

• Valuers • Industrial & FII Consultants • Chartered Engineers • NPA Management
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File No. : VR/SBI/2835/12/2021

Dated: 21.12.2021

ASSESSMENT REPORT

OF

IMMOVABLE PROPERTY

SITUATED AT

PRIVATE PLOT NO.E- 5/1, INDUSTRIAL AREA SIDCUL HARIDWAR,PERGANA
- JWALAPUR, TEHSIL& DISTRICT – HARIDWAR (U.K)

OWNER's

M/S – SHAKUMBARI AUTO MOBILES PVT. LTD. THROUGH ITS AUTHORIZED
AUTHORITY SH. ARVIND GOEL S/O SH. J.S. GOEL

A/C: M/S – SHAKUMBARI AUTO MOBILES PVT. LTD.

REPORT PREPARED FOR

ON BEHALF OF STATE BANK OF INDIA SME, CIVIL LINES ROORKEE BRANCH
DISTRICT – HARIDWAR (UK) AS PAPER DEEDS INFORMATION PROVIDE BY BANK

OPINION AND MAXIMUM PROSPECTIVE ASSESSMENT IS SUBMITTED

****Important - In case of any query/ issue or escalation you may please contact Incident Manager:**

valuers.spn@rkassociates.org. We would appreciate your feedback in order to improve our services.

ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

PRIVATE PLOT NO.E- 5/1, INDUSTRIAL AREA SIDCUL HARIDWAR,PERGANA
- JWALAPUR, TEHSIL& DISTRICT – HARIDWAR (U.K)



TO,
CHIEF MANAGER
STATE BANK OF INDIA
SME ROORKEE
DISTRICT: HARIDWAR U.K.
SURVEYOR: MR. DEEPAK JOSHI

CURRENT – PRICE ASSESSMENT ONLY OPINION – REPORT
(IN RESPECT OF LAND / SITE AND BUILDING)

GENERAL	
Purpose for which the valuation is made	Re- Valuation for Housing / TL/ CC Limit
a) Date of inspection	: 26.11.2021
b) Date on which the valuation is made	: 21.12.2021
List of documents produced for perusal	
i)	: Site visit
ii)	: Copy of Lease Deed No. 3687/3688 Dt. 10.04.2006
iii)	: Site photo graph
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- Shakumbari Auto Mobiles Pvt. Ltd. Throug its Authorized Authority Sh. Arvind Goel S/O Sh. J.S. Goel R/O 42, Vivek Vihar, Tehsil & District - Haridwar (UK) Company Ownership
Brief description of the property (Including leasehold/freehold etc.)	: This is Three Floor Industrial Maruti Suzuki Property under Valuation (Freehold)
Location of property	
a) Plot No. / Survey No.	: Private Plot No.E- 5/1,
b) Door No.	: NA
c) T. S. No. / Village	: Industrial Area SIDCUL
d) Ward / Taluka	: Jwalapur
e) Mandal / District	: Haridwar U.K
Postal address of the property	: Private Plot No.E- 5/1,Industrial Area SIDCUL Haridwar, Pergana – Jwalapur, Tehsil & District – Haridwar U.K
City / Town	: City U.K
Residential Area	: No
Commercial Area	: No
Industrial Area	: Industrial Area
Classification of the area	:
i) High / Middle / Poor	: Middle
ii) Urban / Semi Urban / Rural	: Urban
0 Coming under Corporation limit/ Village Panchayat / Municipality	: under Corporation limit
1 Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /	: No



	cantonment area																				
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:																			
13	Boundaries of the property	:	As per Lease Deed																		
	East	:	Plot No.E- 6																		
	West	:	Plot No. E- 5																		
	North	:	Road 18.0 mt Wide																		
	South	:	Railway Line																		
		:	As per Site																		
	East	:	Plot No.E- 6																		
	West	:	Plot No. E- 5																		
	North	:	Road 18.0 mt Wide																		
	South	:	Railway Line																		
4.1	Dimensions of the site	:	<table><tr><td></td><td>A</td><td>B</td></tr><tr><td></td><td>As per the Lease Deed</td><td>Actuals</td></tr><tr><td>East</td><td>36.04 mt.</td><td>36.04 mt.</td></tr><tr><td>West</td><td>36.34 mt</td><td>36.34 mt</td></tr><tr><td>North</td><td>22.86 mt.</td><td>22.86 mt.</td></tr><tr><td>South</td><td>22.86 mt</td><td>22.86 mt</td></tr></table>		A	B		As per the Lease Deed	Actuals	East	36.04 mt.	36.04 mt.	West	36.34 mt	36.34 mt	North	22.86 mt.	22.86 mt.	South	22.86 mt	22.86 mt
	A	B																			
	As per the Lease Deed	Actuals																			
East	36.04 mt.	36.04 mt.																			
West	36.34 mt	36.34 mt																			
North	22.86 mt.	22.86 mt.																			
South	22.86 mt	22.86 mt																			
5	Extent of the site	:	As Per Lease Deed Area = 826.90 Sq.mt. or 8897.440 Sq.ft																		
6	Extent of the site considered for valuation (least of 14 A & 14 B)	:	= 826.90 Sq.mt. or 8897.440 Sq.ft																		
7	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	:	Company occupied																		
	CHARACTERISTICS OF THE SITE	:																			
	Classification of locality	:	Industrial Locality																		
	Development of surrounding areas	:	Yes																		
	Possibility of frequent flooding / submerging	:	No																		
	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	All With 1-2 Kms																		
	Level of land with topographical conditions	:	Yes																		
	Shape of land	:	Rectangular																		
	Type of use to which it can be put	:	Industrial																		
	Any usage restriction	:	No																		
	Is plot in town planning approved layout?	:	Yes																		
10	Corner plot or intermittent plot?	:	Intermittent Plot																		
11	Road facilities	:	Yes																		
12	Type of road available at present	:	Industrial Area Road																		
13	Width of road – is it below 20 ft. or more than 20 ft.	:	18. mt Above																		
14	Is it a land – locked land?	:	No																		
15	Water potentiality	:	Yes																		
16	Underground sewerage system	:	No																		

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 CHECKED By SH.RAJKUMAR/SH.ANIL


17	Is power supply available at the site?	: Yes
18	Latitude, Longitude and Coordinates of the site	: Google Map Attached
19	Advantage of the site	: Yes
1	:	Near – Hanuman Mandir
Part – A (Assessment of land)		
1.	Size of plot	:
	North & South	: NA
	East & West	: NA
2.	Total extent of the plot	: = 826.90 Sq.mt. or 8897.440 Sq.ft
3.	Prevailing market rate (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	: Difference is due to demand & supply gap in the market
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: Rs. 14,000/- per Sq.mt
5.	Assessed / adopted rate of valuation	: Rs. 20,000/- to Rs. 22,000/= per Sq.mt. prospective Market Rate
6.	Estimated value of land	: = 826.90 Sq.mt X Rs. 20,000/- per Sq.mt Rs. 1,65,38,000/=
Part – B (Assessment of Building)		
1.	Technical details of the building	:
a)	Type of Building (Residential / Commercial / Industrial)	: Industrial Building
b)	Type of construction (Load bearing / RCC / Steel Framed)	: Load Bering and Isolated footing. Load bearing 9" & 4' 1/2" structure with base constructed on masonry & concrete slab on cement mortar.
c)	Year of construction	: Year of Construction 2008 and Estimated Future Life 57 Year.
d)	Number of floors and height of each floor including basement, if any	: Three Floor and Height 15' 0" approx
e)	Plinth area floor-wise	: See detail of valuation
f)	Condition of the building	:
i)	Exterior – Excellent, Good, Normal, Poor	: Good
ii)	Inferior - Excellent, Good, Normal, Poor	: Good
g)	Date of issue and validity of layout of approved map / plan	: <u>Map Not Approved</u>
h)	Approved map / plan issuing authority	: Map Not Approved
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

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FINDER'S-COORDINATED-COMPILED
CHECKED By SH.RAJKUMAR/SH.ANIL

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description	Ground floor	
1.	Foundation	Isolated Footing, load Bearing 9" pillar beam column structure on 9" & 4 1/2" brick walls with base constructed on masonry & cement mortar	
2.	Basement	No	
3.	Superstructure	Load bearing Structure	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden Framed with Glass Works & M.S Iron & Rolling Shutter.	
5.	RCC works	Yes	
6.	Plastering	Yes	
7.	Flooring, Skirting, dadoing	Tile Flooring	
8.	Special finish as marble, granite, wooden paneling, grills, etc	Tile Flooring	
9.	Roofing including weather proof course	RCC Roof	
10.	Drainage	Yes, Internal	

S. No.	Description	All floor		
2.	Compound wall	: Yes		
	Height	: 15' 0"		
	Length			
	Type of construction	Load bearing		
3.	Electrical installation			
	Type of wiring	: Internal		
	Class of fittings (superior / ordinary / poor)	: ordinary		
	Number of light points	: Yes		
	Fan points	: Yes		
	Spare plug points	: Yes		
	Any other item	Nil		
4.	Plumbing installation			
	a) No. of water closets and their type	: Yes		
	b) No. of wash basins	: Yes		
	c) No. of urinals	: Yes		
	d) No. of bath tubs	: Nil		
	e) Water meter, taps, etc.	: Nil		
	f) Any other fixtures	: Nil		



CONSTRUCTION DETAILS OF ASSESSMENT

DESCRIPTION	GROUND FLOOR	1 st FLOOR	2 nd FLOOR	
Specification				Nil
Floor finish	Tile Flooring	Tile Flooring	Tile Flooring	
Superstructure	Load bearing	Load bearing	Load bearing	
Roof	RCC Slab	RCC Slab	RCC Slab	
Door	Wooden	Wooden	Wooden	
Windows	Framed s Works & M.S Iron	Framed s Works & M.S Iron	Framed s Works & M.S Iron	
Weathering course	Yes	Yes	Yes	
Plinth Area in Sq.ft (effective area)	8225.0 Sq.Ft	3585.0 Sq.Ft	1760.0 Sq.Ft	Nil
Year of construction (as reported/as observed/as per deed)	2008	2008	2008	Nil
Age of building	About 13 Year	About 13 Year	About 13 Year	Nil
If the age not exactly known, further life expected	57 Year	57 Year	57 Year	Nil
Total life of the building estimated	70 Year	70 Year	70 Year	Nil
Depreciation percentage (assuming salvage value =%)	5%	5%	5%	Nil
Total covered area	8225.0 Sq.Ft	3585.0 Sq.Ft	1760.0 Sq.Ft	Nil
Replacement rate	Rs. 1500/=	Rs. 1400/=	Rs. 1400/=	Nil
Present value of Building	Rs. 1,23,37,500/=	Rs.50,19,000/=	Rs. 24,64,000/=	Nil
Depreciation value at the rate of	Rs.6,16,875/=	Rs.2,50,950/=	Rs.1,23,200/=	Nil
Total Value of building	Rs.1,17,20,625/=	Rs.47,68,050/=	Rs.23,40,800/=	Nil
Total Value of Building (all Floors)	Rs. 1,88,29,475/= Say Rs. 1,88,30,000/=			

(Rupees One Crore Eighty Eight Lacs and Thirty Thousand Only)



TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part- A	Land	:	Rs. 1,65,38,000/=
Part- B	Building	:	Rs. 1,88,30,000/=
Part- C	Extra Items	:	Nil
Part- D	Amenities	:	Nil
Part- E	Miscellaneous (Boundary Wall)	:	Nil
Part- F	Services	:	Nil
	Average Prospective Rate Assessment	:	Rs. 3,53,68,000/=
	Say	:	Rs. 3,53,68,000/=
	Realizable Value of the Property		Rs. 3,18,30,000/=
	Distress Value of the Property		Rs. 3,00,60,000/=
	Circle Rate Value		Rs. 2,54,50,000/=

As a result of my opinion, appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 3,53,68,000/- (Rupees Three Crore Fifty Three Lacs and Sixty Eight Thousand only). The Market value of the above property as of Rs. 3,53,68,000/- (Rupees Three Crore Fifty Three Lacs and Sixty Eight Thousand only). and the Realizable value Rs. 3,18,30,000/- (Rupees Three Crore and Eighteen Lacs and Thirty Thousand only). and the distress value Rs. 3,00,60,000/- (Rupees Three Crore and Sixty Thousand only).



DECLARATION

I hereby declare that-

- a. The information furnished in my valuation report dated 21.12.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true assessment of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 26.11.2021- The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Place : Shahjahanpur U.P.

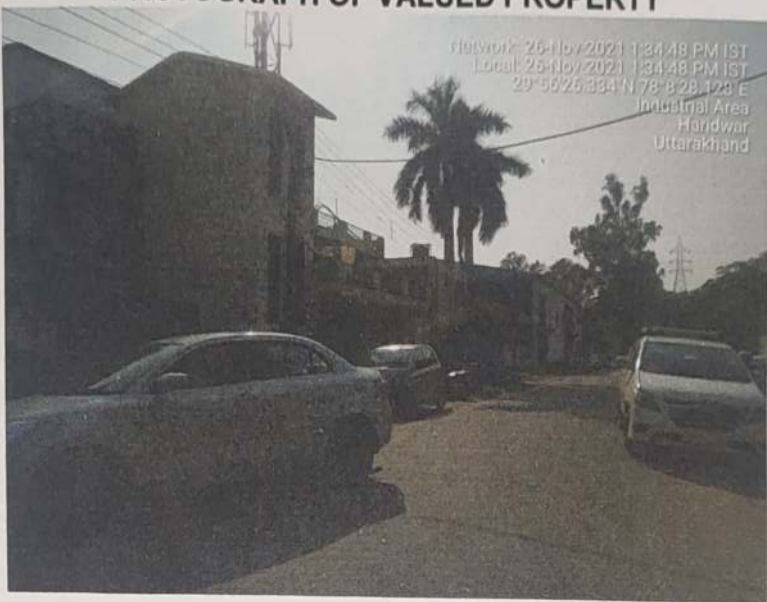
Date : 21.12.2021



Signature

Seal of the Approved Valuer

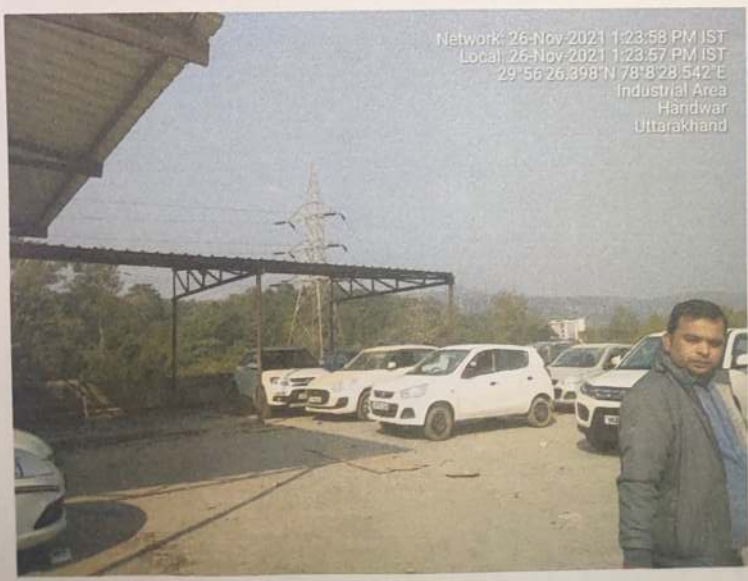
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