

Er. M.C. Bansal

BE (Civil) LLB FIV MIE MICE

Head Office-Talak Nagar Ward No. 14

Vanakpur Road Khatima (U.S.Nagar)

Chartered Engineer

Government Approved Valuer

Ministry of Finance Government of India

Resi. Tilak Nagar, Ward No.-14, Khatima (U.S.Nagar)

Institution of Valuer's, New Delhi F-18487

Institution of Engineers (India) Kolkata M- 140994-2

Institution of Civil Engineers (India) M-30207

Indian Buildings Congress M-5418

Indian Roads Congress M-37871

Structural Designer, Estimator, Planner, Consultant

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Branch Office-

Er. M.C. Bansal

C/o M/s Bansal Agro

Pilibhit Road Majhola Distt. Pilibhit (U.P.)

11/11/20
16/07

Ref. No.....

Date 09/07/2020

To,

The Chief Manager

State Bank Of India Ghaziabad

1- General

1-	Purpose for which the valuation is made	To assess fair market value of the property for financial assistance through State Bank Of India Ghaziabad for the advances of M/s Gaziabad Precision Products Pvt Ltd D- 69 ELEDECO SIDCUL Sitarganj
2-	a. Date of inspection	08/07/2020
	b. Date on which the valuation is made	09/07/2020
3-	List of documents produced in support of Submitted data for perusal	Lease Deed Plot No. D-69 Phase II ELEDECO SIDCUL Sitarganj Khasara No.15, 18 & 14 Village Marabarharana Lease deed bahi no. 1 jild no. 4 pages n0. 335 to 394 s.no. 3272 dated 25/07/2012
4-	Name of the legal owner (s) and his/their address(es) with Phone No.	M/s Gaziabad Precision Products Pvt Ltd Registered Office 79 Anupam Apartments M B Road Saket New Delhi Mobile No.
5-	Brief description of the property/ asset	Land lease holds. The property is abutting the Road. please got verify the ownership chain & area from NEC. Property is situated in notified Industrial area.
6-	Location of the property/asset a- Plot No./ Survey No. b- Door No. c- T.S. No. / Village d- Ward / Taluka e- Mandal / Distt.	D-69 Phase II ELEDECO SIDCUL Sitarganj Khasara No. 15,18 & 14 Village Marabarharana ELEDECO SIDCUL Sitarganj Sitarganj U.S.Nagar
7-	Postal Address of the property/asset	M/s Gaziabad Precision Products Pvt Ltd D-69 Phase II ELEDECO SIDCUL Sitarganj Khasara No. 15, 18 & 14 Village Marabarharana Tehsil Sitarganj Distt. U.S.Nagar
8-	City/Town	
	Residential	
	Commercial	
	Industrial	Industrial
9-	Classification of the area	
	i- High income / Middle/Poor	Middle
	ii- Urban / Semi Urban / Rural	Rural
10-	Coming under Corporation limit/Village	Village Panchayat

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	Panchayat / Municipality	
11-	Whether covered under any State/Central Govt. enactment's (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area.	Not known (Lawyer opinion may be obtained)
12-	In case it is an agricultural land, any conversion to the house/ site plots is contemplated/ approved :	Yes
13	Boundaries of the property	As per deed & actual
	North	D-50 D-50
	South	18 M Road 18 M Road
	East	D- 68 D- 68
	West	D- 70 D- 70
14.1	Dimensions of the site	As per deed & actual
	North	58.43 M 58.43 M
	South	58.43 M 58.43 M
	East	75 M 75 M
	West	75 M 75 M
14.2	Latitude	29.051057
	Longitude	79.678370
15-	Extent of the site	N-S 75M & E-W 58.43M
16-	Extent of the site considered for Valuation	4382.25 sqm
17-	Whether occupied by the owner/tenant. If Occupied by tenant since how long ? Rent received per month.	Occupied by owners.

II- CHARACTERISTICS OF THE SITE

1-	Classification of locality	Middle class
2-	Development of surrounding area	Semi developed
3-	Possibility of frequent flooding/ submerging	No
4-	Feasibility to the civic amenities like School, Hospital, Bus stop, Market etc	With in 5000 m radius.
5-	Level of land with topographical conditions	Plain
6-	Shape of land.	Rectangular
7-	Type of use to which it can be put	Industrial
8-	Any usage restriction	Not known
9-	Is plot in Town Planning approved layout ?	Not known
10-	Corner plot or intermittent plot?	Intermittent
11-	Road facilities	Yes
12-	Type of road available at present	WBM Road
13-	Width of road -Is it below 20 ft. or more than 20 ft.	More than 20'
14-	Is it a land -locked land	No
15-	Water Potential	Normal supply

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16-	Underground sewerage system	Septic tank
17-	Power supply availability in the site	Yes
18-	Advantages of the site	Property is situated in notified industrial area.
19-	General remarks if any like threat of acquisition of land for public service purposes, road widening or applicability of crz provisions etc.	None

Part - A. (Valuation of land)

1-	Size of plot	4382.25 sqm
	North & South	58.43 m
	East & West	75 m
2-	Total extent of the plot	4382.25 sqm
3-	Prevailing market rate	Rs 1500/=
4-	Guideline rate obtained from the Collector's Registrar's Office .	Rs 1500/=
5-	Assessed/adopted rate of valuation	Rs 1500/=
6-	Estimated value of land	Rs 6573375/=

Part - B. (Valuation of Building)

1- TECHNICAL DETAILS OF THE BUILDING-

a-	Type of Building (Residential/Commercial/Industrial)	Industrial
b-	Type of Construction (Load bearing/RCC/Steel Framed)	RCC/ Steel framed
c-	Year of construction.	2013
d-	Number of floors & height of each floor including basement, if any.	2 & 12' to 25'
e-	Plinth area floor -wise	As per annexure
f-	Condition of the building.	
	i- Exterior - Excellent, Good	Good
	ii- Interior - Excellent, Good, Normal, Poor	Good
g-	Date of issue and validity of layout of approved map/ plan	NA
h-	Approved map/ plan issuing authority	SIDA
i-	Whether genuineness or authenticity of approved map / plan is verified	NA
j-	Any other comments by our empanelled valuers on authentic of approved plan	NA

Specification of the construction (floor wise) in respect of building

S.No.	Description	Ground Floor	First Floor
1-	Foundation	Isolated column footing & spread footing	
2-	Basement	N/A	N/A

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3-	Super structure.....	RCC frame & Super structure 1 st class brick work with 1:6 cement mortar	RCC frame & Super structure 1 st class brick work with 1:6 cement mortar
4-	Joinery/Doors & Window (please furnished details about size of frames, shutters, glazing, fitting etc And specify the species of timber)	Shutter , Sal / shisham & teak wood	Sal / shisham & teak wood.
5-	RCC works	RCC works for beams , columns & lintel	RCC works for beams , columns & lintel
6-	Plastering	Plastering 12 mm thick with cm 1;6	Plastering 12 mm thick with cm 1;6
7-	Flooring	CC	CC
8-	Roofing	RCC & GI Sheet	RCC
9-	Drainage	Covered	covered

II- Compound wall

i-	Height	6'
ii-	Length	208 M
iii-	Type of construction	

03- ELECTRICAL INSTALLATION:

i-	Type of wiring	Conduit
ii-	Class of fittings (Superior/Ordinary/Poor)	Superior
iii-	Number of Light Points	Provided adequately
iv-	Fan points	Provided adequately

4- PLUMBING INSTALLATION:

i-	No. of water closets and their type	Provided adequately
ii-	No. of wash basins	Provided adequately
iii-	No. of urinals	Provided adequately
iv-	No. of bath tubs	Provided adequately
v-	Water meters, taps etc.	Provided adequately
vi	Any other fixtures	

Valuation of Building

Particulars	Area sqm	Rate	Amount	Year of construction	Depreciation	Net Amount
Guard Room & Meter Room & VCV Room	58.92	7500	441900	2013	30491	411409
Building GF & FF RCC Roof 2x 475.84	951.68	10000	9516800	2013	656659	8860141
Machine Hall & Godown	1701.11	7000	11907770	2013	821636	11086134
Total			21866470		1508786	20357684

Part C- (Extra Items)

1- Portico	
2- Ornamental front door	
3- Sit out / Verandah with steel grills	

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4- Overhead water tank	
5- Extra steel/ collapsible gates	
Total	

Part - D (Amenities)

1- Wardrobes	
2- Glazed tiles	
3- Extra sink & bath tubs	
4- Marble / ceramic tiles flooring	Rs 200000/=
5- Interior decorations	
6- Architectural elevation works	
7- Paneling works	
8- Aluminum works	Rs 300000/=
9- Aluminum hand rails	
10- False ceiling	Rs 500000/=
Total	Rs 1000000/=

Part - E (Miscellaneous)

1- Separate toilet room	
2- Separate lumber room	
3- Separate water tank/ sump	
4- Trees ,gardening	Rs 300000/=
Total	Rs 300000/=

Part - F (Service)

1- Water supply arrangements	Rs 400000/=
2- Drainage arrangements	Rs 200000/=
3- Compound wall	Rs 1000000/=
4- C.B.deposits ,fittings etc	
5- Pavement	Rs 1500000/=
Total	Rs 3100000/=

Total abstract of the entire property

Part - A	Land	Rs 6573375/=
Part - B	Building	Rs 20357684/=
Part - C	Extra Items	
Part - D	Amenities	Rs 1000000/=
Part - E	Miscellaneous	Rs 300000/=
Part - F	Services	Rs 3100000/=
Total		Rs 31331059/=
Say		Rs 31331000/=

As a result of my appraisal and analysis, it is my considered opinion that the Realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 31331000/= Rs three crore thirteen lakh thirty one thousand only.

Realizable Value Rs 26631000/= Rs two crore sixty six lakh thirty one thousand only.

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Distress Value Rs 25065000/= Rs two crore fifty lakh sixty five thousand only.

Circle rate value of property = Land area 4382.25 sqm x Rate Rs 1500 + building Rs 24757684/= Rs 31331059/= Say Rs 31331000/=

Place: Khatima

Date: 09/07/2020

Signature

(Name and Official seal of the Approved Valuer)

Er. M.C. Bansal
Chartered Engineer M-140994
Approved Valuer F-18487
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The undersigned has inspected the property detailed in the Valuation Report dated

_____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs.
_____. (Rupees _____ only).

Signature

(Name of the Branch Manager with Official seal)

जनपद- उधम सिंह नगर में औद्योगिक भूमि की दरें-

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नगरीय क्षेत्र	3500 रुपये प्रति वर्गमीटर।
अर्धनगरीय क्षेत्र	2500 रुपये प्रति वर्गमीटर।
ग्रामीण क्षेत्र	1500 रुपये प्रति वर्गमीटर।
निर्माण की दरें	7000 रुपये प्रति वर्गमीटर।

नोट- 1. औद्योगिक दरों में मार्गीय वृद्धि देय नहीं होगी।

2. उप निबन्धक काशीपुर क्षेत्रान्तर्गत महुआखेडागंज नगरपालिका की औद्योगिक दरें 2500 रुपये प्रति वर्गमीटर प्रभावी होंगी।

अपर प्रिंसिपल (वि./स.)
उधम सिंह नगर।

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 11/11/2011
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 Mod. 2027/2011



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