

**VALUATION REPORT OF INDUSTRIAL PROPERTY
BEARING NO.134, SITUATED IN ROJ KA MEO
INDUSTRIAL AREA, TEHSIL NUH, DISTRICT
GURUGRAM, HARYANA.**

FOR

STATE BANK OF INDIA

(SME BRANCH/SOUTH-EXTN/NEW DELHI)

BY

M/S KANASSURE CONSULTANCY SERVICES P. LTD.

(PANEL VALUER)

A/C: M/S HUGHES & HUGHES CHEM LTD.

REPORT REF NO-KAN/SBI/SME/SOUTH EXTN/4337/22-23

Visit Date: 25/04/2022

Report Date: 27/04/2022

To,
The Branch Head,
State Bank of India
SME-Branch, South Extension
New Delhi.

Name of Customer (s), Borrower: M/s Hughes & Hughes Chem Ltd.

Address: Industrial Property Bearing No. 134, Situated in Roj Ka Meo Industrial Area, Tehsil Nuh, District Gurugram, Haryana.

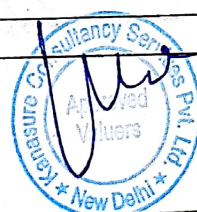
VALUATION REPORT


(To be filled in by the Approved Valuer)

| | | |
|-----------|--|---|
| I. | Introduction: | |
| a) | Name of the owner (with address & phone nos.). | M/s Hughes & Hughes Chem Limited Earlier known as M/s Regency Hughes Chem Limited through its Managing Director: Smt. Pingla Singhal. |
| b) | Purposes of Valuation | Fair Market Value of Property for bank Loan Purpose. |
| c) | Date of Inspection of Property | 25/04/2022 |
| d) | Date of Valuation Report | 27/04/2022 |
| e) | Name of the Developers of Property, (in case of developer-built Properties). | Not Applicable, Self-built-Up Property for Industrial Purpose. |
| 2. | Physical Characteristics of the Property | |
| (A) | Location of the Property | Roz Ka Meo Industrial Area. |
| | Nearby Land Mark | Near-by M/s MMTC India Limited. |
| | Postal Address | Industrial Property Bearing No.134, Situated in Roj Ka Meo Industrial Area, Tehsil Nuh, District Gurugram, Haryana. |
| | Area of the plot/land (Supported by plan) | Total plot area measuring 8996.334 Sq. Meter i.e. 10,759.61 Sq. Yds. |
| | Type of land: Solid, Rocky, Marsh Land, Reclaim Land, Water logged, Land Locked, Independent Access/ Approach to the Property etc. | Solid. |
| | Google Map, Location of the Property with a neighborhood layout map | Yes. |
| | Details of road abutting the Property | Latitude & Longitude: 28.2031, 77.0646 |
| | Description of adjoining properties | Metallic Road |
| | As Per Site | As Per Document |
| | North-East | Road |



| | | | |
|-----|--|----------------------------------|--|
| (B) | South-West | Property No.135 | Property No.136 |
| | North-West | Industrial Unit No.133 | Property No.135 |
| | South-East | Other land of Village Kanwarsika | Other Land |
| | Plot No. Survey No. | | Industrial Vacant Unit No.134 |
| | Ward/Village/Taluka | | Not Applicable. |
| | Sub Registry/Block | | Details not available. |
| | District | | Gurugram, Haryana |
| | Any other Aspect | | No. |
| | Plinth area, Carpet area, & Saleable Area to be mentioned separately & clarified. | | 1. Total RCC building area approx. 4000 Sq. feet 2. ACC Shed Area Approx. 2000 Sq. feet. |
| | Boundaries of the Plot: | | |
| (C) | As Per Site. | | As Per Document |
| | North-East | Road | Road |
| | South-West | Property No.135 | Property No.136 |
| | North-West | Industrial Unit No.133 | Industrial Unit No.135 |
| | South-East | Other land of Village Kanwarsika | Other land |
| | | | |
| 3. | Town Planning Parameters | | |
| a) | i. Master plan provisions related to property in terms of land use. | | Only Industrial. |
| | ii. FAR – Floor Area, Rise/ FSI – Floor Space Index Permitted & Consumed. | | Sanctioned Building plan is not available, we have considered covered area as per site visit, which is within permissible FAR limit. |
| | iii. Ground Coverage. | | As above. |
| | iv. Comment on Whether OC-Occupancy Certificate has been issue or not. | | OC details not available during valuation. |
| | v. Comment on unauthorized construction if any | | No. |
| | vi. Transferability of development rights if any, building by-laws provision as applicable to the property viz. setbacks, heights restriction etc. | | As Per Haryana Urban Development Authority norms. |
| | vii. Planning area Zone. | | Haryana Urban Development Authority. |
| | viii. Developmental Controls | | As above. |
| | ix. Zoning Regulations. | | Haryana Urban Development Authority. |
| | x. Comment on the Surrounding land uses & adjoining properties in terms of use. | | Only Industrial |
| | xi. Comment on demolition proceeding if any | | Building is in ruined conditioned, we have considered building value only 10% salvage value for cost of construction |
| | xii. Comment on compounding/regularization proceeding | | Nil |
| | xiii. Any other Aspect. | | Nil |



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| 4 | Document details & Legal Aspects of Property | |
| a) | Ownership Documents 1. Sale Deed, Gift Deed, Lease Deed 2. TIR of the Property | Conveyance deed dated: 24/03/1995, Consideration Amount Rs.5,44,278.20, |
| b) | Name of the Owner | M/s Hughes & Hughes Chem Limited Earlier known as M/s Regency Hughes Chem Limited through its Managing Director: Smt. Pingla Singhal |
| c) | Ordinary Status of Freehold or lease hold including restrictions on transfer | Freehold |
| d) | Agreement of easement if any | No |
| e) | Notification of acquisition if any | No |
| f) | Notification of road widening if any | No |
| g) | Heritage restriction if any | No |
| h) | Comment on transferability of Property ownership | Transferable. |
| i) | Comment on existing mortgage/ charges/ encumbrance on the property if any | Details with bank record. |
| j) | Comment on whether the owners of the property have issued any guarantee (Personal or Corporate) as the case may be | Details with bank record. |
| k) | Building plan Sanction: 1. Authority Approving the Plan | Sanctioned building plan details not available. |
| | 2. Name of the office of the Authority | As above. |
| | 3. Any violation from the approved building plan | -do- |
| l) | Whether Property is agricultural land if yes, any conversion is contemplated. | Not Applicable. |
| m) | Whether Property is SARFAESI Compliant | Yes |
| n) | All legal document receipts related to electricity, water tax, municipal tax, & other building tax to be verified & copies as applicable to be enclosed with the report provided by owner. | Details to be provided by the owner. |
| | Observation on dispute or dues if any in payment of bills/ taxes to be reported | No. |
| o) | Whether entire piece of land on which the unit is set up / Property situated has been mortgaged or to be mortgaged. | Details with bank record. |
| p) | Qualification in TIR mitigation suggested if any | Details with bank record. |
| q) | Any other Accepts. | No. |
| 5. | Economics Aspects of the Property | |
| a) | I. Reasonable letting value II. If Property is occupied by tenant -Number of tenant. -Since how long (tenant wise) -Status of tenancy right -Rent Received per month (tenant wise), -with a comparison of existing market rent | No. Vacant industrial unit, possession with owner.  |

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| | III. Taxes & other outing IV. Property Insurance V. Monthly Maintenance Charge VI. Security Charges VII. Any other Aspect. | Details to be provided by owner Details not available, we have mentioned cost of construction for insurance purpose. Details not available. As above. -do- No. |
| 6 | Socio-Cultural Aspects of the Property | |
| a) | Descriptive account of the location of the property in terms of social structure of the area, population social stratification regional origin, economic level location of slums, squatter settlement nearby etc. | Property situated in approved HUDA Industrial Area, allotted by Haryana Urban Development Authority, Surrounding property also used for industrial purpose. |
| b) | Whether Property belongs to social infrastructure like hospital, school, old age homes etc. | No. |
| 7. | Functional & Utilitarian Aspects of the Property | |
| a) | Description of the functional & Utility of the property in terms of | Vacant Industrial Unit |
| | a. Space allocation | Yes. |
| | b. Storage Space | Yes |
| | c. Utility space provided within the building. | Yes |
| | d. Car parking facility | Yes. |
| | e. Balconies etc. | No |
| | f. Any other aspects. | No |
| 8. | Infrastructure availability | |
| a) | Description of aqua infrastructure availability in terms of | |
| | 1. Water Supply | Yes. |
| | 2. Sewerage/ Sanitation Systems Underground or open | Yes. |
| | Storm water drainage | Yes |
| b) | Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Road and public transport connectivity 4. Availability of other public utilities nearby | All are available. |
| c) | Social infrastructure in terms of 1. School 2. Medical facilities 3. Recreational facilities in terms of park & open space | All are available within 4-5 Kms. |
| 9. | Marketability of the Property | |
| a) | Marketability of the Property in terms of 1. Locational attributes 2. Scarcity 3. Demand & Supply of the kind of subject Property | 1. Area is well connected through approach road, 2. Available 3. Similar property Average in demand 4. Land rate between Rs.13,000 to |

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| | 4. Comparable sale price in the locality | Rs. 14,000/- Per Sq. Meter. |
| b) | Any other aspect which has relevance on the value or marketability | No. |
| 10. | Engineering & Technology Aspects of the Property | |
| a) | Type of construction | ACC Shed & RCC building in ruined condition. |
| b) | Material & technology used | Details not available. |
| c) | Specifications | Industrial Unit with industrial floor, MS Shutter, photographs of property enclosed with report. |
| d) | Maintenance issues | Property is in ruined condition. |
| e) | Age of the building | Approx. 27 Years old Constructed. |
| f) | Total life of the building | 60 Years, after completion of building. |
| g) | Extent of the deterioration | Property is in ruined condition. |
| h) | Structure Safety | Nil |
| i) | Protection against natural disaster vis. Earthquake | No. |
| j) | Visible damage in the building | Property is in ruined condition. |
| k) | Systems of air conditioning | No |
| l) | Provision of fire fighting | No |
| m) | Copies of plan and elevation of the building to be included | Building plan details not available, Photographs of Property enclosed with report. |
| 11. | Environment factors | |
| a) | Use of environment friendly building materials, Green Building techniques if any | Details not available. |
| b) | Provision of rain water harvesting | No. |
| c) | Use of solar heating and lightening systems etc. | No. |

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| d) | Presence of environmental pollution in the vicinity of the property in terms of industry heavy traffic etc. | Yes. |
| 12. | Architectural and aesthetic quality of the Property | |
| a) | Descriptive account on whether the building is modern, old furnished, plain looking or decorative, heritage value, presence of landscape elements etc. | Old pattern industrial unit in ruined condition. |
| 13. | Valuation | |
| a) | Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at. | Market Survey Land & Building method |
| b) | Prevailing Market Rate/Price trend of the Property in the locality/city from property search | Land Rate Range between Rs.13,000/- to Rs.14,000/- Per Sq. Meter. |

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| | sites viz magicbricks.com, 99 acres.com, makaan.com etc. If available. | |
| c) | Guideline Rate obtained from Registrar's office/State Govt. Gazette/Income Tax Notification | Land Rate: Rs.4,500/-Per Sq. Yds. |
| d) | Summary of Valuation i. Guideline Value Land: Building: ii. Fair Market Value iii. Realizable Value iv. Distress Sale Value | Rs.4,84,18,245/- Rs.48,00,000/- Rs.12,30,00,000/- Rs.10,45,50,000/- Rs.9,22,50,000/- |
| e) | i. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline Value provided in the State Government notification or Income Tax Gazette Justification on various has to be given. iv. Details of last Two Transactions in the locality / area to be provided, if available. | The above valued property is situated in the developed area and availability of the Plot in this area is less in comparison to demand of the plot. That is why, the market rate of the property is higher in comparison to Circle rates of the district. So, due to the above reason difference in guideline value and market value is More than 20%. NA |

Market Value of the property:

A. Plot Area: 8996.334 Sq. Mtr. X Rs.13,500/- Per Sq. Mtr. = Rs.12,14,50,509/-

B. Building Value:

| Particulars | Plinth/ Covered area in Sq. fts. | Age of Build. | Replacement Rate of Construction | Replacement Cost in Rs. | Depreciation (90%) in Rs. | Net Value After Depreciation in Rs. |
|--|---|------------------|--|----------------------------|------------------------------|--|
| RCC Block | 4000 | 27 years | 1000 | 40,00,000/- | 36,00,000/- | 4,00,000/- |
| ACC Shed | 2000 | 27 years | 700 | 14,00,000/- | 12,60,000/- | 1,40,000/- |
| Building is in ruined condition, we have considered total building value approx. 10 % for cost of construction | | | | | | |
| Add Extra for Boundary Wall, MS Gate, Open area development and Paving etc LS | | | | | | 10,00,000/- |
| Total | | | | | | 15,40,000/- |

Total Market Value: (A + B) = Rs.12,14,50,509/- + Rs.15,40,000/- = Rs.12,29,90,509/-

Say: Rs.12,30,00,000/- (Rupees: Twelve Crores Thirty Lacs Only)

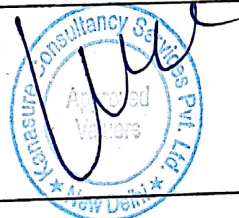
Guideline Value:

A) Plot Area 10,759.61 Sq. Yds. X Rs.4,500/- Per Sq. Yds. = Rs.4,84,18,245/-

B) Building: 6,000 Sq. feet X Rs.800 Per Sq. feet = Rs.48,00,0000/-

Total Guideline Value (Land Building= Rs.5,32,18,245/-

MAHESH CHAND SINGHAL
B. Tech (Civil), M.I.E., F.I.V.
Govt. Regd. Valuer (Land & Building)
Regd. No. Cat-I/226/CCIT/JPR/Tech./09-10



Say: Rs.5,32,19,000/- (Rupees: Five Crore Thirty-Two Lacs Nineteen Thousand Only).

As a result of my 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

Market Value: Rs. 12,30,00,000/- (Rupees: Twelve Crores Thirty Lacs Only).

Realizable Value: Rs.10,45,50,000/- (Rupees: Ten Crores Forty-Five Lacs Fifty Thousand Only).

Distress Value Rs.9,22,50,000/- (Rupees: Nine Crores Twenty-Two Lacs Fifty Thousand Only).

Circle Rate Value Rs.5,32,19,000/- (Rupees: Five Crore Thirty-Two Lacs Nineteen Thousand Only).



MAHESH CHAND SINGHAL
B. Tech (Civil), M.I.E., F.I.V.
Govt. Regd. Valuer (Land & Building)
Regd. No. Cat-1/225/CCIT/JPR/Tech./09-10

Place: New Delhi

Date: 27/04/2022

(Name of the Official seal of the Approved Valuer)

he undersigned has inspected the property detailed in the Valuation Report datedon..... We are satisfied that the fair and reasonable market value of the property is Rs..... (Rupees:).

Signature

(Name of the Branch Manager with official seal)

Declaration -cum-undertaking from the valuer (Annexure -I)

Model code of conduct for valuer (Annexure II)

M/s. Kanassure Consultancy Services Pvt. Ltd.

DSC-233, DLF, South Court, Saket New Delhi -110017



14. DECLARATION

I hereby declare that-

- i. The information provided is true and Correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/My authorized representative by the name of **Mr. Prashant** who has inspected the subject property on dated: **25/04/2022**
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category Land and Building for valuing property up to No Limit
- vii. I am/am not an approved Valuer under SARFAESI ACT – 2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

M/s. Kanassure Consultancy Services Pvt. Ltd.

DSC-233, DLF South Court Saket New Delhi-110017

Name of Valuer Association of which I am a bona fide member in good standing ...

INSTITUTION OF VALUERS (INDIA)

Membership Number – F-17197

Wealth Tax Registration No. CAT-I/226/CCIT/JPR/Tech./09-10

Signature of the Valuer



MAHESH CHAND SINGHAL

B. Tech (Civil), M.I.E., F.I.V.

Govt. Regd, Valuer (Land & Building)

Regd. No. Cat-I/226/CCIT/JPR/Tech./09-10

Date: - 27/04/2022

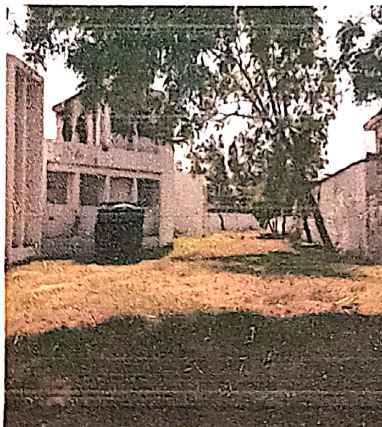
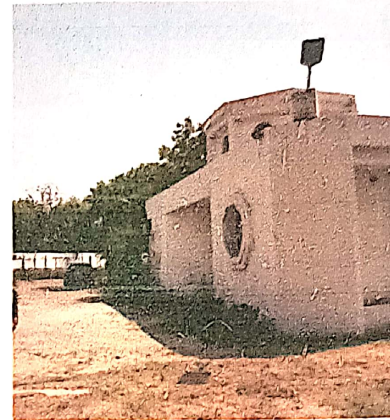
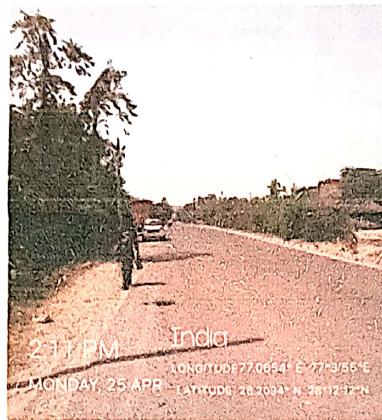
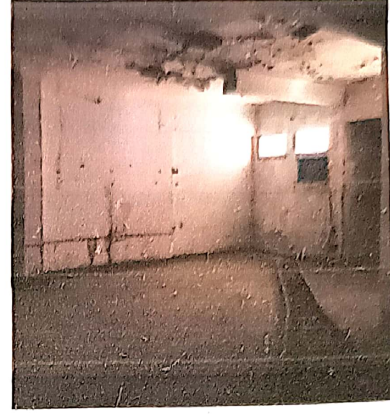
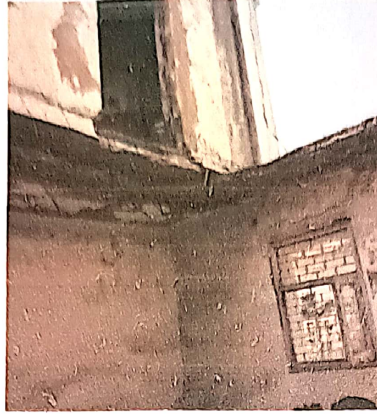
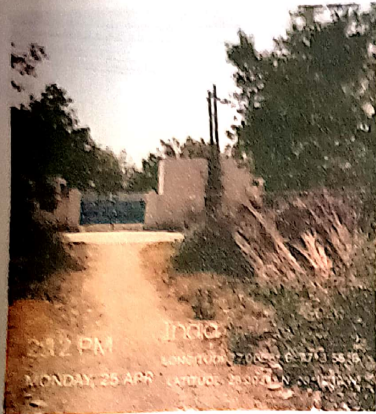
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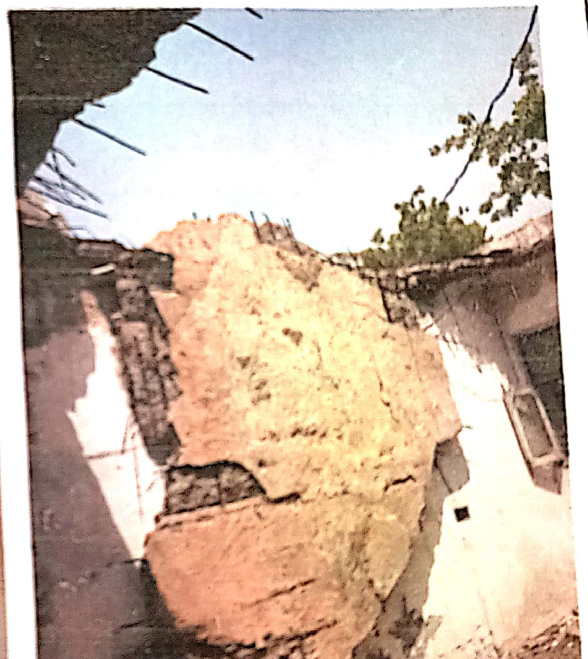
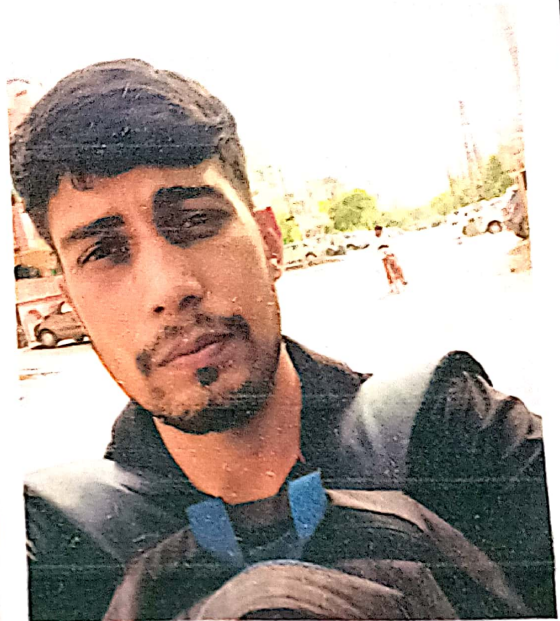
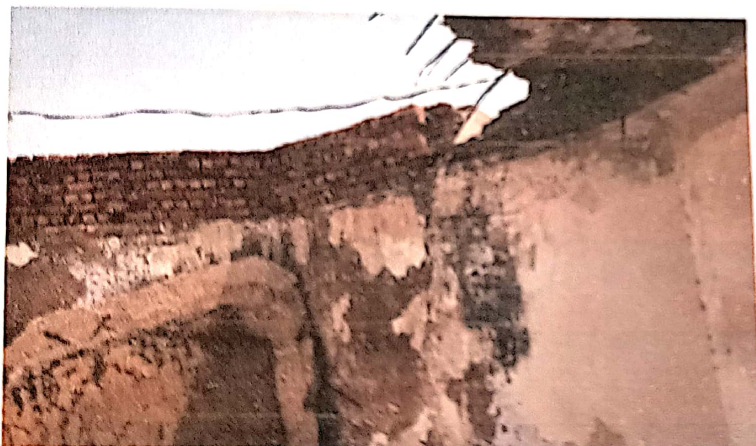
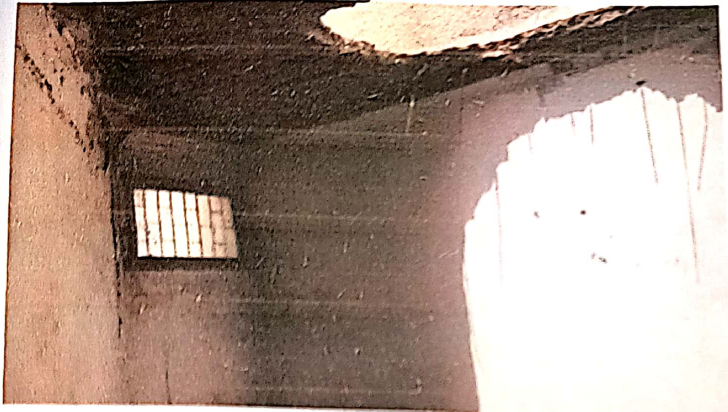
E-Mail: admin@kanassurevaluation.com

| | | |
|-----|---|------------------------|
| 15. | Enclosures | |
| a) | Layout plan sketch of the area in which of the property is located with latitude and longitude. | Enclosed. |
| b) | Building Plan | Details not available |
| c) | Floor Plan) | Details not avaiable. |
| d) | Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie of the Valuer at these site. | Enclosed. |
| e) | Certified copy of the approved / sanctioned plan wherever applicable from the concerned office. | Details Not Available. |
| f) | Google Map location of the property | Enclosed. |
| g) | Price trend of the Property in the locality/city from property search sites viz Magicbricks.com, 99acres.com, makan.com etc. | Enclosed |
| h) | Any other relevant documents / extracts | No. |

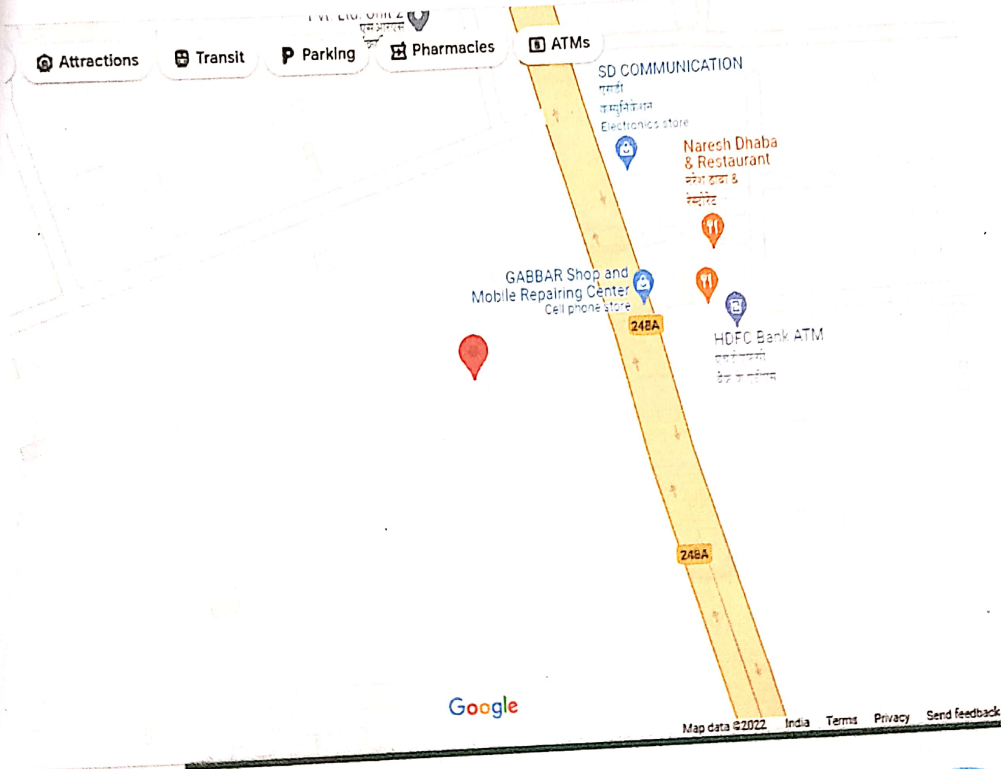
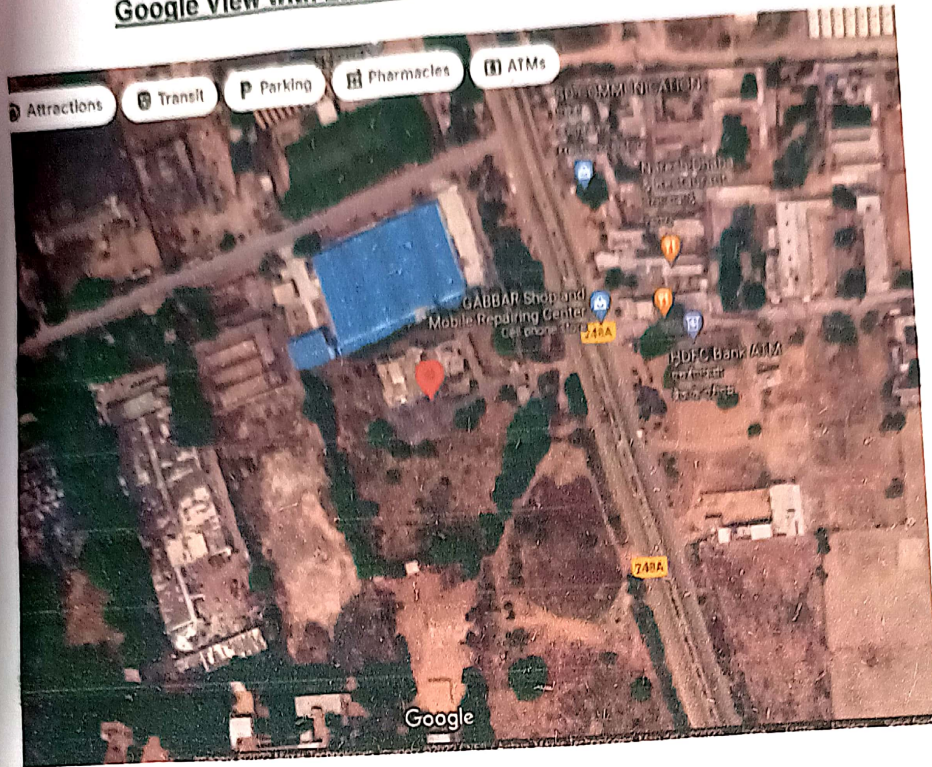


Photographs of Property:





Google View with Latitude: 28.2031, Longitude: 77.0646



CIRCLE RATE

View Sign Window Help

Tools

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Notes:

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| 1 | Value of Land Falling on National Highway will be 25 % more upto the depth of 2 Acres |
| 2 | Value of Land Falling on State Highway and all Major Roads will be 10 % more upto the depth of 2 Acres |
| 3 | Land less than 1000Sq Y will be treated as residential for stamp duty collection. |
| 4 | Rates of Golden Height Sohna Pahar & Valley View Estate (Ralseena) 7000000/- per Acre |
| 5 | Rates of Pahar in all Villages will be 35% less than the agriculture land. |
| 6 | Any land for which change of land use (C.L.U) has been obtained the following rate will be Applicable |
| a. | Residential Plotted Colony - Three time of Agriculture Rate |
| b. | Residential Group Housing - Four Times Of Agriculture Rate |
| c. | Commercial - Five Time of Agriculture Rate |
| d. | Warehouse - Two Times of Agriculture Rate |
| e. | Industrial - Two Times of Agriculture Rate |
| f. | Institutional/Hospitals - Three Times of Agriculture |
| 7 | HSIDC Udyog Kunj Alipur - 4500/- Per Sq. Yard |

Joint Sub Registrar
Sohna

Sub-Registrar
Sohna

SDO (C) South
Sohna

DRO
Gurugram

Additional Deputy Commissioner
Gurugram

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II - Address Acreage Register DC (S4-H4)

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sohna circle rate.pdf x



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Rate List Tehsil Sohna District Gurugram 2021-2022 (W.o.f)

| Sr. No. | Cost of Construction | Rates for the Year, 2019-2020 | Rates for the Year, 2019-2020 (Hind Half) | Rates for the Year, 2021-2022 |
|---------|---|-------------------------------|--|-------------------------------|
| | | (Rs. Per Sq. Feet) | (Rs. Per Sq. Feet) | (Rs. Per Sq. Feet) |
| 1 | Constructed Area in Licensed Colonies & Huda Sector | 1300 | 1300 | 1300 |
| 2 | Constructed Area in Rest of Sohna | 700 | 700 | 700 |
| 3 | Constructed Area in Industrial Area/Land | 600 | 600 | 600 |
| 4 | Constructed Area of Ware Houses | 550 | 600 | 600 |

15 Registrar

Sub-Registrar
Sohna

SDO (C) South
Sohna

DRO
Gurugram

Additional Deputy Commissioner
Gurugram

Deputy Commissioner-Cum-
Registrar Gurugram.

