

Valuation Report of

Proposed Building Plan for Warehouse (AGRO- BASED), on the Plot Area 8220.10 sq.mt. = 9831.47 sq. yd., Situated in the Khewat no. 2106min, Khata No. 2595 min, 1594 min, Mustatil & Killa No. 113/20/2(0-11), 21/1(0-18), 114//16(6-16), 25(8-0), Village Murthal , Tehsil Sonipat, Haryana

*Name of the Owner{s}:~
M/S SMR Logistics*

State Bank of India

Agri Intensive, Sec- 100

Noida,

Prepared By:

Fellow Membership no. of (I.I.V)

Member Ship No : F1179

CHARTERED ENGINEER Member Ship No of CONFEDERATION OF ENGINEERS (INDIA) : M110516-09

Mobile No.: 9810070269, 9818545559

Email : ak.sharma576@gmail.com

GST. No- 07ACCP59635H227



Tel No.: 011-45699485

AJAY KUMAR SHARMA (B.E.)

(CHARTERED ENGINEER & APPROVED VALUER)

Head Office:~ Flat No 124, Punjabi Bagh Apartments, Rohtak Road, New Delhi - 110063

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AJAY KUMAR SHARMA (B.E.)

(CHARTERED ENGINEER & APPROVED VALUER)

Head Office: Flat No 124, Punjabi Bagh Apartments, Rohtak Road, New Delhi - 110063

Date: 10.12.2020

To

The Branch Head

State Bank of India

Sector - 100, Noida

VALUATION REPORT FOR IMMOVABLE PROPERTIES
Report Ref. No- AKS/SBI/AGRIINTENSIVE/NOIDA/2020-21/175

A)	GENERAL	
1.1	Purpose for which the valuation is made	: Fair Market Value of the Property
2.	a) Date of inspection	: 09.12.2020
	b) Date on which the valuation is made	: 10.12.2020
3.	List of documents produced for perusal	: Photocopy of sale deed dt. 11.11.2010 Regd. No. 8833
4.	Name of the owner(s) and his/their address(es) with phone number (details of share of each owner in case of joint ownership)	: M/S SMR Logistics
5.	Brief description of the property (including leasehold/freehold etc.)	: This property is Freehold Entire Property. The Subject Property is Vacant and Open Plot Landmark.: Kohinoor Basmati Rice Mill
6.	Location of the property	
	a) Plot No. /Survey No.	: Khewat No. 2106 min
	b) Door No.	: Khata No. 2595 min, 1594 min
	c) T.S No./village	: Murthal
	d) Ward/Taluka	: -
	e) Mandal District	: Sonapat
7.	Postal Address of the property	: Proposed Building Plan for Warehouse (AGRO- BASED), Situated in the Khewat no. 2106min, Khata No. 2595 min, 1594 min, Mustatil & Killa No. 113/20/2(0-11), 21/1(0-18), 114//16(6-16), 25(8-0), Village Murthal , Tehsil Sonipat, Haryana



8.	City/Town	:	Sonipat, Haryana
	Residential Area	:	No
	Commercial Area	:	No
	Industrial Area	:	Yes
9.	Classification of the area		
	a) High/Middle/Poor	:	Middle
	b) Urban/Semi Urban/Rural	:	Urban
10.	Coming Under Corporation Limit/ Village Panchayat/ Municipality	:	Municipal of Sonapat
11.	Whether covered under any State /Central Govt. enactments (e.g. Urban Land Ceiling Act)or notified under agency area/ scheduled area/cantonment area	:	Municipal of Sonapat
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	None
13.	Boundaries of the property		
	North	:	Murthal To NH1
	South	:	Agricultural Land
	East	:	Agricultural Land
	West	:	Agricultural Land
14.1	Dimension of site	:	A B
			As per the Deed Actuals
	North	:	The Plot area is
	South	:	8220.10 sq.mt. = 8220.10 sq.mt. =
	East	:	9831.47 sq. yd. 9831.47 sq. yd.
	West	:	
14.2	Latitude, Longitude and Coordinates of the site	:	Latitude: 29° 02' 27.35825" N Longitude: 77° 04' 05734080" E
15.	Extent of the site	:	N/A
16.	Extent of the site considered for valuation(least of 14 A & 14 B)	:	As per Deed
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner occupied But the Subject Property is Open Plot and Vacant.
B) CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Industrial and Commercial
2.	Development of surrounding areas	:	Yes
3.	Possibility of frequent flooding / sub-merging	:	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	5.50 KM.
5.	Level of land with topographical conditions	:	Leveled



6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	Industrial
8.	Any usage restriction	:	Yes
9.	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	:	Yes
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft.
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?	:	Yes
18.	Advantage of site	:	Near Market
		:	Public Facility
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-A (VALUATION OF LAND)			
1.	Size of Plot	:	
	North	:	The Plot area is 8220.10 sq.mt. = 9831.47 sq. yd.
	South	:	
	East	:	
	West	:	
2.	Total extent of the land	:	N/A
3.	Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs. 3,500.00 To Rs. 4,500.00 Per sq. yd. (99 acres attached)
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Plot area = 8220.10 sq.mt. = 9831.47 sq. yd. Land rate= Rs. 6,800.00 per sq. yd. Land value = Rs. 6,800X9831.47 sq. yd. = Rs. 6,68,53,996.000.....(A) Coved. Area = N.A. (Because the subject Property is vacant Plot) Value of the Property = Rs. 6,68,53,9960.00



5.	Assessed/Adopted rate of valuation	:	Rs. 4,000.00 per sq. yd.
6.	Estimated Value of Land	:	Plot area = 8220.10 sq.mt. = 9831.47 sq. yd. Land value = Rs. 4,000X9831.47 sq. yd. = Rs. 3,93,25,880.00
PART-B (VALUATION OF THE 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
c.	Year of construction	:	N.A., Open Plot
d.	Number of floors and height of each floor including basement, if any	:	Value Entire Property but The Subjected Property is Open Plot.
e.	Plinth area floor-wise	:	N.A., Open Plot
f.	Condition of the building		
	i. Exterior-Excellent, Good, Normal, Poor	:	Normal
	ii. Inferior- Excellent, Good, Normal, Poor	:	Normal
g.	Date of issue and Validity of the layout of approved map/plan	:	Date of issue = 09.10.2020 Date of Validity = 08.10.2022
h.	Approved map/plan issuing authority	:	Authority of Sonepat, Haryana
i.	Whether genuineness or authenticity of approved map/plan is verified	:	Yes
j.	Any other comments by our empanelled valuers on authentic of approved plan	:	None

Specification of construction (floor wise) in respect of

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



8.	Special finish as marble, granite, wooden paneling, grills, etc.	N.A.	N.A.
9.	Roofing including weather proof course	Yes	N.A.
10.	Drainage	Yes	N.A.

S. No.	Description		Ground floor	Other Floor
2.	Compound wall	:	N.A.	N.A.
	Height	:	N.A.	N.A.
	Length	:	N.A.	N.A.
	Type of construction	:	N.A.	N.A.
3.	Electrical installation.			
	Type of wiring	:	Open plot	N.A.
	Class of fittings (superior / ordinary / poor)	:	Open plot	N.A.
	Number of light points	:	Open plot	N.A.
	Fan points	:	Open plot	N.A.
	Spare plug points	:	Open plot	N.A.
	Any other item	:	N.A.	N.A.
4.	Plumbing installation			
	a) No. of water closets and their type	:	As per site	N.A.
	b) No. of wash basins	:	Open plot	N.A.
	c) No. of urinals	:	Open plot	N.A.
	d) No. of bath tubs	:	Open plot	N.A.
	e) Water meter, taps, etc.	:	Open plot	N.A.
	f) Any other fixtures	:	N.A.	N.A.

DETAILS OF THE VALUATION

S.N.	Particulars of items	Plinth area	Roof height	Age of the building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net Value after depreciations Rs.
1.	Open Plot	-	-	-	-	-	-	-
	TOTAL							Open Plot

Part C-(Extra Items)

Amount in Rs.)

1.	Portico	:	N.A.
2.	Ornamental front door	:	N.A.
3.	Sit out/ Verandah with steel grills	:	N.A.
4.	Overhead water tank	:	N.A.



5.	Extra steel/ collapsible gates	:	N.A.
	Total	:	N.A.

Part D-(Amenities)

(Amount in Rs.)

1.	Wardrobes	:	N.A.
2.	Glazed tiles	:	N.A.
		:	N.A.
3.	Extra sinks and bath tub	:	N.A.
4.	Marble / ceramic tiles flooring	:	N.A.
5.	Interior decorations	:	N.A.
6.	Architectural elevation works	:	N.A.
7.	Paneling works	:	N.A.
8.	Aluminum works	:	N.A.
9.	Aluminum hand rails	:	N.A.
10.	False ceiling	:	N.A.
	Total	:	

Part E-(Miscellaneous)

(Amount in Rs.)

1.	Separate toilet room	:	N.A.
2.	Separate lumber room	:	N.A.
3.	Separate water tank/ sump	:	N.A.
4.	Trees, gardening	:	N.A.
	Total	:	N.A.

Part F-(Services)

(Amount in Rs.)

1.	Water supply arrangements	:	N.A.
2.	Drainage arrangements	:	N.A.
3.	Compound wall	:	N.A.
4.	C. B. deposits, fittings etc.	:	N.A.
5.	Pavement	:	N.A.
	Total	:	N.A.

Total abstract of the entire property

Part- A	Land	:	Rs. 3,93,25,880.00
Part- B	Building	:	N.A.
Part- C	Extra Items	:	N.A.
Part- D	Amenities	:	N.A.
Part- E	Miscellaneous	:	N.A.
Part- F	Services	:	N.A.
	Total	:	Rs. 3,93,25,880.00
	SAY	:	Rs. 3,93,26,000.00

Market value is driven by current market scenario & guidelines. Value provided in state govt. notifications is for registration of properties for paying stamp duty.



- 1) Salability = Average
- 2) Likely rental value in future = Rs. 7.00 TO Rs. 10.00 per sq. ft. per month
- 3) Any likely income = Same as rental value
- 4) The residual age of the property is N.A.
- 5) Land area & Coved. Area is adopted from Photocopy of Photocopy of sale deed dt. 11.11.2010 Regd. No. 8833
- 6) The subject Property is Vacant and Open Plot.
- 7) The subjected Property is Converted in CLU.
- 8) The local dealer of the contact no. (1)- Raj Associates - (M) -8860088588
(2) - Shree Ram - (M) - 9813177960

s 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 specification is as under

1.	Circle Value of the Property	Rs. 6,68,53,960.00 (Rupees six crore sixty eight lakhs fifty three thousand nine hundred and sixty only)
2.	Market Value of Property	Rs. 3,93,26,000.00 (Rupees three crore ninety three lakhs twenty six thousand only)
3.	Fair Market Value of the property (Realizable value)	Rs. 3,34,27,000.00 (Rupees three crore thirty four lakhs twenty seven thousand only)
4.	Distress Value of the property	Rs. 2,94,95,000.00 (Rupees two crore ninety four lakhs ninety five thousand only)
5.	Construction Value of the Property	N.A., Because the Subject Property is Vacant and Open Plot.

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.	Market value is calculated by current market situation, location and various other factors. However the circle rate i.e. the value given by state govt. notification is for paying stamp duty while registration of property.
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Place: New Delhi
Date: 10.12.2020


Signature

AJAY KUMAR SHARMA

It is certified that the value given in the valuation report dated 10.12.2020 by the Bank's approved valuer Mr. AJAY KUMAR SHARMA is fair and reasonable as per discreet and independent enquiries made during our visit dated 09.12.2020

Office/Manager

Branch in charge

Name

Name

Date

Date

Enclosures: Declaration from the valuer in format E (Annexure E)

Model code of conduct for valuer (Annexure F)

Google map location.

99 acres references

DECLARATION FROM VALUERS

I hereby declare that-

- The information furnished in my valuation report dated 10.12.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued.
- I have personally inspected the property on 27.11.2020. The work is not subcontracted to any valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I have read the handbook on Policy, standards and procedure for Real Estates Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for the valuation in the Part-B of the above handbook to the best of my ability.
- 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 the valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- I abide by the Model Code of conduct for empanelment of Valuer in the bank (Annexure F-A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34AB of the Wealth Tax Act, 1957.
- I am the proprietor/partner/authorized official of the firm/company/ who is competent to sign this valuation report.
- Further I hereby provide the following information/

S.No.	PARTICULARS	VALUER COMMENT
1.	Background information of the asset being valued	Property valued as per Market survey
2.	Purpose of valuation and	Finding the fair market value



	appointing authority	Appointing authority : The Senior Branch Manager , PNB, AgriIntensive, Sector – 100, Noida
3.	Identity of the valuer and any other experts involved in the valuation	AJAY KUMAR SHARMA
4.	Disclosure of valuer interest or conflict, if any	No
5.	Date of appointment, valuation date and date of report	Date of appointment: 27.11.2020 Valuation date: 27.11.2020 Date of report: 28.11.2020
6.	Inspections and/or investigations undertaken	Inspections of flat and surroundings taken
7.	Nature and sources of the information used or relied upon	Local Market survey and various internet sites (Attached)
8.	Procedures adopted in carrying out the valuation and valuation standards followed.	Personally visiting the property, inquiry and tool photographs of the property and conducting market survey and thus appointing the composite rate.
9.	Restrictions on use of the report if any	For Bank Purpose only
10.	Major factors that were taken into account during the valuation	Location and maintenance of the property
11.	Caveats limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuers which shall not be for the purpose of limiting his responsibility for the valuation report	None

Place: New Delhi
Date 10.12.2020


Signature
AJAY KUMAR SHARMA

MODEL CODE OF CONDUCT FOR VALUERS
(Adopted in line with companies (Registered Valuers and Valuation Rules, 2017))

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

• **Integrity and Fairness**

1. A valuer shall in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealing with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

• **Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice prevailing regulations/guidelines and techniques.
9. In the preparation of the valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have separate arrangement with other valuers.

• **Independence and Disclosure of interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/it's relatives or associates is not independent in terms of association to the company.



14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (success fees may be defined as a compensation/incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

- **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

- **Information Management**

21. A valuer shall ensure that he/it maintains written contemporaneous records for any decision taken, the reasons for taking the decision and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for the inspection and investigations carried out by the authority any person authorized by the authority, the registered valuers organization with which he/it registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority the tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.



- **Gifts and hospitality**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation- For the purpose of this code the term "relative" shall have the same meaning defined in clause(77) of section 2 of the Companies Act,2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/itself or to obtain or retain an advantage in the conduct of profession for himself/itself.

- **Remuneration and Costs**

27. A valuer shall provide services for remuneration which is charged in a transparent manner is a reasonable reflection of the work necessarily and properly undertaken and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering services.

- **Occupation, employability and restrictions**

29. A valuer shall refrain from accepting too many assignments, if he/it unlikely to be able to devote adequate time to each of his/its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 10.12.2020
Place : New Delhi



Signature

AJAY KUMAR SHARMA

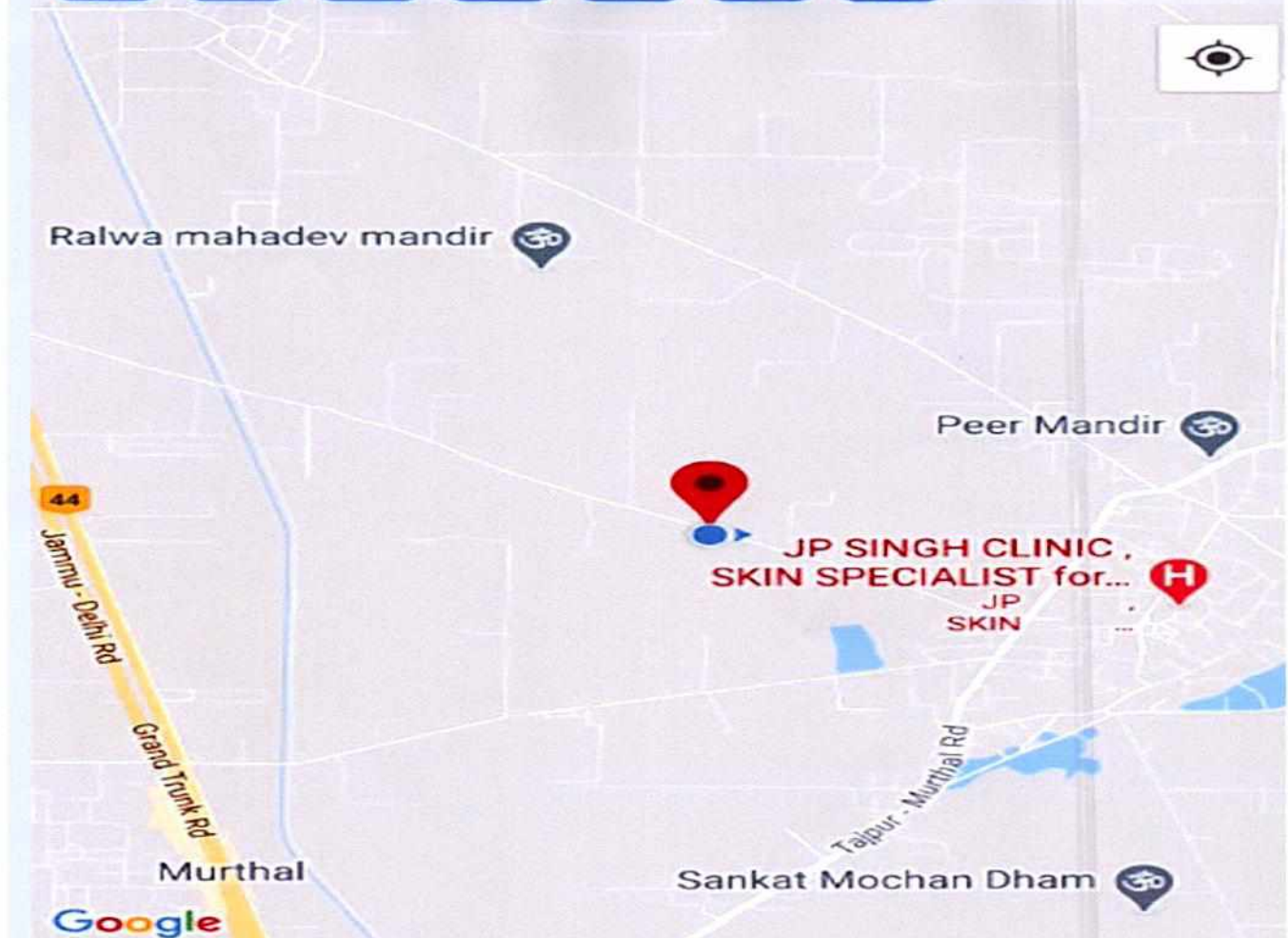
**PROPOSED BUILDING PLAN FOR WAREHOUSE (AGRO- BASED), SITUATED IN THE
KHEWAT NO. 2106MIN, KHATA NO. 2595 MIN, 1594 MIN, MUSTATIL & KILLA NO.
113/20/2(0-11), 21/1(0-18), 114//16(6-16), 25(8-0), VILLAGE MURTHAL , TEHSIL
SONIPAT, HARYANA**

GOOGLE MAP

Latitude:29.04093 Longitude:77.08057

N 29°2'27.35825" E 77°4'50.05734"

Unnamed Road, Murthal, Haryana 131027, India



SITE PHOTOGRAPH

