

REAL VALUE CONSULTANTS
VALUERS, ENGINEERS & CONSULTANTS
GOVT. APPROVED VALUER (WEALTH TAX)
BE. (CIVIL), M.Sc. (Real Estate Valuation)
IBBI Registration No. – IBBI/RV/02/2019/11815
CAT-1/624/174/2020-21
FIV - 21696
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VALUATION REPORT
OF
IMMOVABLE PROPERTY
SITUATED AT

**INDUSTRIAL PREMISES NO. 34-B, SITUATED IN UDYOG VIHAR, PHASE-V,
TEHSIL & DISTT. GURUGRAM**

OWNER
M/S MICROMAX INFORMATICS LIMITED
THROUGH ITS DIRECTOR MR. RAHUL SHARMA S/O MR. P. L. SHARMA

A/C: M/S MICROMAX INFORMATICS LIMITED



ON BEHALF OF

**STATE BANK OF INDIA, OVERSEAS BRANCH, JAWAHAR VYAPAR BHAWAN,
JANPATH, NEW DELHI – 110001**

Our Ref : SBI/ OVERSEAS BRANCH, JANPATH /VR/2020-21/006

Date: 01.10.2020

REAL VALUE CONSULTANTS

(PANEL VALUER OF IMMOVABLE PROPERTIES)

VALUATION REPORT (IN RESPECT OF LAND/ SITE AND BUILDING)

(To be filled in by the Approved Valuer)

Our Ref : SBI/ OVERSEAS BRANCH, JANPATH /VR/2020-21/006

Date: 01.10.2020

I. GENERAL			
1	Purpose for which the valuation is made	:	To Know the Fair Market Value of the property
2	Date of Inspection	:	14.08.2020
	Date on which the valuation is made	:	01.10.2020
3	List of Document produced for perusal		
	a Sale Deed	:	Sale deed document No. 13,309 dt. 26.09.2006 Book No. 1, Volume No. 8,489, Page No. 129, Addl Book No. 1, Vol No. 1,319, Pages 57 to 58 with Sub-Registrar Gurgaon, Haryana
	b Electricity Bill	:	Electricity Bill no. 357310121778, Dated. 16.07.2020, Account No. 3573170000, in the name of M/s. Micromax Informatics Limited. By: Dakshin Haryana Bijli Vitran Nigam.
	c Legal Search Report	:	Legal search report dated 01.02.2018, raised by Advocate Mr. Avinash Kumar
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	M/S Micromax Informatics Limited, Through Its Director Mr. Rahul Sharma S/o Mr. P.L. Sharma Company Ownership
5	Brief description of the property (Including leasehold / freehold etc) The property under valuation is ground plus three storey industrial building built on freehold plot measuring 153.50 sq m or 183.59 sq yds. It has coverage of 1350 sq ft each on ground, first, second & third floor: aggregating 5400 sq ft: against permissible coverage of 991.36 sq ft on ground floor, 826.14 sq ft on first floor, 247.89 sq ft on second floor, aggregating to 2065.39 sq ft. Extra coverage of 3334.61 sq ft has been ignored for valuation purpose. Accommodation of the property is one hall & one washroom each on ground, first, second & third floor. It was built in the year 2019. It is located 450 m from The Oberai & 350 m from Times Internet Limited, Ecstasy IT Park, Phase III, Udyog Vihar.		
6	Location of property		
	a Plot No. / Survey No.	:	Property bearing No. 34-B
	b Door No.	:	As above
	c T. S. No. / Village	:	-
	d Ward / Taluka	:	Sub/joint Registrar Gurgaon, Haryana
	e Mandal / District	:	Gurgaon

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7	Postal address of the property	:	Industrial Premises No. 34-B, situated in Udyog Vihar, Phase-V, Tehsil & Distt. Gurugram	
8	City / Town	:	City	
	Residential Area	:	--	
	Commercial Area	:	--	
	Industrial Area	:	Industrial area	
9	Classification of the area			
	(i) High/Middle/Poor	:	Middle class	
	(ii) Urban/Semi/Rural	:	Urban	
10	Coming under Corporation limit/Village Panchayat / Municipality	:	HSIIDC	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	No, It is industrial property	
13	Boundaries of the property			
	North	:	Plot No. 35	
	South	:	Plot No. 33	
	East	:	Road	
	West	:	Other property	
14.1	Dimensions of the site	:	A	B
		:	As per the Deed	Actual
	North	:	} 153.5 sq m or 183.59 sq yd	
	South	:		
	East	:		
	West	:		
14.2	Latitude, Longitude and Coordinates of the site	:	28°30'13.8"N	
		:	77°05'08.1"E	
15	Extent of the site	:	153.5 sq m or 183.59 sq yd	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	153.5 sq m or 183.59 sq yd	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner occupied	

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

II CHARACTERISTICS OF THE SITE			
1	Classification of locality	:	Industrial
2	Development of surrounding areas	:	Good
3	Possibility of frequent flooding / submerging	:	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 1-2 Kms.
5	Level of land with topographical conditions	:	Plain surface
6	Shape of land	:	Rectangular in Shape
7	Type of use to which it can be put	:	Industrial
8	Any usage restriction	:	Industrial
9	Is plot in town planning approved layout?	:	Yes
10	Corner plot or intermittent plot?	:	Intermittent Plot
11	Road facilities	:	Available
12	Type of road available at present	:	Bituminous Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft wide Road
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Yes
16	Underground sewerage system	:	Yes
17	Is power supply available at the site?	:	Available
18	Advantage of the site	:	
	i	:	
	ii	:	-
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No
	i	:	No
	ii	:	-

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

PART – A (VALUATION OF LAND)

1	Size of plot	:	
	North & South	:	} 153.5 sq m or 183.59 sq yd
	East & West	:	
2	Total extent of the plot	:	153.5 sq m or 183.59 sq yd
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Land rate ranges between Rs. 90,000/- to Rs. 1,00,000/- per sq m
4	Assessed / adopted rate of valuation	:	Rs. 95,000/- per sq m
5	Estimated value of land	:	183.59 sq yd x Rs. 95,000/- per sq m = Rs. 1,74,41,050/-
6	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Land rate: Rs. 36,000/- per sq yd
	a) Land	:	183.59 sq yd x Rs. 36,000/- per sq yd = Rs. 66,09,240/-
	b) Cost of Construction	:	RCC 2065.39 sq ft x Rs. 800/- per sq ft = Rs. 16,52,312/-
	Guideline Value (a + b)	:	Rs. 66,09,240/- + Rs. 16,52,312/- = Rs. 82,61,552/- Say Rs. 82.62 Lakh
	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		Being developed area prevalent market rates are higher in the locality in comparison to the guideline rates fixed by the Govt. for the purpose of stamp duty collection. All amenities and social infrastructure is available in the near vicinity and hence the market value has gone higher than the circle rates.

PART – B (VALUATION OF BUILDING)

	Technical details of the building	:	
a	Type of Building (Residential / Commercial/ Industrial)	:	Industrial
b	Type of construction (Load bearing / RCC/ Steel Framed)	:	RCC Framed Structure
c	Year of construction	:	1 year old (Built in 2019)
c.1	Total age of the property	:	60 years
c.2	Residual age of the property	:	59 years
d	Number of floors and height of each floor including basement, if any	:	Basement plus ground plus three storey

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	e	Plinth area floor-wise	:	Floors	Actual	Sanctioned
				GF	1,350 sq ft	991.36 sq ft
				FF	1,350 sq ft	826.14 sq ft
				SF	1,350 sq ft	247.89 sq ft
				TF	1,350 sq ft	--
			Total	5,400 sq ft	2065.39 sq ft	
	f	Condition of the building		Normal		
		Exterior – Excellent, Good, Normal, Poor	:	Normal		
		Inferior - Excellent, Good, Normal, Poor	:	Normal		
	g	Date of issue and validity of layout of approved map / plan	:	Sanction building plan not made available, Property already mortgaged with the bank		
	h	Approved map / plan issuing authority	:	As Above		
	i	Whether genuineness or authenticity of approved map / plan is verified	:	As Above		
	j	Any other comments by our empanelled valuers on authentic of approved plan	:	As Above		

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description		Ground plus three storey
1	Foundation	:	Isolated foundation
2	Basement	:	Nil
3	Superstructure	:	9" thick brick work in cement mortar
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	MS steel / Wooden
5	RCC works	:	Beams, columns & slabs
6	Plastering	:	12 mm plastering in cement mortar
7	Flooring, Skirting, dado	:	PCC Flooring
8	Special finish as marble, granite, wooden panelling, grills, etc	:	Yes
9	Roofing including weather proof course	:	Yes
10	Drainage	:	Connected to public sewer

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S.No.	Description	:	Ground plus three storey
1.	Compound wall	:	Yes
	Height	:	4ft to 5 ft height
	Length	:	115 r/ft (Approx.)
	Type of construction	:	9" thick brick work in cement meter
2	Electrical installation	:	
	Type of wiring	:	Conduit
	Class of fittings (superior / ordinary / poor)	:	Good
	Number of light points	:	As per site
	Fan points	:	As above
	Spare plug points	:	As above
	Any other item	:	Nil
3	Plumbing installation	:	
	No. of water closets and their type	:	04 Nos.
	No. of wash basins	:	04 Nos.
	No. of urinals	:	08 Nos.
	No. of bath tubs	:	Nil
	Water meter, taps, etc.	:	Yes
	Any other fixtures	:	

DETAILS OF VALUATION

S. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Nil	Net value after depreciation Rs.
1	GF+FF+SF+TF	2065.39 sq ft	10 ft	1 year, built in 2019	1,400/- per sq ft	28,91,546/-	--	28,91,546/-
Total								Rs. 28,91,546/-

PART C- (EXTRA ITEMS)			:	(AMOUNT IN RS.)
1.	Portico		:	Nil
2.	Ornamental front door		:	
3.	Sit out/ Verandah with steel grills		:	
4.	Overhead water tank		:	
5.	Extra steel/ collapsible gates		:	
	Total		:	Nil

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PART D- (AMENITIES)		:	(AMOUNT IN RS.)
1.	Wardrobes		Nil
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / Ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total		Nil

PART E- (MISCELLANEOUS)		:	(AMOUNT IN RS.)
1.	Separate toilet room		Included in construction cost
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Trees, gardening	:	
	Total		Nil

PART F- (SERVICES)		:	(AMOUNT IN RS.)
1.	Water supply arrangements		Rs. 2,50,000/-
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	Rs. 2,50,000/-

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(PANEL VALUER OF IMMOVABLE PROPERTIES)

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part- A	Land	:	Rs. 1,74,41,050/-
Part- B	Building	:	Rs. 28,91,546/-
Part- C	Extra Items	:	Nil
Part- D	Amenities	:	Nil
Part- E	Miscellaneous	:	Nil
Part- F	Services	:	Rs. 2,50,000/-
	Total	:	Rs. 2,05,82,596/-
	Say	:	Rs. 2.06 Cr.

(**Valuation:** Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

The property was inspected on 14.08.2020 in the present of Owner's representative Mr. Vikas Pandey (8130681550).

As a result of my appraisal and analysis, it is my considered opinion that the various types of values are as under :

1.	Fair Market Value	:	Rs. 2.06 Cr. (Rupees Two Crore Six Lakh Only)
2.	Realizable Value (85% of FMV)	:	Rs. 1.75 Cr. (Rupees One Crore Seventy Five Lakh Only)
3.	Distress Sale Value (75% of FMV)	:	Rs. 1.55 Cr. (Rupees One Crore Fifty Five Lakh Only)
4.	Cost of construction for insurance purpose	:	Rs. 31.42 Lakh (Rupees Thirty One Lakh Forty Two Thousand Only)
5.	The Book Value of the above property	:	Rs. 40,00,000/- + Rs. 2,40,000/- (Stamp Duty), as on 26.09.2006

Place : New Delhi

Date : 01.10.2020

For Real Value Consultants

(Ravi Mohan Bhardwaj)

CAT-1/624/174/2014-15

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. (Rs. ____ only).

Signature

(Name of the Branch Manager with Office Seal)

Encl: 1. Declaration from the value in Format E (Annexure IV)

2. Model Code of conduct for valuer (Annexure V)

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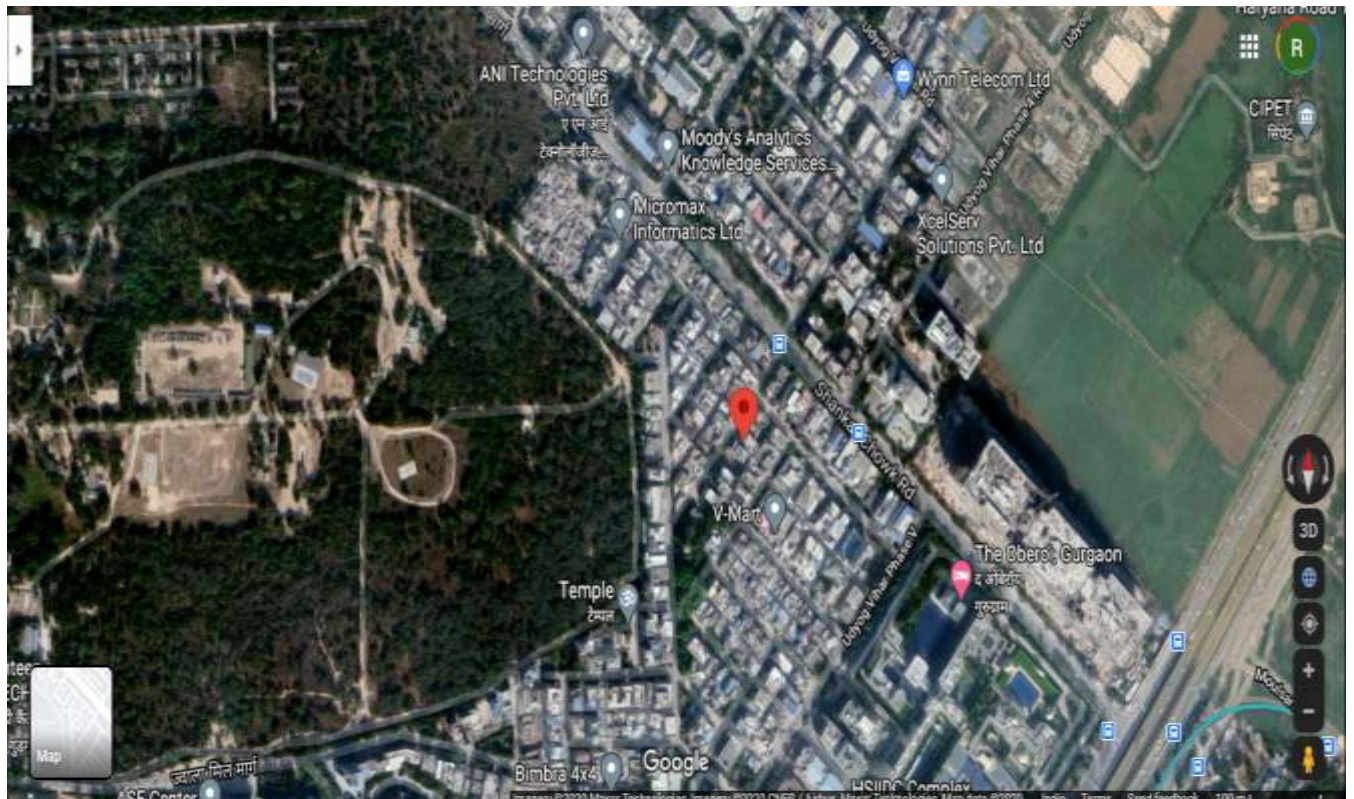
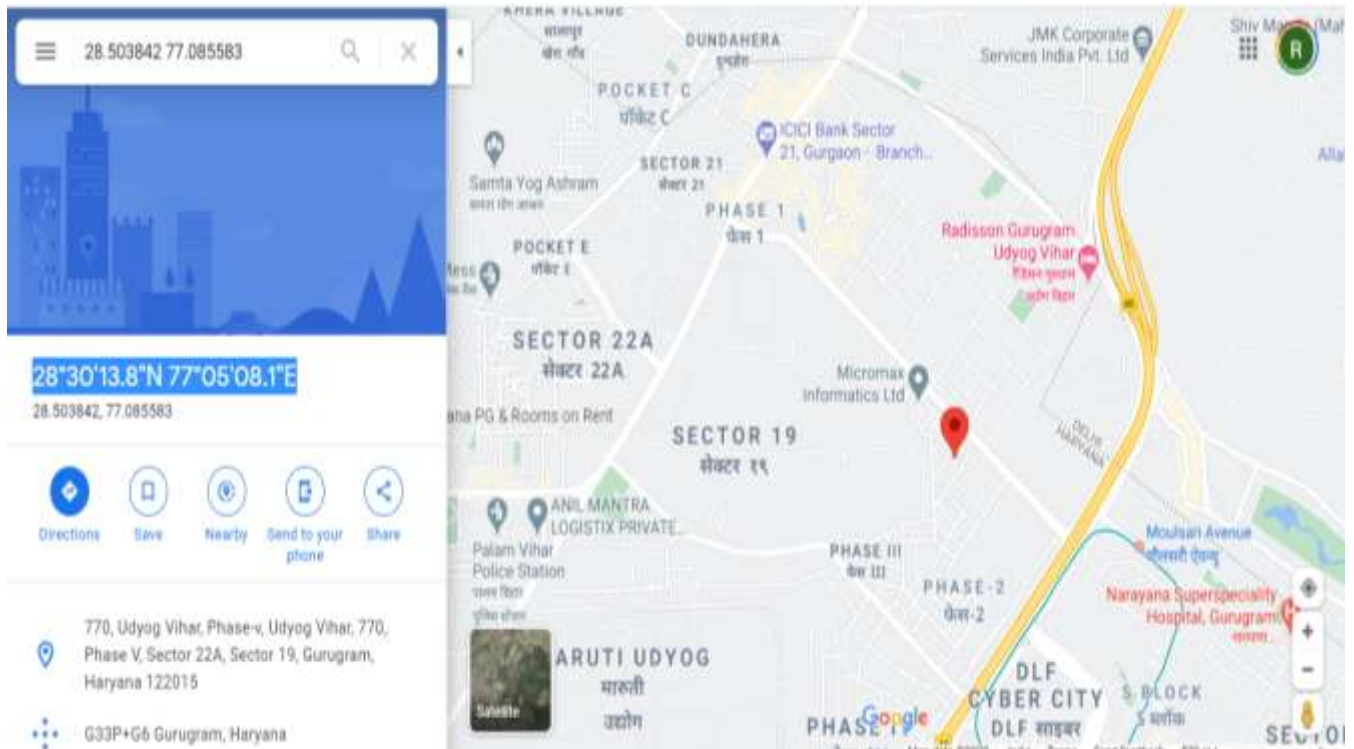
(PANEL VALUER OF IMMOVABLE PROPERTIES)



**PHOTOGRAPHS OF INDUSTRIAL PREMISES NO. 34-B, SITUATED IN UDYOG VIHAR,
PHASE-V, TEHSIL & DISTT. GURUGRAM**

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GOOGLE LOCATION

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Rate list of Tehsil Gurugram for the year 2019-2020 w.e.f... (01.12.2020..)							
Sr. No.	Industrial	Rates for the Year of 2018-2019		2nd Half Rates for the Year of 2018-2019		Proposed Rates for the Year of 2019-2020	
		Commercial (Rs. Per Sq. Yards)	Constructed Building	Commercial (Rs. Per Sq. Yards)	Constructed Building	Commercial (Rs. Per Sq. Yards)	Constructed Building
1	Maruti Industrial Area Udyog Vihar Phase-I to V and Sec-18, 35	36000	Land cost + 800/- Per Sq. Feet	36000	Land cost + 800/- Per Sq. Feet	36000	Land cost + 800/- Per Sq. Feet
2	Pace City, Infocity, Sec-34	33000	Land Cost + 800/- Per Sq. Feet	33000	Land Cost + 800/- Per Sq. Feet	33000	Land Cost + 800/- Per Sq. Feet
3	IDC (Opposite Sec-14)	24000	Land Cost + 800/- Per Sq. Feet	24000	Land Cost + 800/- Per Sq. Feet	24000	Land Cost + 800/- Per Sq. Feet
4	Industrial Area from Railway Fatak to Daultabad within MC Area	20000	Land Cost + 800/- Per Sq. Feet	20000	Land Cost + 800/- Per Sq. Feet	20000	Land Cost + 800/- Per Sq. Feet
5	Any Land converted into Industrial use	10000	Land Cost + 800/- Per Sq. Feet	10000	Land Cost + 800/- Per Sq. Feet	10000	Land Cost + 800/- Per Sq. Feet

CIRCLE RATE

