**REPORT FORMAT:** V-L2 (L&B) & (P&M) | Version: 9.0\_2019

**FILE NO:. VIS(2021-22)-PL-184-Q41-193-258 DATED:07/08/2021**

**VALUATION ASSESSMENT**

**OF**

**INDUSTRIAL LAND & BUILDING**

**AND PLANT & MACHINERY**

**SITUATED AT**

**DEULTI- UNIT, VILLAGE- ISHWARIPUR, P.O.- BARONDA, P.S.- BAGNAN, HOWRAH, WEST BENGAL**

**OWNER/S**

**M/S. NIRMAL WIRES PRIVATE LIMITED**

**A/C: M/S. NIRMAL WIRES PRIVATE LIMITED**

**REPORT PREPARED FOR**

**STATE BANK OF INDIA, CCG BRANCH, MAGMA HOUSE, KOLKATA**

***\*\*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.***

***Valuation TOR is available at*** [***www.rkassociates.org***](http://www.rkassociates.org) ***for reference.***

***NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.***

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| **VALUATION ASSESSMENT AS PER SBI FORMAT** |

|  |  |
| --- | --- |
| Name & Address of Branch: | State Bank of India, CCG Branch, Magma House, Kolkata |
| Name of Customer (s)/ Borrower Unit | M/s. Nirmal Wires Private Limited |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **I.** | **GENERAL** | | | | | | |
|  | Purpose for which the valuation is made | | | For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose | | | |
|  |  | Date of inspection | | 15 July 2021 | | | |
|  | Date on which the valuation is made | | 7 August 2021 | | | |
|  | List of documents produced for perusal | | | **Documents Requested** | **Documents Provided** | | **Documents Reference No.** |
| Total **10** documents requested. | Total **09** documents provided. | | --- |
| Property Title document | Sale Deeds | | Refer to sale deed |
| Approved Map | Architect Map | | Dated:- 10/02/2021 |
| Pollution NOC | Consent to operate from WBPCB | | Dated: 31/07/2018 |
| Occupation Certificate | Factory License | | Dated 05/02/2021 |
| Last paid Electricity Bill | Last paid Electricity Bill | | Dated: 02/06/2021 |
| Change of Land Use | Change of Land Use | | Dated 06/08/2012 |
| Last paid Municipal Tax Receipt | Last paid Municipal Tax Receipt | | Dated 23/03/2021 |
| BLRO Order | BLRO Order | | Dated 17/07/2014 |
| Land Summary | Consolidated Land area statement to be mortgage | | --- |
| Building sheet having civil & structural details | None | | --- |
|  | Name of the owner/s | | | M/s. Nirmal Wires Private Limited | | | |
| Address and Phone no. of the owner/s | | | Registered Office: 76, Cotton Street, Kolkata-700007 | | | |
|  | Brief description of the property | | | This Valuation report is prepared for the fixed assets (i.e. land & Building and Plant & machinery) of industrial property situated at the aforesaid address belongs to M/s. Nirmal Wires Pvt. Ltd.  **About the Project**  M/s. Nirmal Wires Pvt. Ltd. has set up an industrial unit for the manufacturing of wire and cables having total capacity of 72,000 MT/annum. As per information/ data provided to us by the client, the company has installed new machines along with some old machines imported from their old plant for the manufacturing of wire and Industry galvanizing unit.  As per the scope of work, this Valuation report is prepared for the subject Land & Building and plant & machinery located at the aforesaid address based on the copies of the documents and the information provided by the client which has been relied upon in good faith.  **Land Requirement**  Total land area within the plant premises of M/s. Nirmal wires Pvt. Ltd. Deulti unit is ~11.2348 acres. Out of total land area ~8.1298 acres of land area is owned by M/s. Nirmal wires Pvt. Ltd. and rest of the land i.e. 3.105 acres of land lying in the western part of the plant belongs to government and physically it is very difficult to differentiate between government land and company owned land at the site and we have not received any legal documents against government land. A copy of screen shot is annexed below in the annexures.  However, we have not considered government patta land present within the factory boundary in this valuation report.    In order to compensate for the government land 3.105 acres, the company have mortgaged additional private land (i.e. 3.205 acres) lying outside the company’s premises (mostly land is located rear side of the boundary and some patch is in front side of the plant)and all these land parcel is demarcated with temporary pillars and barbed wires. Below attached is the summary for it.    As per the information provided by the company, all these land parcels lying outside the plant premises are agricultural in nature and no conversion for the same has been taken by the company. All these land parcel is laying in form of 5 small patches. (Refer to the Enclosure- VI below)  **Building and Civil Work**  The subject property comprised of industrial sheds and RCC roofed structures used for manufacturing of wire. Buildings of the Plant are constructed on various construction techniques like Asbestos shed mounted and cladded on prefabricated steel Structure & RCC Structures. Area of Administration & Official Blocks is constructed on RCC framed Structures. Year of construction, Type of construction, Physical condition of various buildings is mentioned in the Building Sheet. The covered area details of the structures is tabulated below: -    As mentioned in the ‘list of documents produced for perusal’ various approvals & NOC’s has been obtained by the client for the smooth running of the subject industry.  **Plant & Machinery Work**  The subject industry is used in the manufacturing of wire in different types like Stay wire, GI wire, wire rod to wire, etc. Main Machinery of this unit are as Take up Machine, Stranding Machine, Wire draw etc. The auxiliary machines of this plants are D.G set, Electric Motor, compressor, Gear, etc. The subject industry has thirty six production lines and as observed during site survey all the production lines are operational. The raw material used for manufacturing is wire rod, zinc, furnace oil, Ammonium chloride, zinc Chloride, Caustic soda etc.  No details information regarding plant & machinery (i.e. make, model and technical specification) of the plant were provided to us. However, the Valuation of the plant & machinery has been done on as-is-where-is basis considering current utility for the production of metallic wire.  **Project Location**  Nirmal Wires Pvt. Ltd. Deulti Unit located at Village- Ishwaripur, P.O.- Baronda, P.S.- Bagnan, Howrah, West Bengal  The nearest airport from the site is Behala Airport, located at the distance approx. 63 km and nearest railway station is Deulti railway Station which is around 5 km away from the Project Site. The subject property is located on 30 mtr. wide NH-6 (Chennai-Kolkata Highway).  **Observation made during the site visit as on date**  During our site survey our engineering team has observed that the condition of the plant is in average condition and maintained by the company.  The subject project site is around 200 mtr away from the main highway and company has developed a ~8 mtr wide road which is connecting plant site and main highway.  Inside the plant premises, ~3.105 acres of government patta land is also falls towards the western side as per the layout plan attached below. To differentiate in between the company owned land and government land is very difficult at the site due to the non-availability of legal documents. A copy of screen shot is annexed with the Valuation report.  As per the BLRO order dated 17/04/2014, we observed that for some land parcel lying within factory unit, government have cancelled the order for conversion of land parcel from agriculture (Sali) to Karkhana (Industrial) and nature of those land parcel had been reconverted to Sali. For clarification see the table attached below.    So, total~2.55 acres of land is industrial in nature while ~ 5.5798 acres of land is agricultural in nature and ~3.105 acres of govt. patta land within factory premises.  However, we have not considered government patta land present within the factory boundary in this valuation report.  In order to compensate for the government land 3.105 acres, the company have mortgaged additional private land (i.e. 3.205 acres) lying outside the company’s premises (mostly land is located rear side of the boundary and some patch is in front side of the plant)and all these land parcel is demarcated with temporary pillars and barbed wires. Below attached is the summary for it.  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. | | | |
|  | Location of property | | | Deulti Unit, Village- Ishwaripur, P.O.- Baronda, P.S.- Bagnan, Howrah, West Bengal | | | |
|  | Plot No. / Survey No.  *(As per the copy of consolidated land area statement provided by the company)* | | L.R. Dag Nos. - 36, 133, 134, 135, 137, 138, 139, 140, 141, 145, 265, 267, 269  L.R. Dag Nos.(Outside factory )- 23, 24, 34, 41, 39, 26, 43, 143, 144, 149, 63 | | | |
|  | Door No. | | NA | | | |
|  | T. S. No. / Village | | Ishwaripur | | | |
|  | Ward / Taluka | | P.S. Bagnan | | | |
|  | Mandal / District | | Howrah, West Bengal | | | |
|  | Date of issue and validity of layout of approved map / plan | | Cannot comment since copy of approved map is not provided to us. | | | |
|  | Approved map / plan issuing authority | | Cannot comment since copy of approved map is not provided to us. | | | |
|  | Whether genuineness or authenticity of approved map / plan is verified | | Not Applicable since approved Map not provided to us | | | |
|  | Any other comments by our empanelled Valuers on authenticity of approved plan | | No | | | |
|  | Postal address of the property | | | Deulti Unit, Village- Ishwaripur, P.O.- Baronda, P.S.- Bagnan, Howrah, West Bengal | | | |
|  |  | City / Town | | Howrah, West Bengal | | | |
|  | Residential Area | | No | | | |
|  | Commercial Area | | No | | | |
|  | Industrial Area | | The company has received order from Court and Government of West Bengal for the industrial use of land | | | |
|  | Classification of the area | | | | | | |
|  | High / Middle / Poor | | NA | | | |
|  | Urban / Semi Urban / Rural | | Semi Urban | | | |
|  | Coming under Corporation limit/ Village Panchayat / Municipality | | | Sarat Chandra Gram Panchayat | | | |
|  | Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area | | | No | | | |
|  | In case it is an agricultural land, any conversion to house site plots is contemplated | | | The company has received order from Court and Government of West Bengal for the industrial use of land however land lying outside the boundary is still agricultural in nature. | | | |
|  | **Boundaries of the property** | | | | | | |
| Are Boundaries matched | | | Different boundaries for different plots. | | | |
| **Directions** | | **As per Title Deed** | | | **Actual found at Site** | |
| North | | Different boundaries for different plots. | | | Vacant Agricultural land | |
| South | | Different boundaries for different plots. | | | NH-6/ Approach Road | |
| East | | Different boundaries for different plots. | | | Vacant Agricultural land | |
| West | | Different boundaries for different plots. | | | Vacant Agricultural land | |
| 14.1 | **Dimensions of the site** | | **A** | | | **B** | |
| **As per the Deed** | | | **Actuals** | |
| North | | --- | | | 140 mtr. (Google measurement) | |
| South | | --- | | | 140 mtr. (Google measurement) | |
| East | | --- | | | 248 mtr. (Google measurement) | |
| West | | --- | | | 248 mtr. (Google measurement) | |
| 14.2 | Latitude, Longitude & Co-ordinates of Industrial Property | | | 22°27'46.3"N 87°55'29.8"E | | | |
| 15. | Extent of the site | | | Land Area – 11.2348 acres/ 679.7 Katha | | | |
| 16. | Extent of the site considered for valuation (least of 14 A & 14 B) | | | **Industrial Land within factory premises** - 2.55 acres/ 154.275 kattha  **Agricultural land within factory premises** – 5.5798 acres/ 337.58 Katha  **Land Area (outside factory premises) (Agricultural land)–** 3.205 acres/ 193.9 Kattha | | | |
| 17. | Whether occupied by the owner / tenant? | | | Working industrial unit in possession of M/s. Nirmal Wires Pvt. Ltd. | | | |
| If occupied by tenant, since how long? | | | NA | | | |
| Rent received per month. | | | NA | | | |

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| --- | --- | --- |
| **II.** | **CHARACTERISTICS OF THE SITE** | |
|  | Classification of locality | Semi Urban Area |
|  | Development of surrounding areas | Most of the nearby properties are being used as agricultural but some showroom and one hotel is located within vicinity of plant site |
|  | Possibility of frequent flooding / sub-merging | No |
|  | Feasibility to the Civic amenities like school, hospital, bus stop, market etc. | Transport, Market, Hospital etc. available at some distance from the vicinity. |
|  | Number of Floors | Please Refer to sheet attached below. |
|  | Type of Structure | Please Refer to sheet attached below. |
|  | Type of use to which it can be put | Industrial purpose |
|  | Any usage restriction | NA |
|  | Is plot in town planning approved layout? | Still within the limits of Gram Panchayat |
|  | Corner plot or intermittent plot? | Intermittent |
|  | Road facilities | Yes, the company has developed own approach road which is connected with main highway |
|  | Type of road available at present | Bitumen Surfaced Road |
|  | Width of road – is it below 20 ft. or more than 20 ft. | Yes, More than 20 ft. |
|  | Is it a land – locked land? | No |
|  | Water potentiality | Yes, from bore well/ submersible |
|  | Underground sewerage system | Yes |
|  | Is power supply available at the site? | Yes |
|  | Advantage of the site | NA |
|  | 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, as per information made available on public domain |

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| **PART A** | **VALUATION OF LAND** |

|  |  |  |
| --- | --- | --- |
|  | Size of Plot | Land Area – 8.1298 acres/ 491.85 Katha (within Factory premises excluding government patta land)  Land Area – 3.205 acres/ 193.9 Kattha (outside factory premises) (Agricultural land) |
| North & South | Approx. 140 mtr. as per the google map measurements |
| East & West | Approx. 248 mtr. as per the google map measurements |
|  | Total extent of the plot | **Industrial Land within factory premises** - 2.55 acres/ 154.275 kattha  **Agricultural land within factory premises – 5.5798 acres/ 337.58 Katha**  **Land Area (outside factory premises) (Agricultural land)– 3.205 acres/ 193.9 Kattha** |
| Area adopted on the basis of | As per the copy of land summary provided to us and cross checked with measurements taken from google map. |
| Remarks & observations, if any | Total land area within the plant premises of M/s. Nirmal wires Pvt. Ltd. Deulti unit is ~11.2348 acres. Out of total land area ~8.1298 acres of land area is owned by M/s. Nirmal wires Pvt. Ltd. and rest of the land i.e. 3.105 acres of land lying in the western part of the plant belongs to government and physically it is very difficult to differentiate between government land and company owned land at the site and we have not received any legal documents against government land.  However, we have not considered government patta land present within the factory boundary in this valuation report.  As per the BLRO order dated 17/04/2014, we observed that for some land parcel lying within factory unit, government have cancelled the order for conversion of land parcel from agriculture (Sali) to Karkhana (Industrial) and nature of those land parcel had been reconverted to Sali.  So, total~2.55 acres of land is industrial in nature while ~ 5.5798 acres of land is agricultural in nature and ~3.105 acres of govt. patta land within factory premises.  In order to compensate for this land, the company have mortgaged additional land lying outside the company’s premises (mostly land is located rear side of the boundary and some patch is in front side of the plant) |
|  | Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas) | **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)**   1. **Name**: Mr. Alok Dubey (Property Consultant)   **Contact No.**: 9097281576  **Size of the Property**: Approx. 10 Acres/600Katha  **Rates/ Price informed**: For Agricultural land- Rs.2 lakh to 2.5 Lakh/ Katha  **For Industrial land**- Rs.3,50,000/- to Rs.3,75,000/- per Katha  **Comment**: As per the discussion held with the above mentioned property dealer we came to know that prevailing rate range for Agricultural land is around Rs.2 lakh to 2.5 Lakh/ Katha and for industrial land is around Rs.3,50,000/- to Rs.3,75,000/- per Katha.  He also guided us that it will take around Rs.1,20,000/- per acre for conversion.  Where 01 Acres= 60.50 Katha     1. **Name**: Mr. Soven (Property Consultant)   **Contact No.**: 993781144  **Size of the Property**: Approx. 10 Acres/600Katha  **Rates/ Price informed**: For Agricultural land- Rs.2,00,000/- to 2,50,000/- per katha  **For Industrial land**- Rs.3,50,000/- to Rs.3,75,000/- per katha  **Comment**: As per the discussion held with the above mentioned property dealer we came to know that prevailing rate range for Agricultural land is around Rs.2,00,000/- to 2,50,000/- per katha and for industrial land is around Rs.3,50,000/- to Rs.3,75,000/- per katha.  *As per our discussion with market participant of the subject locality we came to know that we came to know that the prevailing land rates for industrial plots in the subject locality depends on the size, shape, frontage, location and distance from the main road. The prevailing market rates for industrial plots near to NH-6 is between Rs.3,50,000/- to Rs.3,75,000/- per katha and for agricultural land rates is between Rs.2,00,000/- to 2,50,000/- per katha.*  *The subject property has less frontage in comparison to plot size which is affecting the market value of the property.*  *Therefore, considering all the above mentioned facts like size, shape, demand & Supply gap, location and less frontage,, we are on the view that market rate for the industrial land within subject industry would be Rs.3,20,000/- per katha and for agricultural land it would be around Rs. 2,10,000/- per katha which we seems is reasonable.*  *No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned above. Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.* |
|  | Guideline rate obtained from the official website | **Rs.15,25,19,077/-**  **(Refer to screenshot attached in Enclosure- V)** |
|  | Assessed / adopted rate of valuation | For industrial Land :- Rs.3,20,000/- per Katha  For Agricultural Land:- Rs.2,10,000/- per katha |
|  | Estimated value of land **(A)** | **Land Value =**  **Industrial Land:-** 154.275 Katha X Rs.3,20,000/- per Katha **= Rs. 4,93,68,000/-**  **Agricultural Land:-** 531.48 Katha X Rs.2,10,000/- per katha  **= Rs.11,16,10,800/-**  **Total land value:- Rs.16,09,78,800/-** |

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| **PART B** | **VALUATION OF BUILDING** |

|  |  |  |  |
| --- | --- | --- | --- |
|  | Technical details of the building | | Construction done using professional contractor workmanship based on architect plan. |
|  | Type of Building (Residential / Commercial/ Industrial) | Industrial |
|  | Type of construction (Load bearing / RCC/ Steel Framed) | Please refer to the attached sheet below |
|  | Year of construction | Please refer to the attached sheet below |
|  | Number of floors and height of each floor including basement, if any | Please refer to the attached sheet below |
|  | Plinth area floor-wise | Please refer to the attached sheet below |
|  | Condition of the building | Average |
|  | Interior Finishing | Simple Plastered Walls |
|  | Exterior Finishing | Simple plastered walls & GI sheet cladding |
|  | Status of Building Plans/ Maps | | Cannot comment since no approved map given to us |
|  |  | Date of issue and validity of layout of approved map / plan | Cannot comment since no approved map given to us |
|  | Is Building as per approved Map | Cannot comment since no approved map given to us |
|  | Whether genuineness or authenticity of approved map / plan is verified | Cannot comment since no approved map given to us |
|  | Any other comments by our empaneled valuers on authentic of approved plan | Cannot comment since no approved map given to us |
|  | Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan | Cannot comment since no approved map given to us |

|  |  |  |  |
| --- | --- | --- | --- |
|  | **SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF** | | |
| **S.No.** | **Description** | **Ground floor** | **Other floors** |
|  | Foundation | NA | NA |
|  | Ground Floor | Please refer to sheet attached above. | Please refer to sheet attached above. |
|  | Superstructure | Please refer to sheet attached above. | Please refer to sheet attached above. |
|  | Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber) | Steel frame doors and windows and steel shutters, | NA |
|  | RCC works | completed | completed |
|  | Plastering | completed | completed |
|  | Flooring, Skirting, dadoing | completed | completed |
|  | Special finish as marble, granite, wooden paneling, grills, etc. | completed | completed |
|  | Roofing including weather proof course | completed | completed |
|  | Drainage | Yes, underground drainage system exists within the subject property | NA |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S.No.** | **Description** | | **Ground floor** | **Other floors** |
|  | Compound wall | | Yes | NA |
| Height | | Approx. 10 ft. | NA |
| Length | | 950 mtr. | NA |
| Type of construction | | RCC | NA |
|  | Electrical installation | | | |
| Type of wiring | | Mixed (Internal & External) | NA |
| Class of fittings (superior / ordinary / poor) | | Ordinary | NA |
| Number of light points | | NA | NA |
| Fan points | | NA | NA |
| Spare plug points | | NA | NA |
| Any other item | | NA | NA |
|  | Plumbing installation | | | |
|  | No. of water closets and their type | NA | NA |
|  | No. of wash basins | NA | NA |
|  | No. of urinals | NA | NA |
|  | No. of bath tubs | NA | NA |
|  | Water meter, taps, etc. | NA | NA |
|  | Any other fixtures | NA | NA |

|  |  |
| --- | --- |
| **PART C** | **EXTRA ITEMS** |

|  |  |  |
| --- | --- | --- |
|  | Portico | NA |
|  | Ornamental front door | NA |
|  | Sit out/ Verandah with steel grills | NA |
|  | Overhead water tank | NA |
|  | Extra steel/ collapsible gates | NA |
|  | **Total (C)** | **NA** |

|  |  |
| --- | --- |
| **PART D** | **AMENITIES** |

|  |  |  |
| --- | --- | --- |
|  | Wardrobes | NA |
|  | Glazed tiles | NA |
|  | Extra sinks and bath tub | NA |
|  | Marble / Ceramic tiles flooring | NA |
|  | Interior decorations | NA |
|  | Architectural elevation works | NA |
|  | Paneling works | NA |
|  | Aluminum works | NA |
|  | Aluminum hand rails | NA |
|  | False ceiling | NA |
|  | **Total (D)** | **NA** |

|  |  |
| --- | --- |
| **PART E** | **MISCELLANEOUS** |

|  |  |  |
| --- | --- | --- |
|  | Separate toilet room | NA |
|  | Separate lumber room | NA |
|  | Separate water tank/ sump | NA |
|  | Trees, gardening | NA |
|  | **Total (E)** | **NA** |

|  |  |
| --- | --- |
| **PART F** | **SERVICES** |

|  |  |  |
| --- | --- | --- |
|  | Water supply arrangements | NA |
|  | Drainage arrangements | NA |
|  | Compound wall | Rs.19,00,000/- |
|  | C. B. deposits, fittings etc. | NA |
|  | Pavement | Rs. 8,00,000/- |
|  | **Total (F)** | **Rs.27,00,000/-** |



|  |  |
| --- | --- |
| **PART G** | **VALUATION OF PLANT AND MACHINERY** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **PLANT & MACHINERY VALUATION PROCEDURE** | | | | | | |
|  | | | | | | | |
| **a.** | **GENERAL DETAILS** | | | | | | |
|  | Scope of the Assessment | | Non Binding Opinion on General Prospective Valuation Assessment of the Plant & Machineries as found on site on as-is-where basis. | | | | |
|  | Out-of-Scope of the Assessment | | 1. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. 2. Legal aspects & rights of the Plant & Machinery are out-of-scope of this report. 3. Inventorization of P&M is out of scope of work. 4. Componentization of Plant & Machinery is out of scope of this report. 5. Identification of the P&M is only limited to cross verification of major machines & production lines. 6. Technical/ mechanical/ operational testing of the machines is out-of-scope of the report. 7. Comment/ determination on technological aspect is out of scope of this report. 8. Any kind of machine/ process design is out of scope of the report. | | | | |
|  | Information provided/ available for assessment | | **Documents Requested** | | | **Documents Provided** | |
| Total **04** documents requested. | | | Total **01** documents provided. | |
| Detailed Fixed Asset Register/ Inventory Sheet | | | Detailed Fixed Asset Register | |
| Invoices/ Bills | | | None | |
| Purchase Orders | | | None | |
| EPC contract agreements | | | None | |
|  | Identification of the assets | |  | Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine | | | |
|  | Identified by the company's representative | | | |
|  | Identified from the available Invoices | | | |
|  | Identification of the machines could not be done properly | | | |
|  | Due to large number of machines/ inventory, only major production lines & machines have been checked | | | |
|  | Physical inspection of the machines could not be done | | |  |
|  | Plant Technical person name, contact number & designation assisted for Survey | | Mrs. Sumita Roy (🕿-9433161146) | | | | |
|  | Date of Survey | | 15 July 2021 | | | | |
| **b.** | **BRIEF DESCRIPTION OF THE PLANT/ MACHINERY** | | | | | | |
|  | Nature of Plant & Machinery | | Wire Manufacturing Industry | | | | |
|  | Size of the Plant | | * Medium scale Plant | | | | |
|  | Type of the Plant | | * Semi Automatic | | | | |
|  | Year of Installation/ Commissioning/ COD *(Commercial Operation Date)* | | * 2013 as per the information provided on site: * Aluminum Wire- 2014 * Black Wire Drawing- 2013 * Galvanizing- 2014 * Fencing- 2020 | | | | |
|  | Production Capacity | | Approx. 72,000 MT/ Annum | | | | |
|  | Capacity at which Plant was running at the time of Survey | | 60-70% of full capacity | | | | |
|  | Number of Production Lines | | * 12 Production Line | | | | |
|  | Condition of Machines | | Average. | | | | |
|  | Status of the Plant | | Fully operational | | | | |
|  | Products Manufactured in this Plant | | Stay wire, GI wire, wire rod to wire of different sizes | | | | |
|  | Recent maintenance carried out on | | Only minor regular maintenance | | | | |
|  | Recent upgradation, improvements if done any | | No information provided | | | | |
|  | Total Gross Block & Net Block of Assets | | **Gross Block** | | **Net Block** | | |
| *As on 31/03/2021* | | | | |
| Rs.53,86,7,730/- | | Rs.14,08,16,391/- | | |
|  | Any other Details if any | | NA | | | | |
| **c.** | **LOCATION/ ADDRESS WHERE PLANT/ MACHINES ARE FOUND TO BE INSTALLED** | | | | | | |
|  | All the plant and machinery as per the FAR provided to us was considered to be installed inside theDeulti plant which is located inside the premises of M/s Nirmal Wires Private Limited, at Village- Ishwaripur, Bagnan, Howrah, West Bengal.    The subject plant is used for manufacturing of wire of different sizes. As observed during our site survey the machines were appeared to be in average condition and the production lines were running. | | | | | | |
| **d.** | **SURVEY DETAILS** | | | | | | |
|  | Plant has been surveyed by our Engineering Team on 16/07/2021. | | | | | | |
|  | Site inspection was done in the presence of Company’s representative Mrs. Sumita Roy who was available from the company to furnish any specific detail about the Plant & Machinery. | | | | | | |
|  | Our team examined & verified the machines and utilities from the FAR provided by the Company. Only major machinery, process line & equipment has been verified. | | | | | | |
|  | Currently the plant is 60%-70% operational. | | | | | | |
|  | Most the details have been cross checked as per the documents provided to us by the company and what was observed at the site. | | | | | | |
|  | Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines. | | | | | | |
|  | Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency. | | | | | | |
|  | As per the overall site visit summary, Plant appeared to be in average condition. | | | | | | |
|  | **MANUFACTURING PROCESS** | | | | | | |
|  | No information provided | | | | | | |
|  | **TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY** | | | | | | |
|  | 1. NA | | | | | | |
|  | **RAW MATERIALS REQUIRED & AVAILABILITY** | | | | | | |
|  | **Type of Raw Material:** | Wire road, Zinc, Furnace Oil, Ammonium chloride, Zinc Chloride, Caustic soda etc. | | | | | |
| **Availability:** | Good | | | | | |
|  | **AVAILABILITY & STATUS OF UTILITIES** | | | | | | |
|  | Power/ Electricity | Yes | | | | | |
| Water | Yes, Submersible | | | | | |
| Road/ Transport | Yes | | | | | |
|  | **COMMENT ON AVAILABILITY OF LABOUR** | | | | | | |
|  | Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection. | | | | | | |
|  | **SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY** | | | | | | |
|  | Strategic Sale as part of the complete Project. | | | | | | |
| **Reason:** This is a mid Scale manufacturing plant & can only be sold as an Integrated Industry to preserve its value since complete process line & machines are special purpose machines & can’t be used in any other industry. Demand of used machinery in this kind of Industry of such a scale is not very high since many times it is not easily available in the market & not technically viable therefore the best sale transaction approach to realize maximum value of such assets is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomefrate who plans to enter into this new Industry | | | | | | |
|  | **DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET** | | | | | | |
|  | Appears to be moderate as per general information available in public domain. | | | | | | |
|  | **VALUATION PROEDURE** | | | | | | |
|  | **Basic Methodology:** For arriving at fair market value of P&M & other fixed assets our engineering team has rationally applied the mixture of ***'Cost approach (depreciated replacement cost)’****.* The fair market value of Plant & Machinery on the date of valuation is its cost of reproduction & commissioning on that date less the depreciation & other deterioration deductions (Technological, Economic, Functional obsolescence) or additions for good maintenance from the date of commissioning of the machinery to the date of its valuation. | | | | | | |
|  | Core P&M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance & service and parts replacement availability of the machines and more importantly demand in the market. | | | | | | |
|  | Main Machinery of this Plant are Take up Machine, Stranding Machine, Wire Draw etc. The auxiliary machines of this plants are D.G set, Gear, compressor, Motor etc. | | | | | | |
|  | The main data point for the Valuation of Plant & Machinery is the Fixed Asset Register maintained by the company. Plant & Machinery FAR has been provided by the company which has been relied upon in good faith. Provided FAR included assets in different heads like Land, Building, Plant & Machinery, Electrical equipment’s, Furniture & fittings, Office equipment, etc. Assets under different heads are segregated and are evaluated separately. From the Fixed Asset Register List two key inputs, Date of Capitalization and Cost of capitalization are taken which play vital role in evaluating used Plant & Machinery valuation. | | | | | | |
|  | Provided Capitalization cost include soft cost incurred during the Project establishment like Pre-operative, IDC & Finance cost expenses also. On our request we have not got break-up of hard & soft cost separately hence we have to go by the given figure. | | | | | | |
|  | For calculating Reproduction Cost of the machines as on date Cost Inflation Index is taken into consideration since current machinery of this plant is 5 to 15 years old or less and since then fluctuation has occurred in the prices of metals or industrial commodities. | | | | | | |
|  | For evaluating depreciation, Chart of Companies Act-2013 for ascertaining useful life of different types of machines are followed and varies from 3-20 years based on the nature of the item. | | | | | | |
|  | On the Depreciated Replacement Cost (DRC) deduction for obsolescence/ deterioration or addition for good maintenance has been taken to arrive at the estimated Prospective Fair Market Value of the machines. | | | | | | |
|  | **Underline assumption** for the evaluation of this Plant & Machinery is that it will be sold as an Integrated Plant and not as discrete/ piecemeal machinery basis. | | | | | | |
|  | **CONSOLIDATED PLANT & MACHINERY VALUATION** | | | | | | |
|  | Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment’s in the different sections of the plant. The cost of equipment considered from P&M List includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc. | | | | | | |



|  |  |
| --- | --- |
| **PART** | **CONSOLIDATED VALUATION ASSESSMENT OF ASSETS** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | | **Description** | | **Value by adopting** | | | |
|  | **Valuation of the Property** | | **Cost of Capitalization (Rs.)** | | | **Depreciated Replacement Market Value (Rs.)** |
|  | **Land (A)** | | **---** | | | **Rs.16,09,78,800/-** |
|  | **Buildings & Civil Works (B)** | | **---** | | | **Rs. 5,55,44,474/-** |
|  | **Services (C)** | |  | | | **Rs. 27,00,000/-** |
|  | **Plant & Machinery, Other Fixed Assets & Spares (D)** | | **Rs.53,86,07,730/-** | | | **Rs.25,48,97,746/-** |
|  | **Depreciated Asset Replacement Value Total {E= Add (A+B+C+D)}** | | **Rs.53,86,07,730/-** | | | **Rs.47,41,21,020/-** |
|  | | | | | | |
|  | **Consolidated Fixed Asset Valuation (E)** | | | | **Rs.47,41,21,020/-** | |
|  | **Rounded Off**  *(Depreciated Replacement Market Value)* | | | | **Rs.47,41,00,000/-** | |
|  | **Total Realizable/ Fetch Value of the Plant**  *(Minimum Depreciated Replacement Market Value)* | | | | **Rs.40,29,85,000/-** | |
|  | **Forced/ Distress Sale Value**  *(Orderly Liquidation Value of the assets on On-going Basis)* | | | | **Rs.35,55,75,000/-** | |

**(RUPEES FORTY SEVEN CRORE FORTY ONE LAKHS ONLY)**

|  |  |  |
| --- | --- | --- |
|  | **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 |

* + - 1. ***REMARKS***
* *Consolidated Fair Market Fixed Asset Valuation of M/s. Nirmal Wires Pvt. Ltd. Deulti Plant, Village- Ishwaripur, Howrah, West Bengal is well within market scenario and condition of industry.*
* *Fragmented/ Individual component wise may fetch different values, however this Valuation is prepared based on the ongoing concern and the Values has been applied in totality/ group of assets.*
* *This valuation exercise has been performed to reach the prospective fair market value using the depreciated replacement cost approach for setting up such Greenfield projects in current scenario. This should not be treated as the transactional value of these assets.*
* *This valuation assessment doesn’t cover any Enterprise Valuation of the Project which may have additional premium or discounting impact on the overall Project Value due to various other financial conditions of the Project.*
* *All the Values includes soft cost incurred during the Project inception such as Pre-Operative expenses, Finance cost, IDC, etc. since the FAR is capitalized with all these soft cost and FAR was the main reference point for this Valuation assessment. .*
* *Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.*
* *Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.*
* *Discounting factors used in different values assigned like Fair Value, Realizable Value & Distress Value is based on the different condition & situation of the asset realizability and the different processes which has already been tried for the asset sale.*
* *There is no fixed formula for assigning the discounting factors and it depends largely on the nature, type of the asset and the market trend.*
* *As per the scope of the Report, Value assessment is subject to Assumption & Remarks, R.K. Associates Important Notes and Valuer’s Remarks & other enclosed documents with the Report*
  + - 1. ***DEFINITIONS***
* ***Fair Market Value*** *suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm’s length transaction in an open & unrestricted market, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.*
* *Forced, under compulsion & constraint, obligatory sales transactions data doesn’t indicate the Fair Market Value.*
* ***Realizable Value*** *is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.*
* ***Forced/ Distress Sale Value*** *is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.*

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **DECLARATION BY VALUER FIRM** | | | | |
|  | 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.47,41,00,000/-** (Rupees Forty Seven Crores and Forty One Lakhs Only). The Realizable value of the above property is **Rs.40,29,85,000/-** (Rupees Forty Crores Twenty Nine Lakhs and Eighty Five Thousand Only). The book value of the above property is \_\_\_\_\_\_\_\_\_ and the distress value **Rs.35,55,75,000/-** (Rupees Thirty Five Crores and Fifty Five Lakhs and seventy Five Thousands Only). | | | | |
|  | **Name & Address of Valuer company** | M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2nd floor, Sector- 2, Noida | | | |
|  | **Enclosed Documents** | **S.No** | **Documents** | | **No. of Pages** |
|  | General Details | | 02 |
|  | Screenshot of the price trend references of the similar related properties available on public domain | | 01 |
|  | Google Map | | 01 |
|  | Photographs | | 08 |
|  | Copy of Circle Rate | | 02 |
|  | Survey Summary Sheet | | 02 |
|  | Valuer’s Remark | | 02 |
|  | Copy of relevant papers from the property documents referred in the Valuation | | 05 |
|  | **Total Number of Pages in the Report with Enclosures** | 45 | | | |
|  | **Engineering Team worked on the report** | ***SURVEYED BY:*** *AE Arup & Anirban* | |  | |
| ***PREPARED BY****: AE Zaid Ebne Mairaj* | |  | |
| ***REVIEWED BY: HOD Valuations*** | |  | |

|  |  |  |
| --- | --- | --- |
|  | **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 |  |
|  | Signature |  |

**ENCLOSURE: I- ASSUMPTIONS | REMARKS | LIMITING CONDITIONS**

|  |  |
| --- | --- |
|  | Qualification in TIR/Mitigation Suggested, if any:***cannot comment since copy of TIR is not provided to us*** |
|  | 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: ***Information couldn’t be found.*** |
|  | 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. |
| 1. Legal aspects for eg. 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. |
| 1. 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*](mailto: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.*

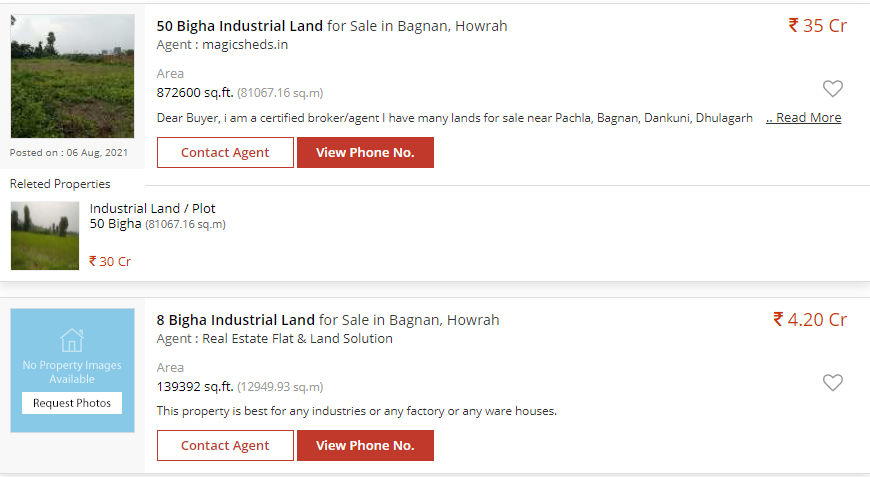
***COPYRIGHT FORMAT*** *- This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.*

***IF REPORT IS USED FOR BANK/ FIs***

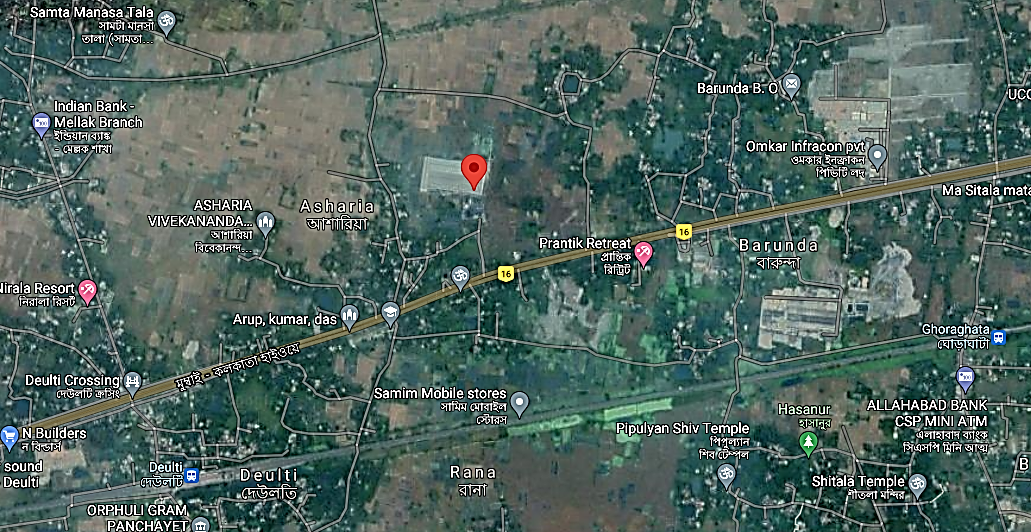
***NOTE:*** *As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that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

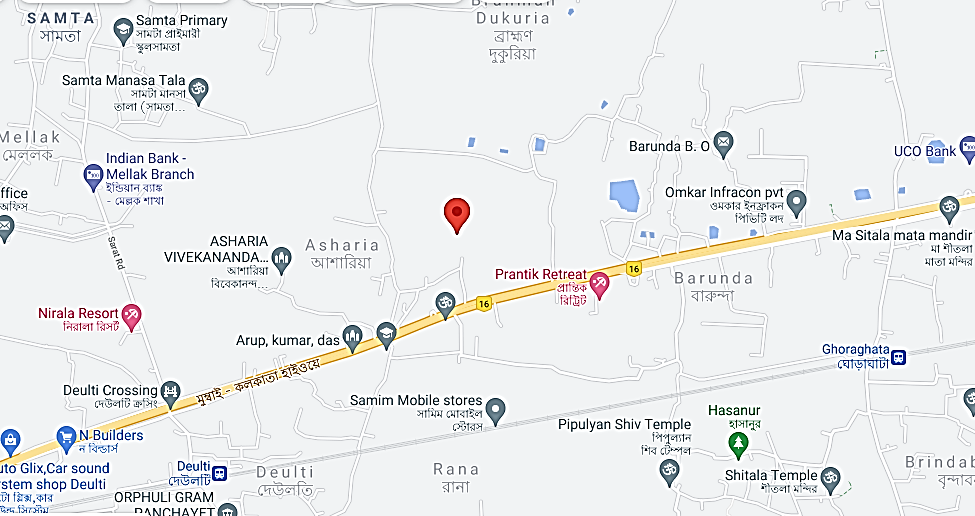
***At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.***

**ENCLOSURE: II- REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN**

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**ENCLOSURE: III – GOOGLE MAP LOCATION**

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**ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY**

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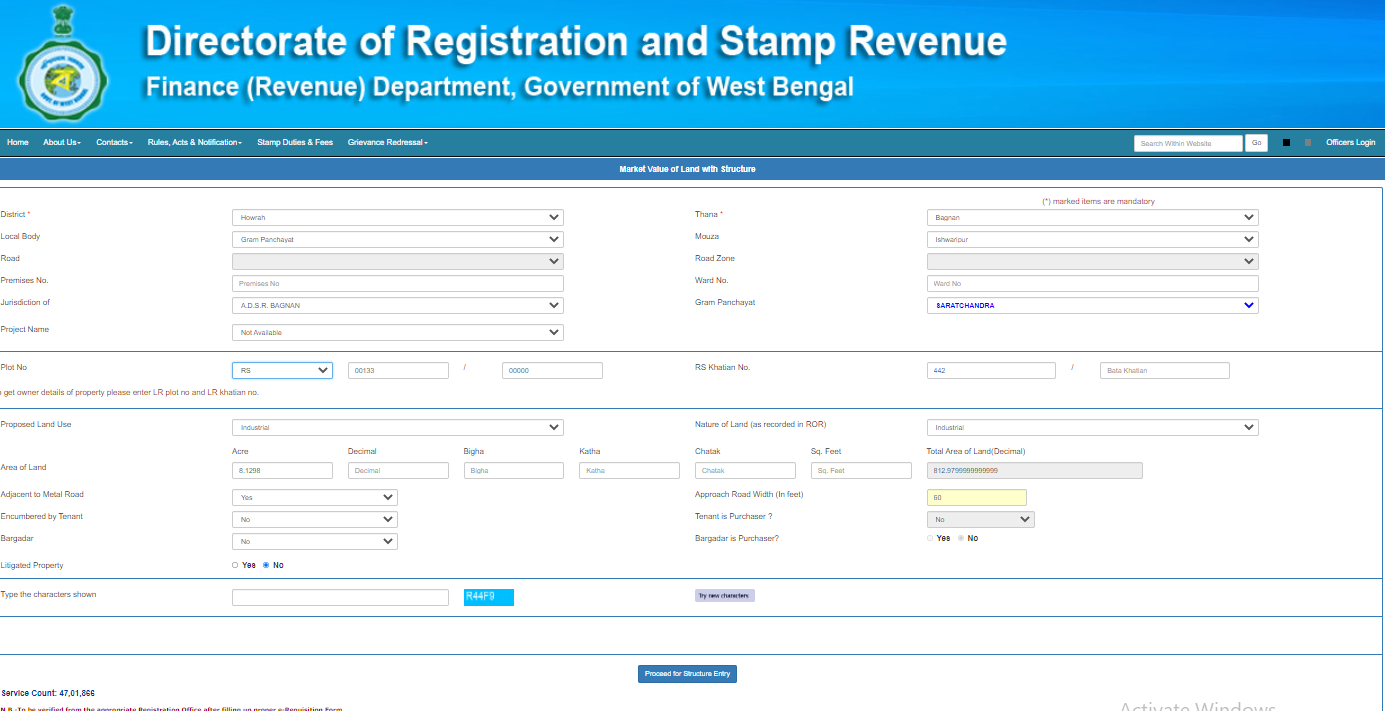


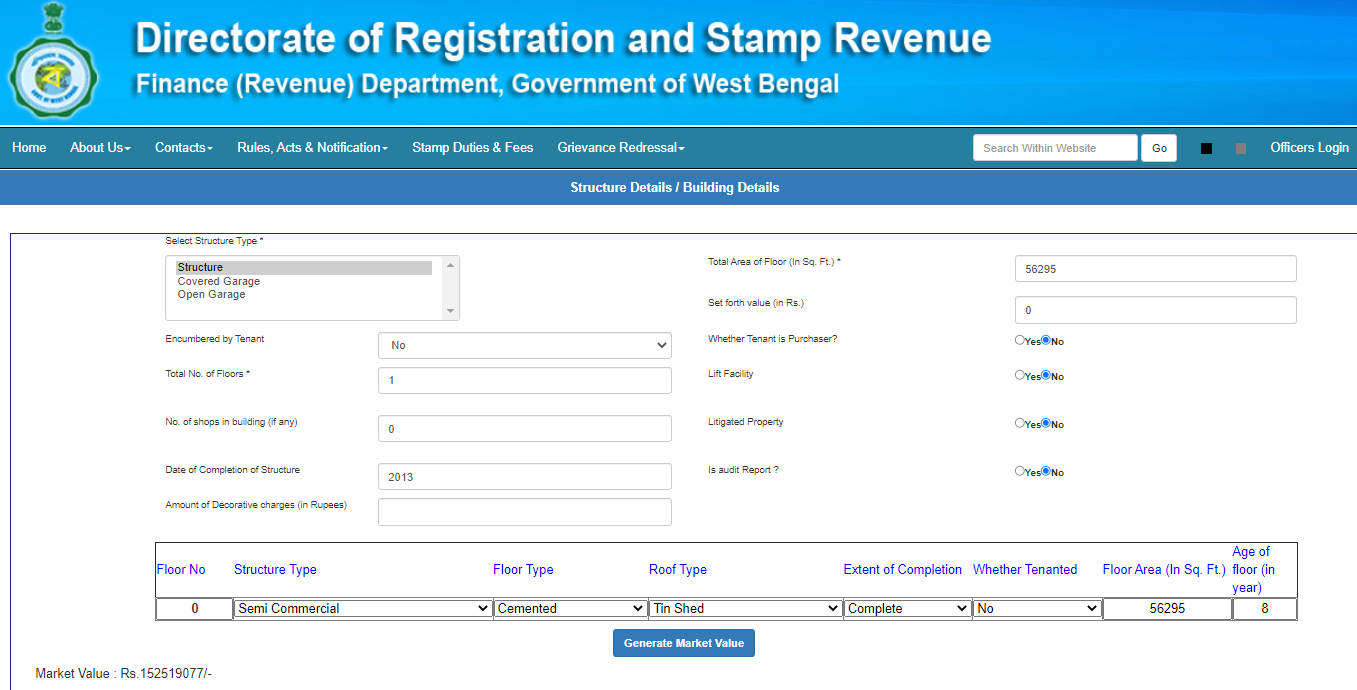




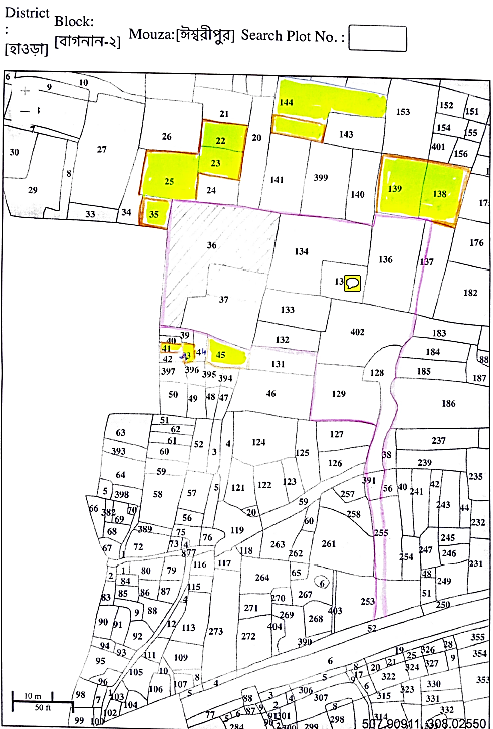


**ENCLOSURE: V– COPY OF CIRCLE RATE**

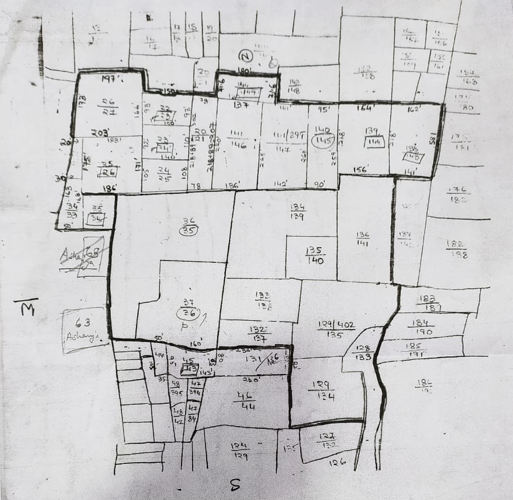
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**ENCLOSURE: VI– SMALL PATCHES OF LAND HIGHLIGHTED WITH YELLOW COLOR LAYING OUTSIDE THE FACTORY PREMISES**

****

**ENCLOSURE: VII– GOVERNMENT LAND WITHIN FACTORY PREMISES**

****

**Part of the area highlighted portion (i.e. red lines) is within the factory unit but belongs to government.**

**ANNEXURE: VIII- DECLARATION-CUM-UNDERTAKING**

1. I am a citizen of India.
2. No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
3. The information furnished in our valuation report dated 3/8/2021 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
4. Our authorized Engineer/ surveyor Mr. Anirban have personally inspected the property on 20/7/2021 the work is not subcontracted to any other valuer and is carried out by us.
5. Valuation report is submitted in the format as prescribed by the Bank.
6. We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
7. We have not been removed/ dismissed from service/employment earlier.
8. We have not been convicted of any offence and sentenced to a term of imprisonment.
9. We have not been found guilty of misconduct in professional capacity.
10. I have not been declared to be unsound mind.
11. We are not undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
12. We are not an undischarged insolvent.
13. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
14. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
15. Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**
16. We undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
17. We have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
18. We 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.
19. We 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.
20. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
21. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
22. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
23. My CIBIL Score and credit worthiness is as per Bank’s guidelines.
24. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
25. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
26. Further, I hereby provide the following information**.**

|  |  |  |  |
| --- | --- | --- | --- |
| **S. No.** | **Particulars** | **Valuer comment** | |
|  | Background information of the asset being valued | This is an Industrial property located at address: Deulti Unit, Village- Ishwaripur, P.O.- Baronda, P.S.- Bagnan, Howrah, West Bengal having total land area as described above as per the documents/ information provided to us by the Bank/ client. | |
|  | Purpose of valuation and appointing authority | Please refer to Page No.01 of the Report. | |
|  | Identity of the Valuer and any other experts involved in the valuation | **Survey Analyst: AE Arup & Anirban**  **Engineering Analyst:Zaid Ebne Mairaj**  **Valuer/ Reviewer: HOD Engg.** | |
|  | Disclosure of valuer interest or conflict, if any | No relationship with the borrower or any kind of conflict of interest. | |
|  | Date of appointment, valuation date and date of report | **Date of Appointment:** | **18/12/2020** |
| **Date of Survey:** | **16/7/2021** |
| **Valuation Date:** | **7/8/2021** |
| **Date of Report:** | **7/8/2021** |
|  | Inspections and/or investigations undertaken | Yes by our authorized Survey Engineer Mr. Arup & Anirban bearing knowledge of that area on16/7/2021. Property was shown and identified byowner’s representative Mrs. Sumita Roy ((🕿-9433161146 | |
|  | Nature and sources of the information used or relied upon | Please refer to Page No. 04 of the Report. | |
|  | Procedures adopted in carrying out the valuation and valuation standards followed | Land value is calculated on the basis of ‘Market Comparable Sales Approach’ and building construction value is calculated on the basis of ‘Depreciated Replacement cost Approach’. Plant & Machinery value is calculated on the basis of ‘Depreciated Replacement cost Approach’. | |
|  | Restrictions on use of the report, if any | Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.  This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in the engagement letter. I/we do not take any responsibility for the unauthorized use of this report.  During the course of the assignment we have relied upon various information, data, documents provided by Bank/ client in good faith. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.  This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents, information, data provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn’t contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower. | |
|  | Major factors that were taken into account during the valuation | Please refer to Page No. 4-8 of the Report. | |
|  | Major factors that were not taken into account during the valuation | NA | |
|  | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Please see attached Annexure. | |

**Date: 7/8/2021**

**Place:** Noida

**Signature**

**(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)**

**ANNEXURE: IX- MODEL CODE OF CONDUCT FOR VALUERS**

**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 dealings 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 endeavour 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**

1. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
3. 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.
4. In the preparation of a 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 of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
6. 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 a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

1. 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.
2. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
3. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
4. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
5. 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.
6. A valuer shall not indulge in “mandate snatching or offering ”convenience valuations” in order to cater to a company or client’s needs.
7. As an independent valuer, the valuer shall not charge success fee.
8. 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**

1. 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**

1. 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.
2. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
3. 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.
4. 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.**

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

Explanation: For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

1. 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.**

1. 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.
2. 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 service.

**Occupation, employability and restrictions.**

1. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
2. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

1. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
2. A valuer shall follow this code as amended or revised from time to time

Signature of the Valuer: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name of the Valuer: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 7/8/2021

Place: Noida

**ENCLOSURE: X – VALUER’S REMARKS**

|  |  |
| --- | --- |
|  | 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 documents provided to us from the originals has not been done at our end. |
|  | Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. |
|  | Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work. |
|  | Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the indicative & estimated prospective 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. |
|  | This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction. |
|  | This Valuation report is prepared based on the facts of the property on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value. |
|  | Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financer due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation. |
|  | Getting cizra map or coordination with revenue officers for site identification is not done at our end. |
|  | Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. |
|  | In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided. |
|  | If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township must be approved in all respect. |
|  | Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation. |
|  | Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion. |
|  | Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm’s length transaction. |
|  | This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. |
|  | This is just an opinion report and doesn’t hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report. |
|  | All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office. |
|  | Defect Liability Period is **30 DAYS**. We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above. |
|  | R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at [**valuers@rkassociates.org**](mailto:valuers@rkassociates.org) in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property. |
|  | 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. |
|  | This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly. |
|  | R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void. |