

REPORT FORMAT: V-L2 (L&B) | Version: 9.0_2019

FILE NO.:- VIS(20221-22)-PL815-714-905

DATED:24/01/2022

VALUATION ASSESSMENT OF RESIDENTIAL LAND & BUILDING

SITUATED AT

WESTERN PART OF PLOT NO.33, FORMING PART OF PROPERTY NO. 50-51,
SITUATED AT NEW INDUSTRIAL TOWNSHIP, TEHSIL & DISTRICT- FARIDABAD,
HARYANA.

OWNER/S

MS. ASHA SHARMA W/O MR. BEER PAL SHARMA

A/C: M/S. OLIVIA DIECASTING PVT. LTD.

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)

REPORT PREPARED FOR

STATE BANK OF INDIA, SME BRANCH, RANIPUR, HARIDWAR

- Project Techno-Financial Advisors

*Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @
valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

- Chartered Engineers

Valuation TOR is available at www.rkassociates.org for reference.

- Industry/ Trade/ Financial Consultants

*Valuers/Engineers/Consultants provide your feedback on the report within 15 days of its submission after which report
will be considered to be correct.*

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU
Banks

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VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank of India, SME Branch, Ranipur, Haridwar
Name Of Customer (S)/ Borrower Unit	M/s. Olivia Die Casting Pvt. Ltd.

I. GENERAL			
1.	Purpose for which the valuation is made	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose	
2.	a) Date of inspection	19/01/2022	
	b) Date on which the valuation is made	24/01/2022	
3.	List of documents produced for perusal	Documents Requested	Documents Provided
		Documents Reference No.	
		Total 05 Documents requested.	Total 02 Documents provided.
		Property Title document	Sale Deeds
		Copy of TIR	Copy of TIR
		Last paid Electricity Bill	None
		Approved Map	None
		Change of Land Use	None
4.	Name of the owner/s	M/s. Olivia Die Casting Pvt. Ltd.	
	Address and Phone no. of the owner/s	Western Part of Plot No.33, Forming Part Of Property No. 50-51, Situated At New Industrial Township, Tehsil & District- Faridabad, Haryana.	
5.	<p><u>Brief description of the property</u></p> <p>This opinion on valuation report is prepared for the residential property situated at the aforesaid address having total land area admeasuring 237.04 sq. mtr. / 283 sq. yds.</p> <p>The Subject Property was originally purchased by Mrs. Usha Sharma, Mrs. Asha Sharma, Mrs. Nisha Sharma & Mrs. Pinki sharma all having ¼ share of the total land area 283 sq. yds.</p> <p>Mrs. Asha Sharma has purchased ¼ share of the land from Mrs. Usha Sharma, Mrs. Nisha Sharma & Mrs. Pinki Sharma by virtue of single sale deed dated 31.03.2014, as per the copy of documents provided to us by the bank/client.</p> <p>This is a free hold land and and the owner have constructed a hall over the said land parcel and currently it is in very poor condition and the hall is vacant at the moment.</p> <p>We have not been provided with the map of the subject property and some portion of Lintel is collapsed. And is unfit for living at presently.</p>		

As per the latest master plan of Faridabad district, the subject location is a part of Sec-24 of New Industrial Township hence we have considered the circle rate and market rate accordingly.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

6.	Location of property	
a)	Plot No. / Survey No.	Western Part of Plot No.33, Forming Part Of Property No. 50-51, Situated At New Industrial Township, Tehsil & District- Faridabad, Haryana
b)	Door No.	Property No. 51/33
c)	T. S. No. / Village	---
d)	Ward / Taluka	---
e)	Mandal / District	New Industrial Township, Tehsil & District- Faridabad, Haryana.
f)	Date of issue and validity of layout of approved map / plan	Not provided to us
g)	Approved map / plan issuing authority	NA.
h)	Whether genuineness or authenticity of approved map / plan is verified	Map not provided to us
i)	Any other comments by our empanelled Valuers on authenticity of approved plan	No
7.	Postal address of the property	
	Western Part of Plot No.33, Forming Part Of Property No. 50-51, Situated At New Industrial Township, Tehsil & District- Faridabad, Haryana	
8.	a)	City / Town
	b)	Residential Area
	c)	Commercial Area
	d)	Industrial Area
9.	Classification of the area	
	a)	High / Middle / Poor
	b)	Urban / Semi Urban / Rural
10.	Coming under Corporation limit/ Village Panchayat / Municipality	
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area	
12.	In case it is an agricultural land, any conversion to house site plots is	

contemplated

Dimensions of the property

Are Boundaries matched

Yes from the available documents

Directions

As per Sale Deed/TIR

Actual found at Site

North

Plot No.34

Other Property

South

22ft wide road

Road

East

Remaining part of Plot No.33

Other part of 51/33

West

Plot No.32

Other Property

14.2	Latitude, Longitude & Co-Ordinates Of Industrial Property	28°22'17.0"N 77°17'28.1"E
15.	Extent of the site	283.5 sq. yds./237.04 sq. mtr.
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	283.5 sq. yds./237.04 sq. mtr.
17.	Whether occupied by the owner / tenant?	Vacant at the moment but in possession of owner
	If occupied by tenant, since how long?	Not applicable
	Rent received per month.	Not applicable

II.

CHARACTERISTICS OF THE SITE

1.	Classification of locality	Urban Developed
2.	Development of surrounding areas	Other industrial Units
3.	Possibility of frequent flooding / submerging	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Yes, available within the close vicinity of subject property
5.	Number of Floors	Only Ground Floor
6.	Type of Structure	RCC framed pillar beam column structure on RCC slab
7.	Type of use to which it can be put	Residential
8.	Any usage restriction	NA
9.	Is plot in town planning approved layout?	Yes
10.	Corner plot or intermittent plot?	Intermittent Plot
11.	Road facilities	Yes, proper road facilities are available.
12.	Type of road available at present	Bituminous
13.	Width of road – is it below 20 ft. or more than 20 ft.	Road width is ~ 20 ft.
14.	Is it a land – locked land?	No
15.	Water potentiality	Yes
16.	Underground sewerage system	Available within the property.
17.	Is power supply available at the site?	Yes
18.	Advantage of the site	Situated in Industrial Area.
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)	None

PART B

VALUATION OF LAND

	Size of Plot	283.5 sq. yds./237.04 sq. mtr.
	North & South	17 mtr as measured from google
	East & West	13.7 mtr as measured from google
2.	Total extent of the plot	283.5 sq. yds./237.04 sq. mtr.
	Area adopted on the basis of	Property documents & site survey both
	Remarks & observations, if any	None
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	<p>References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)</p> <p>1. Name: Raman Associates(Property Consultant) Contact No.: +91-9999071717 Size of the Property: Approx. 1300 sq. yds. Rates/ Price informed: Rs.30,000/- to Rs.40,000/- per sq. yds. Comment: As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area were around Rs.35,000/- to Rs.40,000/- per sq. yds. He also guided us that there are no small plot of the size smaller than 1200 sq. yds. available as this is under HUDA and authority does not allow sub-division of these plots.</p> <p>2. Name: Ashok Bhatia (Interested Seller) Contact No.: +91-98997747901, 9312288625 Size of the Property: Approx. 1477 sq. yds. Rates/ Price informed: Rs.6,25,00,000/- Comment: As per the discussion held with the above mentioned interested seller, we came to know that he have a property at around 1.5 km from the Ballabhgarh metro station having covered area of 13,300 sq. ft. including pantry and admin office and he is ready to negotiate a bit.</p> <p><i>As per our discussion with the habitants and market participants of the subject locality we came to know the following information: -</i></p> <ol style="list-style-type: none"> 1. The prevailing land rate in the subject locality depends on the size, shape, frontage, approach road width and distance of the plot from the main road. 2. The prevailing land rate for industrial plot located in

		<p>the subject locality is between Rs.35,000/- to Rs.40,000/- per sq. yds.</p> <p>3. The demand of properties of the size of 1200-1300 sq. yds. or above in this area is good while the demand of small properties of the size of 250-350 sq. yds. is not so much.</p> <p>4. We also came to know that the subject property lies in the sector of HUDA now and authority have not allowed sub-division of these plots into smaller plots.</p> <p>5. Maps for smaller plots are also not approved by authority now.</p> <p>6. The subject locality is a good industrial area and is situated at a distance of about 400 mtr. from Eicher Chowk.</p> <p>7. Demand for industrial plot/property is good in the subject locality.</p> <p>Therefore, considering all the above mentioned facts like size, shape, demand & Supply gap, location etc. we are on the view that market rate for commercial land would be around Rs.38,000/- per sq. yds. which we seems is reasonable.</p>
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Not available in public domain.
5.	Assessed / adopted rate of valuation	Rs.38,000/- per sq. yds.
6.	Estimated value of land (A)	<p>Market Value:</p> <p>Land: Rs.38,000/- per sq. yds. X 283.5 sq. yds.</p> <p>= Rs.1,07,73,000/-</p>



PART C

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 pillar beam column structure on RCC slab
c)	Year of construction	Not Known to us.
d)	Number of floors and height of each floor including basement, if any	Only ground floor- 12 ft
e)	Plinth area floor-wise	178 sq. mt./ 1915.9 sq. ft. (Not in use)
f)	Condition of the building	Poor
i.	Interior Finishing	Simple Plastered Walls
ii.	Exterior Finishing	Simple plastered walls
2.	Status of Building Plans/ Maps	Cannot comment since no approved map given to us
g)	Date of issue and validity of layout of approved map / plan	Not Provided to us.
h)	Is Building as per approved Map	Cannot comment since no approved map given to us
i)	Whether genuineness or authenticity of approved map / plan is verified	Map not provided to us
j)	Any other comments by our empaneled valuers on authentic of approved plan	No
k)	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	NA
3.	Valuation of Structure	
a)	Market Value of Structure	We are not giving the value of the structure, since Lintel is collapsed, and are not fit for living.
b)	Government Guideline Value of Structure	Not Available in Public Domain

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S.No.	Description	Ground floor	Other floors
1.	Foundation	NA	NA
2.	Ground Floor	NA	NA
3.	Superstructure	NA	NA
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	NA	NA
5.	RCC works	NA	NA
6.	Plastering	NA	NA
7.	Flooring, Skirting, dadoing	NA	NA

Special finish as marble, granite, wooden paneling, grills, etc.	NA	NA
Roofing including weather proof course	NA	NA
10. Drainage	NA	NA

S.No.	Description	Ground floor	Other floors
1.	Compound wall	NA	NA
	Height	NA	NA
	Length	Na	NA
	Type of construction	NA	NA
2.	Electrical installation		
	Type of wiring	NA	NA
	Class of fittings (superior / ordinary / poor)	NA	NA
	Number of light points	NA	NA
	Fan points	NA	NA
	Spare plug points	NA	NA
	Any other item	NA	NA
3.	Plumbing installation		
	a) NA	NA	NA
	b) NA	NA	NA
	c) NA	NA	NA
	d) NA	NA	NA
	e) NA	NA	NA
	f) NA	NA	NA

PART D

EXTRA ITEMS

1.	Portico	NA
2.	Ornamental front door	NA
3.	Sit out/ Verandah with steel grills	NA
4.	Overhead water tank	NA
5.	Extra steel/ collapsible gates	NA
6.	Total (C)	NA

PART E

AMENITIES

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

PART F

MISCELLANEOUS

1.	Separate toilet room	NA
2.	Separate lumber room	NA
3.	Separate water tank/ sump	NA
4.	Trees, gardening	NA
	Total (E)	NA

PART G

SERVICES

1.	Water supply arrangements	NA
2.	Drainage arrangements	NA
3.	Compound wall	NA
4.	C. B. deposits, fittings etc.	NA
5.	Pavement	NA
	Total (F)	NA



PART H

CONSOLIDATED VALUATION ASSESSMENT OF THE PROPERTY

	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
	Land (A)	Rs.36,21,000/-	Rs.1,07,73,000/-
2.	Structure Construction Value (B)	---	---
3.	Extra Items (C)	---	---
4.	Amenities (D)	---	---
5.	Miscellaneous (E)	---	---
6.	Services (F)	---	---
7.	Total Add (A+B+C+D+E+E+F)	Rs.36,21,000/-	Rs.1,07,73,000/-
8.	Additional Premium if any	---	---
	Details/ Justification	---	---
9.	Deductions charged if any	---	---
	Details/ Justification	---	---
10.	Total Indicative & Estimated Prospective Fair Market Value[#]	---	Rs.1,07,73,000/-
11.	Rounded Off	----	Rs.1,08,00,000/-
12.	Expected Realizable Value[^] (@ ~15% less)	----	Rs.91,80,000/-
13.	Expected Forced Distress Sale Value[*] (@ ~25% less)	----	Rs.81,00,000/-
i.	Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors Difference is due to higher demand and lesser supply of such type of properties in the subject area.	
ii.	Concluding comments & Disclosures if any	<ol style="list-style-type: none"> During the discussion with property dealer we came to know that the subject property lies in the sector of HUDA now and authority have not allowed sub-division of these plots into smaller plots. Maps for smaller plots are also not approved by authority now. We have not been provided with the map of the subject property and some portion of Lintel is collapsed. And is unfit for living at presently. So we have not given any value for structure. Presently the property market is not under a free market condition due to Covid Pandemic disruption. Currently, as per the micro & macro market research, the demand for property is weak and the enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a substantial discount to the rates prevailing before the Covid Pandemic. Thus the Realizable Value in this Report has been adopted based on this consideration. 	

5. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct.
6. Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.
7. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.
8. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.

DECLARATION BY VALUER FIRM

i.	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 Rs.1,08,00,000/- (Rupees One Crore Eight Lakhs Only). The Realizable value of the above property is Rs.91,80,000/- (Rupees Ninety One Lakhs & Eighty Thousands only). The book value of the above property as of <u>XXX</u> is Rs. _____ only) and the distress value is Rs.81,00,000/- (Rupees Eighty One Lakhs only).																													
ii.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2nd floor, Sector- 2, Noida																												
iii.	Enclosed Documents	<table border="1"> <thead> <tr> <th>S.No</th> <th>Documents</th> <th>No. of Pages</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>General Details</td> <td>02</td> </tr> <tr> <td>ii.</td> <td>Screenshot of the price trend references of the similar related properties available on public domain</td> <td>01</td> </tr> <tr> <td>iii.</td> <td>Google Map</td> <td>01</td> </tr> <tr> <td>iv.</td> <td>Photographs</td> <td>04</td> </tr> <tr> <td>v.</td> <td>Copy of Circle Rate</td> <td>01</td> </tr> <tr> <td>vi.</td> <td>Survey Summary Sheet</td> <td>02</td> </tr> <tr> <td>vii.</td> <td>Valuer's Remark</td> <td>02</td> </tr> <tr> <td>viii.</td> <td>Copy of relevant papers from the property documents referred in the Valuation</td> <td>05</td> </tr> </tbody> </table>	S.No	Documents	No. of Pages	i.	General Details	02	ii.	Screenshot of the price trend references of the similar related properties available on public domain	01	iii.	Google Map	01	iv.	Photographs	04	v.	Copy of Circle Rate	01	vi.	Survey Summary Sheet	02	vii.	Valuer's Remark	02	viii.	Copy of relevant papers from the property documents referred in the Valuation	05	
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iv.	Total Number of Pages in the Report with Enclosures	28																												
v.	Engineering Team worked on the report	<p>SURVEYED BY AE Harshit Mayank</p> <p>PREPARED BY: Eng. Zaid Ebne Mairaj</p> <p>REVIEWED BY: HOD Valuations</p>																												

DECLARATION BY BANK

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).

Name of Bank of Manager

Name of Branch

iv. Signature

ANNEXURE: I- ASSUMPTIONS | REMARKS | LIMITING CONDITIONS

Qualification in TIR/Mitigation Suggested, if any: **None**

Is property SARFAESI compliant: **Yes**

Whether property belongs to social infrastructure like hospital, school, old age home etc.: **No**

Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: **Yes, to be mortgaged**

Details of last two transactions in the locality/area to be provided, if available: **None**

Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR.

1. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end.
2. Legal aspects for e.g. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report.
3. Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.

R.K ASSOCIATES IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.

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IF REPORT IS USED FOR BANK/ FIs

NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.