRG./DIN.	BED ROOMS	TOILETS	KITCHEN	HALL/ POOJA
	Total No. of Floors <b>3 Floors</b>	Floor on which the Property is Located	Approx Age of the Property	Residual Age of the property	Type of structure R.C.C / Framed/ Stone / BB Masonary <b>R.C.C/SHED</b>
<b>5</b>	<b>Tenure / Occupancy Details</b>				
	Status of Tenure	Owned/Rented <b>OWNED</b>	No. of Years of Occupancy	Relationship of Tenant or Owner <b>Owner</b>	

6	Stage of Construction				
	Stage of Construction Completed	Under Construction / Completed COMPELTED		If under construction ,extent of completion NA	
7	Violations if any observed:- NA				
	Nature and Extent of Violations:- NA				
8	Area Details of The Property				
	Land Area 1100.00Sqm (As per Jamabandi)	Plinth Area 800.00 sqm (As per Site)	Carpet Area 800.00sqm	Saleable Area	Remarks Good Condition
9	Valuation:-				
	i. Mention the value as per Government Approved Rates also ii. In case of variation of 20% or more 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. Summary of Valuation i. Guideline Value a. Land: Rs. 1,65,00,000 /-				





	b. Building: <b>Rs. NIL /-</b> c. Other amenities <b>Rs. NIL</b> d. Extra items <b>Rs. NIL</b> <b>Total</b> <b>Rs. 1,65,00,000 /-</b> ii. Fair Market Value:- <b>Rs. 1,65,00,000 /-</b> iii. Realizable Value:- <b>Rs. 1,48,50,000/-</b> iv. Forced/ Distress Sale value. <b>Rs.1,33,65,000/-</b>	
<b>10</b>	<b>Assumptions /Remarks</b>	i. Qualifications in TIR/Mitigation suggested, if any ii. Property is SARFAESI compliant:: Y/N 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.TO KNOW FARE MARKET VALUE v. Details of last two transactions in the locality/area to be provided, if available. vi. Any other aspect which has relevance on the value or marketability of the property.Near Industrial Area Gondpur
<b>11</b>	<b>Declaration</b>	i. The property was inspected by the undersigned on 31/08/2023 ii. The undersigned does not have any direct/indirect interest in the above property. iii. The information furnished herein is true and correct to the best of our knowledge. iv. I have submitted Valuation report directly to the Bank.
<b>12</b>	<b>Name Address &amp; signature of valuer with Wealth Tax Registration No.</b>	Signature of the Valuer Dated of Valuation:- 02/09/2023



## SUMMARY OF VALUATION

Sr. No	TOTAL ABSRACT OF ENTIRE PROPERTY	(Amount in Rs)
Part -B	LAND	Rs. 1,65,00,000
Part-C	BUILDING	NIL
Part-D	EXTRA ITEMS	NIL
Part-E	OTHER AMENITIES	NIL
Part-F	SERVICE	NIL
TOTAL		Rs. 1,65,00,000/-

**Say Rs. 1,65,00,000/- only (Rs. One Crore Sixty Five Lacs Only)**

**FAIR MARKET VALUE OF THE PROPERTY: - Rs. 1,65,00,000/-**

**REALISABLE VALUE OF THE PROPERTY:- Rs. 1,48,50,000/-**

**DISTRESS VALUE OF THE PROPERTY Rs. 1,33,65,000/-**





**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**  
**GENERAL**

01	Purpose for which valuation is made		To assess fair market value	
02	a)	Date of Inspection	31/08/2023	
	b)	Date on which valuation is made	02/09/2023	
03	List of document produced for Perusal		Photocopy of Jamabandi, Tatima	
04	Name of owner(s) and his /there Address (es) with phone no.  (Detail of share of each owner in case of joint ownership )		M/S Upkar Pharmaceutical In I.A.D.A Plot No.101 Industrial Area Gondpur Paonta Sahib Distt. Sirmaur (H.P) <b>Sole ownership</b>	
05	Brief description of property		Residential Building	
06	<b><u>LOCATION OF PROPERTY</u></b>			
	a)	House no/ Plot no/ Survey No.	Kahta/ Khatauni No.	<b><u>Plot no.101</u></b>
			At part of Khasra No.	<b><u>Plot no.101</u></b>
			<b><u>TOTAL MEASURING</u></b>	
			<b><u>In Sqm</u></b>	<b><u>1100.00Sqm</u></b>
			<b><u>In Sqft</u></b>	<b><u>69390Sft</u></b>



	<u>b)</u>	T.S. No. /Village/Town/City	<b>Mauza Gondpur</b>
	<u>c)</u>	Ward /Taluka	<b><u>Tehsil Paonta Sahib</u></b>
	<u>d)</u>	Mandal/ Distt. & state	<b><u>Sirmour (H.P)</u></b>
<b>07</b>	Postal address of property		M/S Upkar Pharmaceutical In I.A.D.A Plot No.101 Industrial Area Gondpur Paonta Sahib Distt. Sirmaur (H.P)
	<b><u>TYPE OF PROPERTY</u></b>		
	<u>a)</u>	Residential area	Yes
	<u>b)</u>	Commercial area	No.
	<u>c)</u>	Industrial area	No.

### **CHARACTERISTIC OF SITE**

<b>A.1</b>	Classification of locality	<b>Middle</b>
<b>A.2</b>	Development of surrounding area	<b>Industrial area</b>
<b>A.3</b>	Possibility of frequent flooding	<b>None</b>
<b>A.4</b>	Availability of the civil amenities like School, Hospital, Bus, Market etc.	<b>All are near by</b>
<b>A.5</b>	Level of land with topographical Conditions	<b>Road Level</b>
<b>A.6</b>	Shape of land	<b>Refer Tatima</b>
<b>A.7</b>	Type of use to which it can be put	
<b>A.8</b>	Any usage restriction	<b>Nil</b>
<b>A.9</b>	Is plot in town planning approved layout?	<b>Tcp area</b>
<b>A.10</b>	Corner plot or intermittent?	<b>Intermittent</b>





	A.11	Road facilities	Available
	A.12	Type of road available at present	B.T Road
	A.13	Width of road more or less than 20 ft	Less than 10'-00"
	A.14	Is it a land locked land	No
	A.15	Water Potentiality	Yes
	A.16	Power supply is available in the site	Yes
	A.17	Underground sewerage system	Yes
	A.18	Advantage of site	Good Location
	A.19	General remarks, if any	Situated at Gondpur area
<b>B</b>	<b><u>VALUATION OF LAND</u></b>		
	B.1	Size of Land	Measuring
			<u>In Sqm</u> <u>1100.00Sqm</u>
	B.2	Prevailing Circle Rate 2021-2022	Rs. 5913/-Persqm
	B.3	Prevailing Market Rates	Rs. 10,000/- to Rs 15,000/-Per Sqm
	B.4	Assessed Adopted rate of Valuation	Rs.15000/-Per Sqm
	B.5	Estimated Value of Land	15000 X 1100/- =Rs.1,65,00,000/-



**C**

## VALUATION OF BUILDING

### C.1

### TECHNICAL DETAIL OF THE BUILDING

<u>C.1.1</u>	Type of building (Residential/Commercial/Industrial)	Residential	
<u>C.1.2</u>	Type of construction (Load bearing/RCC/Steel framed)	R.C.C	
<u>C.1.3</u>	Year of construction	G.F=2009 F.F= 2009Year S.F=2009	
<u>C.1.4</u>	Number of floors and height of each floor including basement, if any	No. of Floors	Ht. of Floor
		3No.	3.0m
<u>C.1.5</u>	Plinth area floor wise	G.F= 800Sqm F.F=800Sqm S.F=800Sqm	
<u>C.1.6</u>	Condition of building		
Exterior-Excellent/Good/Normal/Poor		Good Condition	
Interior- Excellent/Good/Normal/Poor		Good Condition	

### C.2      SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF:

	Description	Ground Floor	F.F	S.F & 3 <sup>rd</sup> Floor
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<u>C.2.1</u>	Foundation	R.R.M	Nil	Nil
<u>C.2.2</u>	Basement	Nil	Nil	Nil
<u>C.2.3</u>	Super Structure	Brick work	Brick work	brick
<u>C.2.4</u>	Joinery/Doors& Windows (please furnish detail about size of frames. Shutters. Glazing. Fitting etc., and specify the species of timber	Saal	nil	Nil
<u>C.2.5</u>	RCC Works	Yes	R.C.C	shed
<u>C.2.6</u>	Plastering	Duly plaster 6mm & 15mm	yes	Nil
<u>C.2.7</u>	Flooring.Skirting.Dadoing	NIL	yes	Nil
<u>C.2.8</u>	Special finish as marble,granite, wooden panelling, drills etc.	NIL		Nil
<u>C.2.9</u>	Roofing including weather proof course	Nil	Nil	Nil
<u>C.2.10</u>	Drainage	Nil	Nil	Nil
<u>C.3</u>	<b><u>COMPOUND WALL</u></b>		NIL	
<u>C.3.1</u>	Height		Nil	
<u>C.3.2</u>	Length		Nil	
<u>C.3.3</u>	Type of construction			



**C.4****DETAILS OF VALUATIONS****Main Building: Residential**

Particulars of Items	Plinth Area	Estimated replacement rate	Replacement Cost (Rs.)	Depreciation (Rs.)	Net Value (Rs.)
R.C.C	800sqm	12,000/-sqm	96,00,000/-		96,00,000/-
R.C.C	800sqm	12,000/-sqm	96,00,000/-		96,00,000/-
SHED	800sqm	12,000/-sqm	96,00,000/-		96,00,000/-
<b>Total</b>	<b>As Above</b>	<b>As above</b>	<b>28,80,000/-</b>	<b>NIL</b>	<b>2,88,00,000/-</b>

**TOTAL BUILDINGS PART**

<b>D</b>	Sr. No	EXTRA ITEMS	(Amount in Rs)
	01	Portico	N.A
	02	Ornamental frontal flooring	N.A
	03	Overhead Water tank	N.A
	04	Rolling Shutter / M.S Gate	N.A
	05	Sitout / Varandah with steel grills	N.A
	06	Under Ground Water Tank (Bore Well)	N.A
	07	Retaining wall R.C.C/ Boundary Wall	N.A
		<b>TOTAL</b>	<b>Rs. NIL/-</b>





<b>E</b>	<b>Sr. No</b>	<b>AMENITIES</b>	<b>(Amount in Rs)</b>
	01	Wardrobes	N.A
	02	Glazed tiles	N.A
	03	Marble/Granite flooring	N.A
	04	Interior decorations	N.A
	05	Architectural elevation works	N.A
	06	Aluminium works	N.A
	07	Aluminium hand rails	N.A
	08	Paneling works	N.A
	09	False ceiling	N.A
		<b>TOTAL</b>	<b>Rs. NIL</b>

<b>F</b>	<b>Sr. No</b>	<b>SERVICES</b>	<b>(Amount in Rs)</b>
	01	Water supply arrangements	N.A
	02	Drainage arrangements	N.A
	03	C.B. deposits, fittings etc	N.A
	04	Pavements	N.A
		<b>TOTAL</b>	<b>NIL</b>



Sr. No	TOTAL ABSRACT OF ENTIRE PROPERTY	(Amount in Rs)
Part -B	LAND	Rs. 1,65,00,000/-
Part-C	BUILDING	Rs. 2,88,00,000/-
Part-D	EXTRA ITEMS	NIL
Part-E	OTHER AMENITIES	NIL
Part-F	SERVICE	NIL
TOTAL		Rs. 4,53,00,000/-

**Say Rs. 4,53,00,000/- only (Rs. Four Crore Fifty Three  
Lacs Only)**

**FAIR MARKET VALUE OF THE PROPERTY: - Rs. 4,53,00,000/-**

**REALISABLE VALUE OF THE PROPERTY:- Rs. 4,07,70,000/-**

**DISTRESS VALUE OF THE PROPERTY Rs. 3,66,93,000/-**

The valuation of the above property is done by land and building method. Valuation of building is done by taking plinth area rate of HPPWD as basic and making necessary depreciation.

Value of land is arrived at by comparison method.

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specification.

**Rs. 4,53,00,000/- only (Rs.Four Crore Fifty Tree Lacs Only))**













