

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

FILE NO.: VIS(2021-22)-PL342-Q79-550-694

DATED:29/10/2021

VALUATION ASSESSMENT

OF

VACANT LAND

SITUATED AT

VILLAGE MANGALPUR, KURUNTI, KHARGAPRASAD, BASULEI, NARENDERPUR
P.S. MOTAGAN, DISTRICT DHENKANAL, ODISHA

OWNER/S

M/S. BRG IRON & STEEL COMPANY PRIVATE LTD.

M/S. BHUVEE PROFILE & STAINLESS PRIVATE LIMITED

M/S. RABIRUN VINIMAY PRIVATE LTD.

M/S. BRG STEEL PRIVATE LIMITED

A/C: M/S BRG IRON & STEEL COMPANY (P) LIMITED

REPORT PREPARED FOR

PHOENIX ARC PVT. LTD.

***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 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.*

VALUATION ASSESSMENT AS PER RKA FORMAT

| | |
|-------------------------------------|--|
| Name & Address of Branch: | Phoenix ARC Pvt. Ltd. |
| Name of Customer (s)/ Borrower Unit | M/s. BRG Iron & Steel Company Private Ltd. |

| I. | GENERAL | | | |
|----|---|-------------------------------------|--|-------------------------------------|
| 1. | Purpose for which the valuation is made | | For Distress Sale of mortgaged assets under NPA a/c | |
| 2. | a) | Date of inspection | Survey Not done | |
| | b) | Date on which the valuation is made | 29/10/2021 | |
| 3. | List of documents produced for perusal | | Documents Requested | Documents Provided |
| | | | Documents Reference No. | |
| | | | Total 04 documents requested. | Total 01 documents provided. |
| | | | Property Title document | Various copies of Sale Deed |
| | | | Copy of TIR | None |
| | | | Completion Certificate | None |
| 4. | Name of the owner/s | | M/s. BRG Iron & Steel Company Private Ltd. M/s. Bhuvée Profile & Stainless Private Limited M/s. Rabirun Vinimay Private Ltd. M/s. BRG Steel Private Limited | |
| | Address and Phone no. of the owner/s | | Office Space No. 402, 403 & 404, Tower No.1, 4th Floor, Godrej Waterside, Plot No. 05, Block-DP, Sector-V, Bidhannagar, District-North 24-Parganas, P.S. And S.R.O-Bidhannagar (East), Salt Lake, Kolkata-700091, West Bengal. | |
| 5. | Brief description of the property | | <p>This valuation report is prepared for vacant lands located at different villages namely Kurunti, Mangalpur, Khargaprasad, Basulei and Narenderpur in Dhenkanal district of Odisha, having total land area of 75.94 acre as per the copy of sale deed provided to us and same has been considered for the Valuation of the subject property.</p> <p>As per the copy of Sale Deed, M/s. BRG Iron & Steel Company Private Ltd. and its group companies are the owner of the property.</p> <p>About the Report</p> | |

This Valuation Report of the subject land parcels (301 numbers of plots located at 123 different Khata numbers) is part of the valuation of the complete company assets as per the mandate given to us.

The Valuation of the subject land parcel has been done as a desktop valuation since the site survey of the properties is not done by our survey team since the company representative was not having the complete idea of the land location and therefore couldn't show the plots on site to our survey team when the survey team went to inspect the nearby located BRG Steel Plant situated at Dhenkanal district. However since the purpose of the valuation is to assign reserve price of the assets of the company since the company is in NPA therefore inspite of not able to inspect the property we have given the guideline value so that atleast some reserve price can be set and further it will be on the purchaser to do his due diligence on the same before quoting/ bidding the price. Therefore we have just calculated the circle rate/ guideline value of the Plots in this Valuation Report.

Land Area & Status

As per the information/ data provided by the borrower company the total land area admeasuring ~76 acres of land parcel. We don't have any information whether the plot is continuous or fragmented at site. However, as per the information gathered from the company's representative, we got to know that some land parcel are approx. 25 to 30 Km away from BRG Unit I.

Identification of the subject property is not done. So we cannot comment about the accessibility of individual plot from road and the amenities available nearby to the land parcels. We don't have any information whether these land

parcels are merged with adjacent survey numbers or they whether these are demarcated or not.

Physical inspection of the property is not done as the land is scattered in entire Dhenkanal district and cannot be done practically as some land parcels have no accessibility and some parcels are marshy land and forest land as per the information provided by the representative Mr. Ravi Narayan Nayan. The company representative also doesn't had the idea of their specific location and therefore shown reluctance in taking efforts in showing the land parcels. Valuation is done for the land mentioned in the property documents only. Khata No./ Plot No. and legalities has not been independently verified by us.

The company has acquired total land area from local villagers by virtue of multiple sale deeds. However, company has provided a consolidated land area statement for the subject land parcels belongs to 4 different group companies of BRG which we have relied upon in good faith is as follows:-

| LAND AREA STATEMENT | | | | |
|---------------------|--------------------------------------|--------------------------------|----------------|-------------------|
| S. No. | Name of Companies/Owners | Villages | Area (in acre) | Area (in sq. mtr) |
| 1 | Bhuvée Profile & Stainless Pvt. Ltd. | Kurunti & Mangalpur | 1.86 | 7527.09 |
| 2 | BRG Steel Pvt. Ltd. | Kurunti & Khargaprasad | 23.17 | 93764.82 |
| 3 | BRG Iron & Steel Company Pvt. Ltd. | Kurunti, Basulei & Narenderpur | 41.02 | 166000.56 |
| 4 | Rabirun Vinimay Pvt. Ltd. | Kurunti, Mangalpur | 9.89 | 40023.05 |
| Total | | | 75.94 | 307315.51 |

Land area statement has been provided to us, which we have sample verified with 20-30 sale deeds provided to us. However, all the deeds were not cross verified by us, we have relied on the land area statement given to us by the company. The land area is considered as per the land area statement for the purpose of valuation. The land area taken in the Valuation assessment is purely on the basis of the information provided to us by the company.

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| | | <p>Land Location</p> <p>The subject land parcels are located in different villages in Dhenkanal district of Odisha as per the sheet mentioned above. We don't have any information regarding location of the subject land parcels .i.e whether the subject property is on the main road, land locked or at the interior away from road.</p> <p>Observation</p> <p>During our site visit of BRG Unit I, II & III and verbal discussion with the company's representative, we made the following observations:</p> <ol style="list-style-type: none"> 1. As per company representative they are themselves not fully aware of the specific land locations and have trouble in identifying the plots. 2. The subject property is located in village area of Mangalpur, Kurunthi, Khargaprasad, Basulei and Narenderpur. 3. This is just a desktop valuation report, no site survey is conducted for the subject land parcels, 4. It will be not be possible to inspect some of the land parcels due to their inaccessibility due to practical issues such as water logging, marsh land, forest land. These lands can only be accessed during summer time. 5. Current use of the plot is not known, but as per the company officials, some land parcels have roads, and ponds present on the land parcels. 6. We do not have the information whether the land parcel is fragmented or accumulated as a single larger plot. However as per the verbal discussion with the company's official the land parcel is scattered in the entire Dhenkanal district. 7. We have no any information, whether the land parcel is land locked or have any accessibility to road. We also don't know whether the land parcel is merged or demarcated. 8. Due to lack of information, we cannot comment which parcel of land lie near to highway and which parcel lie at some distance from highway. So we |
|--|--|---|

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| | | <p>have just given guideline rate valuation for assigning the reserve price of the land on the condition if the land parcels exists there as shown in the document.</p> <p>9. The demand of the land in this locality is low. And the transaction is of the property is also low due to its weak location. So we are assuming that the transaction is done mostly on circle rate.</p> <p>10. Photographs and locations of the subject property is not attached with the report as survey was not conducted by the company officials.</p> <p>VALUATION APPROACH</p> <p>The Valuation of the subject land parcel has been done considering the land area as provided by the company officials. We did not identify the land. Since the subject property is under insolvency and bank is required some value to ascertain the reserve price of the property and assets of the company, therefore for this purpose we are evaluating the value based on the circle rate only for assigning some reserve price.</p> <p>This valuation is done only to give a general idea based on the calculation done referring circle rate only. Based on specific land location, its condition and other factors market value may vary to large extent which is not considered in this report due to practical difficulties faced during survey.</p> <p>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.</p> |
| 6. | Location of property | |
| | a) Plot No. / Survey No. | Please refer to attached sheet. |
| | b) Door No. | -- |
| | c) T. S. No. / Village | Kurunthi, Mangalpur, Khargaprasad, Narenderpur, |

| | | | |
|------|--|---|---|
| | d) | Ward / Taluka | -- |
| | e) | Mandal / District | Dhenkanal |
| | f) | Date of issue and validity of layout of approved map / plan | Approve map not provided to us. |
| | g) | Approved map / plan issuing authority | Approve map not provided to us. |
| | h) | Whether genuineness or authenticity of approved map / plan is verified | Approved Map not provided to us |
| | i) | Any other comments by our empanelled Valuers on authenticity of approved plan | No |
| 7. | Postal address of the property | | |
| 8. | a) | City / Town | DhenKanal |
| | b) | Residential Area | No |
| | c) | Commercial Area | No. |
| | d) | Industrial Area | Yes |
| 9. | Classification of the area | | |
| | a) | High / Middle / Poor | Middle |
| | b) | Urban / Semi Urban / Rural | Urban Developing |
| 10. | Coming under Corporation limit/ Village Panchayat / Municipality | | Different village Panchayat as the land fallen in different villages. |
| 11. | Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area | | Not applicable |
| 12. | In case it is an agricultural land, any conversion to house site plots is contemplated | | Not applicable |
| 13. | Boundaries of the property | | |
| | Are Boundaries matched | | Boundries does not match from available documents. |
| | Directions | As per Lease Deed/TIR | Actual found at Site |
| | North | --- | Survey not done |
| | South | --- | Survey not done |
| | East | --- | Survey not done |
| | West | --- | Survey not done |
| 14.1 | Dimensions of the site | A | B |
| | | As per the Deed | Actuals |
| | North | -- | -- |
| | South | -- | -- |
| | East | -- | -- |
| | West | -- | -- |
| 14.2 | Latitude, Longitude & Co-ordinates of Industrial Property | | (survey not done) |
| 15. | Extent of the site | | 75.94 acre/ 3,07,315.51 sq. mtr. |

VALUATION ASSESSMENT**M/S BRG IRON & STEEL COMPANY (P) LIMITED**

| | | |
|-----|--|---|
| 16. | Extent of the site considered for valuation (least of 14 A & 14 B) | 75.94 acre/ 3,07,315.51 sq. mtr. |
| 17. | Whether occupied by the owner / tenant? | Cannot comment since survey of the property is not carried out. |
| | If occupied by tenant, since how long? | NA |
| | Rent received per month. | NA |

| II. | CHARACTERISTICS OF THE SITE | |
|-----|---|---|
| 1. | Classification of locality | Agricultural |
| 2. | Development of surrounding areas | Within Remote area |
| 3. | Possibility of frequent flooding / submerging | No |
| 4. | Feasibility to the Civic amenities like school, hospital, bus stop, market etc. | Yes, available with some distance from the subject property |
| 5. | Number of Floors | Vacant Land |
| 6. | Type of Structure | Only vacant land, no construction done. |
| 7. | Type of use to which it can be put | Agricultural & Industrial |
| 8. | Any usage restriction | cannot comment |
| 9. | Is plot in town planning approved layout? | No |
| 10. | Corner plot or intermittent plot? | No |
| 11. | Road facilities | Cannot comment as survey is not conducted. |
| 12. | Type of road available at present | NA |
| 13. | Width of road – is it below 20 ft. or more than 20 ft. | Cannot comment since survey is not conducted. |
| 14. | Is it a land – locked land? | Cannot comment since survey is not conducted. |
| 15. | Water potentiality | Yes |
| 16. | Underground sewerage system | No |
| 17. | Is power supply available at the site? | Cannot comment since survey is not conducted. |
| 18. | Advantage of the site | None |
| 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) | NA |

PART B

VALUATION OF LAND

| | | |
|----|---|---|
| 1. | Size of Plot | 75.94 acre/ 3,07,315.51 sq. mtr. |
| | North & South | --- |
| | East & West | --- |
| 2. | Total extent of the plot | 75.94 acre/ 3,07,315.51 sq. mtr. |
| | Area adopted on the basis of | Property documents only since site measurement couldn't be carried out |
| | Remarks & observations, if any | Not applicable |
| 3. | Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas) | <p>References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information).</p> <p>1. Name – NA Contact No. – NA Nature of Reference – NA Size of Property- NA Location- NA Rate/Price informed- NA Any Other details – NA</p> <p><i>As per the discussion with company officials some land have ponds, roads passes through them.</i></p> <p><i>However, the company is under insolvency, therefore some value is required, to ascertain the reserve price of the property and assets of the company. Therefore we are evaluating the value based on the circle rate of the that region, which might differ on land to land based on different factors like its location, accessibility, current use, and other factors.</i></p> <p><i>This valuation is done only to give a general idea based on the calculation done referring circle rate only. Since the property is not identified by our surveyor.</i></p> <p><i>Since there were practical issue in identifying the plot. There were various plot spread in different villages belongs to different owners of BRG group companies.</i></p> <p><i>Survey of the property is not conducted, and we have given only the guideline value of the plot as per the request of the banker.</i></p> |

| | | |
|----|--|--|
| | | <p>As per the discussion with company officials and locals in the nearby area, we got the following information's:-</p> <ol style="list-style-type: none"> 1. The subject property is located in village area of Mangalpur, Kurunthi, Khargaprasad, Basulei and Narenderpur. 2. Current use of the plot is not known, but as per the company officials, some roads, and ponds are present in the land parcels. 3. We didn't have any information regarding whether the land parcel is fragmented or accumulated as a single larger plot. 4. We have no any information, whether the land parcel is land locked or any accessibility to road. 5. Due to lack of information, we cannot comment which parcel of land is lie near to highway and which parcel lie at some distance from highway. So we have taken as guideline rate for the valuation purpose. 6. The demand of the land in this locality is low. And the transaction is of the property is also low due to its weak location. So we are assuming that the transaction is done mostly on circle rate. 7. The Subject property is vacant land situated in different villages of Dhenkanal district of Odisha. <p>As our discussion with habitants and company officials of the subject locality we came to know that the transaction of land in this locality is low and depends upon the plot size, shape, frontage, approach road width and its location. As the subject property is a vacant land having area of 75.94 acre and fragmented in different villages. thus keeping all these above factors into the consideration we have adopted the land rate based on guideline value of the plot on that region.</p> |
| 4. | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | Rs.12,98,38,471/- (Please see the attached list.) |
| 5. | Assessed / adopted rate of valuation | Please see the attached list. |
| 6. | Estimated value of land (A) | Please see the attached list. |

| SUMMARY | | | |
|--------------|--------------------------------------|--------------|--------------------------|
| S. No. | Company Name | Area | Guideline Value |
| 1 | Bhuvee Profile & Stainless Pvt. Ltd. | 1.86 | ₹ 35,63,500.00 |
| 2 | BRG Steel Pvt. Ltd. | 23.17 | ₹ 2,02,01,740.00 |
| 3 | BRG IRON & STEEL CO. (P) LTD. | 41.02 | ₹ 6,87,75,951.00 |
| 4 | Rabirun Vinimay Pvt. Ltd. | 9.89 | ₹ 3,72,97,280.00 |
| Total | | 75.94 | ₹ 12,98,38,471.00 |

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PART C

VALUATION OF BUILDING

| | | | |
|----|-----------------------------------|---|--|
| 1. | Technical details of the building | | Vacant Plot. |
| | a) | Type of Building (Residential / Commercial/ Industrial) | Vacant Plot |
| | b) | Type of construction (Load bearing / RCC/ Steel Framed) | Only vacant land, no construction done. & |
| | c) | Year of construction | Vacant Plot |
| | d) | Number of floors and height of each floor including basement, if any | Vacant Plot |
| | e) | Plinth area floor-wise | Vacant Plot |
| | f) | Condition of the building | Vacant Plot |
| | i. | Interior Finishing | Vacant Plot/ Land |
| | ii. | Exterior Finishing | Vacant Plot/ Land |
| 2. | Status of Building Plans/ Maps | | Cannot comment since no approved map given to us |
| | g) | Date of issue and validity of layout of approved map / plan | Vacant Plot |
| | h) | Is Building as per approved Map | Vacant Plot |
| | i) | Whether genuineness or authenticity of approved map / plan is verified | Vacant Plot |
| | j) | Any other comments by our empaneled valuers on authentic of approved plan | No |
| | k) | Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan | Approved Map Not Provided to us. |
| 3. | Valuation of Structure | | |
| | a) | Market Value of Structure | NA |
| | b) | Government Guideline Value of Structure | NA |

| 7. SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF | | | |
|--|--|--------------|--------------|
| S.No. | Description | Ground floor | Other floors |
| 1. | Foundation | NA | NA |
| 2. | Ground Floor | NA | NA |
| 3. | Superstructure | NA | NA |
| 4. | Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber) | NA | NA |
| 5. | RCC works | NA | NA |
| 6. | Plastering | NA | NA |
| 7. | Flooring, Skirting, dadoing | NA | NA |
| 8. | Special finish as marble, granite, wooden paneling, grills, etc. | NA | NA |
| 9. | Roofing including weather proof course | NA | NA |
| 10. | Drainage | NA | NA |

| S.No. | Description | Ground floor | Other floors |
|-------|--|--------------|--------------|
| 1. | Compound wall | NA | NA |
| | Height | NA | NA |
| | Length | NA | NA |
| | Type of construction | NA | NA |
| 2. | Electrical installation | | |
| | Type of wiring | NA | NA |
| | Class of fittings (superior / ordinary / poor) | NA | NA |
| | Number of light points | NA | NA |
| | Fan points | NA | NA |
| | Spare plug points | NA | NA |
| | Any other item | NA | NA |
| 3. | Plumbing installation | | |
| | a) No. of water closets and their type | NA | NA |
| | b) No. of wash basins | NA | NA |
| | c) No. of urinals | -- | -- |
| | d) No. of bath tubs | NA | NA |
| | e) Water meter, taps, etc. | NA | NA |
| | f) Any other fixtures | NA | NA |

PART D

EXTRA ITEMS

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

PART E

AMENITIES

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

PART F

MISCELLANEOUS

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

PART G

SERVICES

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

PART H

CONSOLIDATED VALUATION ASSESSMENT OF THE INDUSTRY

| S.No. | Particulars | Govt. Circle/ Guideline Value | Indicative & Estimated Prospective Fair Market Value |
|-------|---|-------------------------------|--|
| 1. | Land (A) | Rs.12,98,38,471/- | Rs.12,98,38,471/- |
| 2. | Structure Construction Value (B) (B) | Rs. 17,66,38,751/- | --- |
| 3. | Extra Items (C) | --- | --- |
| 4. | Amenities (D) | --- | --- |
| 5. | Miscellaneous (E) | --- | --- |
| 6. | Services (F) | --- | --- |
| 7. | Total Add (A+B+C+D+E+E+F) | Rs.12,98,38,471/- | Rs.12,98,38,471/- |
| 8. | Additional Premium if any | --- | --- |
| | Details/ Justification | --- | --- |
| 9. | Deductions charged if any | --- | --- |
| | Details/ Justification | --- | --- |
| 10. | Total Indicative & Estimated Prospective Fair Market Value[#] | --- | Rs.12,98,38,471/- |
| 11. | Rounded Off | --- | Rs.12,98,00,000/- |
| 12. | Expected Realizable Value[^] (@ ~15% less) | --- | Rs.11,03,30,000/- |
| 13. | Expected Forced Distress Sale Value[*] (@ ~25% less) | --- | Rs.9,73,50,000/- |
| 14. | Valuation of structure for Insurance purpose | NA | NA |

(RUPEES TWELVE CRORE NINETY EIGHT LAKHS ONLY)

| | | |
|-----|---|--|
| i. | Justification for more than 20% difference in Market & Circle Rate | Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors |
| ii. | Concluding comments & Disclosures if any | <ol style="list-style-type: none"> 1. We have given the Valuation of the land by using Guideline rate value since land is not identified, neither survey has been conducted by the company officials. 2. Current use of the plot is not known, but as per the company officials, some land parcels have roads, and ponds present on the land parcels. 3. We do not have the information whether the land parcel is fragmented or accumulated as a single larger plot. However as per the verbal discussion with the company's official the land parcel is scattered in the entire Dhenkanal district. 4. We have no any information, whether the land parcel is land locked or have any accessibility to road. We also don't know whether the land parcel is merged or demarcated. 5. Guideline value of some plot numbers are not available in public domain and therefore be taken in consideration for valuation of the subject property. 6. Thus, it is advised to check the ownership, address & land area with help of expert. 7. The Valuation of the subject land parcel has been done considering the land area as provided by the company officials. We did not identify the land. Since the subject property is under insolvency and bank is required some value to ascertain the reserve price of the property and assets of the company, therefore for this purpose we are evaluating the value based on the circle rate only for assigning some reserve price. 8. This valuation is done only to give a general idea based on the calculation done referring circle rate only. Based on specific land location, its condition and other factors market value may vary to large extent which is not considered in this report due to practical difficulties faced during survey. 9. Since, the survey of the property is not conducted, hence google map location and photographs of the subject property is not attached with the valuation report. 10. Presently the property market is not under a free market condition due to Covid Pandemic disruption. Currently, as per the micro & macro market research, the demand for property is weak and the enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a substantial discount to the rates prevailing before the Covid Pandemic. Thus the Realizable Value in this Report has been adopted based on this consideration. |

| | | |
|--|--|---|
| | | <ol style="list-style-type: none">11. 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.12. Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.13. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.14. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR. |
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| DECLARATION BY VALUER FIRM | | | |
|----------------------------|---|---|---|
| i. | As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs.12,98,00,000/- (Rupees <u>Twelve Crore Ninety Eight Lakhs</u> only). The Realizable value of the above property is Rs.11,03,30,000/- (Rupees <u>Eleven Crore Three Lakhs Thirty Thousand</u> only). The book value of the above property as of <u>xxx</u> is Rs. <u>xxx</u> (Rupees <u>xxx</u> only) and the distress value Rs.9,73,50,000/- (Rupees Nine Crore Seventy Three Lakhs Fifty Thousand only). | | |
| ii. | Name & Address of Valuer company | M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2nd floor, Sector- 2, Noida | |
| iii. | Enclosed Documents | S.No | Documents |
| | | i. | General Details |
| | | ii. | Screenshot of the price trend references of the similar related properties available on public domain |
| | | iii. | Google Map |
| | | iv. | Photographs |
| | | v. | Copy of Circle Rate |
| | | vi. | Survey Summary Sheet |
| | | vii. | Valuer's Remark |
| | | viii. | Copy of relevant papers from the property documents referred in the Valuation |
| iv. | Total Number of Pages in the Report with Enclosures | 30 | |
| v. | Engineering Team worked on the report | SURVEYED BY: Survey not done | |
| | | PREPARED BY: AE Vibhanshu Vaibhav | |
| | | REVIEWED BY: HOD Valuations | |

ENCLOSURE: I- ASSUMPTIONS | REMARKS | LIMITING CONDITIONS

| | |
|------|--|
| i. | Qualification in TIR/Mitigation Suggested, if any: Cannot comment since copy of TIR is not provided to us. |
| ii. | Is property SARFAESI compliant: Cannot comment, since survey of the property is not completed. |
| iii. | Whether property belongs to social infrastructure like hospital, school, old age home etc.: No |
| iv. | Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: Yes, already mortgaged |
| v. | Details of last two transactions in the locality/area to be provided, if available: Information couldn't be found. |
| vi. | Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR. |
| | 1. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the copy of the documents provided to us from the originals has not been done at our end. |
| | 2. Legal aspects for 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. |
| | 3. Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation. |

R.K ASSOCIATES IMPORTANT NOTES

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

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

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**

Not Available in Public domain.

DRAFT

ENCLOSURE: III – GOOGLE MAP LOCATION

Not Available since survey is not done

DRAFT

ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY

Not Available since survey is not done

DRAFT

ENCLOSURE: V- COPY OF CIRCLE RATE

| CIRCLE RATE VALUATION | | | | | | | | | |
|-----------------------|--------------------------------------|--------------|------------|----------|-----------|-------------|-----------|-------|--------------------------|
| SI No | Company Name | Sale Deed No | Date | Khata No | Plot No | Area | Village | Kisam | Areawise Benchmark Value |
| 1 | Bhuvée Profile & Stainless Pvt. Ltd. | 4995 | 22.10.2008 | 36 | 3770 | 0.15 | Kurunti | S-2 | ₹ 2,76,000.00 |
| | | 4995 | 22.10.2008 | 36 | 3772 | 0.15 | Kurunti | S-2 | ₹ 2,76,000.00 |
| 2 | Bhuvée Profile & Stainless Pvt. Ltd. | 78 | 07.01.2008 | 298 | 3675(P) | 1.00 | Kurunti | T-1 | ₹ 23,47,800.00 |
| 3 | Bhuvée Profile & Stainless Pvt. Ltd. | 3533 | 22.07.2008 | 341 | 3674 | 0.11 | Kurunti | T-1 | ₹ 1,37,500.00 |
| | | 3533 | 22.07.2008 | 341 | 3777 | 0.08 | Kurunti | S-1 | ₹ 1,00,000.00 |
| | | 3533 | 22.07.2008 | 341 | 3669/4617 | 0.04 | Kurunti | S-3 | ₹ 50,000.00 |
| 4 | Bhuvée Profile & Stainless Pvt. Ltd. | 2539 | 02.06.2006 | 754/779 | 6842 | 0.33 | Mangalpur | T-1 | ₹ 3,76,200.00 |
| Total | | | | | | 1.86 | | | ₹ 35,63,500.00 |

| CIRCLE RATE VALUATION | | | | | | | | | |
|-----------------------|----------------------------|---------------|------------|-----------|-----------|-------------|-----------|--------|--------------------------|
| SI No. | Company No. | Sale Deed No. | Date | Khata No. | Plot No. | Area | Village | Kisam | Areawise Benchmark Value |
| 1 | Rabirun Vinimay Pvt. Ltd. | 5627 | 12-5-2006 | 513 | 6378 | 0.27 | Mangalpur | S-2 | ₹ 2,82,150.00 |
| | | | | 513 | 6380 | 0.15 | Mangalpur | S-2 | ₹ 1,56,750.00 |
| | | | | 513 | 6381 | 0.18 | Mangalpur | S-2 | ₹ 1,88,100.00 |
| | | | | 513 | 6831 | 0.25 | Mangalpur | S-2 | ₹ 2,61,250.00 |
| | | | | 513 | 6832 | 0.13 | Mangalpur | S-2 | ₹ 1,35,850.00 |
| | | | | 513 | 6836 | 0.12 | Mangalpur | S-2 | ₹ 1,25,400.00 |
| 2 | Rabirun Vinimay Pvt. Ltd. | 5677 | 12-8-2008 | 754/768 | 6829/8852 | 0.052 - 1/2 | Mangalpur | S-2 | ₹ 54,340.00 |
| | | | | 754/768 | 6828/8851 | 0.05 | Mangalpur | S-2 | ₹ 52,250.00 |
| | | | | 754/768 | 6859/8850 | 0.157 - 1/2 | Mangalpur | T-1 | ₹ 1,89,970.00 |
| 3 | Rabirun Vinimay Pvt. Ltd. | 5625 | 12-5-2008 | 754/767 | 6833/8849 | 0.045 | Mangalpur | S-2 | ₹ 47,025.00 |
| 4 | Rabirun Vinimay Pvt. Ltd. | 5286 | 11-10-2008 | 353 | 6389 | 0.26 | Mangalpur | S-2 | ₹ 2,71,700.00 |
| 5 | Rabirun Vinimay Pvt. Ltd. | 5078 | 10-29-2008 | 560 | 6388 (P) | 0.55 | Mangalpur | S-2 | ₹ 5,74,750.00 |
| 6 | Rabirun Vinimay Pvt. Ltd. | 5401 | 11-19-2008 | 693 | 6830 | 0.62 | Mangalpur | S-2 | ₹ 6,47,900.00 |
| | | | | 693 | 6830/7500 | 0.15 | Mangalpur | S-2 | ₹ 1,56,750.00 |
| 7 | Rabirun Vinimay Pvt. Ltd. | 5291 | 11-10-2008 | 676 | 3643 | 0.19 | Mangalpur | S-3 | ₹ 2,29,90,000.00 |
| 8 | Rabirun Vinimay Pvt. Ltd. | 5626 | 12-5-2008 | 615 | 6346 (P) | 0.1 | Mangalpur | S-1 | ₹ 1,21,000.00 |
| 9 | Rabirun Vinimay Pvt. Ltd. | 3301 | 09.07.2008 | 546/120 | 3465 | 1.03 | Kurunti | S-Df-1 | ₹ 24,18,234.00 |
| 10 | Rabirun Vinimay Pvt. Ltd. | 3300 | 09.07.2008 | 546/420 | 3437/4442 | 0.24 | Kurunti | S-Df-1 | ₹ 5,63,472.00 |
| 11 | | | 09.07.2008 | 546/420 | 3440/4441 | 0.28 | Kurunti | S-Df-1 | ₹ 6,57,384.00 |
| 12 | | | 09.07.2008 | 546/420 | 3464 | 0.27 | Kurunti | S-Df-1 | ₹ 6,33,906.00 |
| 13 | | | 09.07.2008 | 546/420 | 3440 | 0.27 | Kurunti | S-Df-1 | ₹ 19,305.00 |
| 14 | | | 09.07.2008 | 546/420 | 3452/5874 | 0.12 | Kurunti | S-2 | ₹ 2,81,736.00 |
| 15 | Rabirun Vinimay Pvt. Ltd.. | 3300 | 09.07.2008 | 546/210 | 3463 | 0.86 | Kurunti | S-3 | ₹ 20,19,108.00 |
| 16 | Rabirun Vinimay Pvt. Ltd. | 3528 | 22.07.2008 | 39 | 6917 | 0.21 | Mangalpur | S-2 | ₹ 2,54,100.00 |
| 17 | Rabirun Vinimay Pvt. Ltd. | 3527 | 22.07.2008 | 676 | 6941 | 0.49 | Mangalpur | S-1 | ₹ 5,92,900.00 |
| 18 | | | 22.07.2008 | 676 | 6955 | 0.18 | Mangalpur | S-2 | ₹ 1,98,000.00 |
| 19 | | 3405 | 15.07.2008 | 676 | 6942 | 0.43 | Mangalpur | S-1 | ₹ 5,20,300.00 |
| 20 | | | 15.07.2008 | 676 | 6949 | 0.19 | Mangalpur | S-1 | ₹ 2,29,900.00 |
| 21 | | | 15.07.2008 | 676 | 6951 | 0.12 | Mangalpur | S-2 | ₹ 1,45,200.00 |
| 22 | | | 15.07.2008 | 676 | 6944 | 0.25 | Mangalpur | S-1 | ₹ 3,02,500.00 |
| 23 | | | 15.07.2008 | 676 | 5947 | 0.09 | Mangalpur | S-1 | ₹ 94,050.00 |
| 24 | | | 15.07.2008 | 676 | 6954 | 0.10 | Mangalpur | T-1 | ₹ 1,04,500.00 |
| 25 | | | 15.07.2008 | 676 | 6941 | 0.09 | Mangalpur | S-1 | ₹ 1,08,900.00 |
| 26 | | | 15.07.2008 | 675 | 6939 | 0.065 | Mangalpur | S-1 | ₹ 78,650.00 |
| 27 | Rabirun Vinimay Pvt. Ltd. | 3773 | 08.08.2008 | 676 | 6926 | 0.20 | Mangalpur | Patita | ₹ 2,20,000.00 |
| 28 | Rabirun Vinimay Pvt. Ltd. | 3406 | 15.07.2008 | 676 | 6941 | 0.58 | Mangalpur | S-1 | ₹ 7,01,800.00 |
| 29 | | | 15.07.2008 | 676 | 6948 | 0.63 | Mangalpur | S-1 | ₹ 7,62,300.00 |
| Total | | | | | | 9.89 | | | ₹ 3,72,97,280.00 |

CIRCLE RATE VALUATION

| SI No | Company Name | Sale Deed No | Date | Khata No | Plot No | Area | Village | Kisam | Areawise Benchmark Value |
|-------|---------------------|--------------|------------|------------------------------------|-----------|-------|--------------|--------|--------------------------|
| 1 | BRG Steel Pvt. Ltd. | 476 | 28.01.2005 | 168 | 2469 | 0.55 | Khargaprasad | T-1 | ₹ 6,87,500.00 |
| | | 476 | 28.01.2005 | 168 | 2470 | 0.73 | Khadgaprasad | T-1 | ₹ 1,20,450.00 |
| 2 | BRG Steel Pvt. Ltd. | 980 | 26.02.2005 | 478 | 2456 | 1.02 | Khadgaprasad | T-1 | ₹ 12,75,000.00 |
| | | 980 | 26.02.2005 | 478 | 2465 | 0.66 | Khadgaprasad | S-3 | ₹ 8,25,000.00 |
| | | 980 | 26.02.2005 | 478 | 2466 | 1.12 | Khadgaprasad | S-1 | ₹ 13,44,000.00 |
| | | 980 | 26.02.2005 | 478 | 2467 | 0.16 | Khadgaprasad | ADI | ₹ 1,76,000.00 |
| 3 | BRG Steel Pvt. Ltd. | 979 | 26.02.2005 | 1037/72 | 2468 | 0.90 | Khadgaprasad | T-1 | ₹ 1,48,500.00 |
| 4 | BRG Steel Pvt. Ltd. | 635 | 05.02.2005 | KHATA No. 164 & HALL KHATA No. 700 | 1573 | 1.07 | Khadgaprasad | S-1 | ₹ 13,37,500.00 |
| | | 635 | 05.02.2005 | | 1566 | | Khadgaprasad | | |
| | | 635 | 05.02.2005 | | 1565 | | Khadgaprasad | | |
| | | 635 | 05.02.2005 | | 1562 | | Khadgaprasad | | |
| | | 635 | 05.02.2005 | | 1575 | | Khadgaprasad | | |
| 5 | BRG Steel Pvt. Ltd. | 527 | 30.07.2003 | 297 | 3126 | 0.28 | Basulei | T-2 | ₹ 1,54,000.00 |
| | | 527 | 30.07.2003 | 297 | 3126/6624 | 0.09 | Basulei | T-2 | ₹ 49,500.00 |
| | | 527 | 30.07.2003 | 297 | 3126/6623 | 0.26 | Basulei | T-2 | ₹ 1,43,000.00 |
| | | 527 | 30.07.2003 | 297 | 3117 | 0.24 | Basulei | T-2 | ₹ 1,32,000.00 |
| | | 527 | 30.07.2003 | 297 | 3118 | 0.20 | Basulei | T-2 | ₹ 1,10,000.00 |
| | | 527 | 30.07.2003 | 297 | 3119 | 0.18 | Basulei | T-2 | ₹ 99,000.00 |
| | | 527 | 30.07.2003 | 297 | 3120 | 0.50 | Basulei | T-2 | ₹ 2,75,000.00 |
| | | 527 | 30.07.2003 | 297 | 3121 | 0.45 | Basulei | T-2 | ₹ 2,47,500.00 |
| | | 527 | 30.07.2003 | 297 | 3116 | 0.11 | Basulei | S-3 | ₹ 60,500.00 |
| | | 527 | 30.07.2003 | 297 | 3084/8717 | 0.14 | Basulei | Danda | ₹ 1,75,000.00 |
| 6 | BRG Steel Pvt. Ltd. | 494/480 | 14.07.2003 | 67 | 2951 | 2.70 | Basulei | S-2 | ₹ 7,02,000.00 |
| | BRG Steel Pvt. Ltd. | 494/480 | 14.07.2003 | 67 | 2952 | 1.09 | Basulei | S-3 | ₹ 5,99,500.00 |
| | BRG Steel Pvt. Ltd. | 494/480 | 14.07.2003 | 67 | 2953 | 0.47 | Basulei | S-3 | ₹ 2,58,500.00 |
| | BRG Steel Pvt. Ltd. | 494/480 | 14.07.2003 | 67 | 5316 | 1.57 | Basulei | S-1 | ₹ 4,08,200.00 |
| | BRG Steel Pvt. Ltd. | 494/480 | 14.07.2003 | 67 | 5319 | 0.26 | Basulei | S-3 | ₹ 1,43,000.00 |
| | BRG Steel Pvt. Ltd. | 494/480 | 14.07.2003 | 67 | 5320 | 0.43 | Basulei | S-1 | ₹ 1,11,800.00 |
| | BRG Steel Pvt. Ltd. | 494/480 | 14.07.2003 | 67 | 5321 | 0.31 | Basulei | Patita | ₹ 2,85,200.00 |
| 7 | BRG Steel Pvt. Ltd. | 4590 | 11-8-2004 | 384 | 3739 | 0.37 | Kurunti | T-2 | ₹ 4,62,500.00 |
| | | | | 384 | 3719 | 0.14 | Kurunti | S-2 | ₹ 10,010.00 |
| 8 | BRG Steel Pvt. Ltd. | 4592 | 11-8-2114 | 450 | 3740/4526 | 1.96 | Kurunti | T-2 | ₹ 24,50,000.00 |
| 9 | BRG Steel Pvt. Ltd. | 4670 | 11-17-2004 | 247 | 3533 | 0.64 | Kurunti | T-1 | ₹ 8,00,000.00 |
| | | | | 247 | 3535 | 0.23 | Kurunti | T-1 | Not Available |
| | | | | 247 | 3724 | 1.25 | Kurunti | T-2 | ₹ 15,62,500.00 |
| 10 | BRG Steel Pvt. Ltd. | 4671 | 11-17-2004 | 176 | 3735 | 0.12 | Kurunti | S-3 | ₹ 1,50,000.00 |
| 11 | BRG Steel Pvt. Ltd. | 4669 | 11-17-2004 | 541 | 3735/4791 | 0.12 | Kurunti | S-3 | ₹ 1,50,000.00 |
| 12 | BRG Steel Pvt. Ltd. | 4593 | 11-8-2004 | 468 | 3722 | 0.63 | Kurunti | S-3 | ₹ 7,87,500.00 |
| 13 | BRG Steel Pvt. Ltd. | 4591 | 11-8-2004 | 265 | 3721 | 0.14 | Kurunti | S-2 | ₹ 1,54,000.00 |
| | | | | 265 | 3723 | 0.98 | Kurunti | S-2 | ₹ 12,25,000.00 |
| 14 | BRG Steel Pvt. Ltd. | 587 | 2-3-2005 | 537 | 3738 | 0.21 | Kurunti | S-3 | ₹ 4,93,038.00 |
| 15 | BRG Steel Pvt. Ltd. | 475 | 1-28-2005 | 65 | 3734 | 0.14 | Kurunti | S-3 | ₹ 3,28,692.00 |
| 16 | BRG Steel Pvt. Ltd. | 318 | 1-29-2005 | 359 | 3726 | 0.4 | Kurunti | T-2 | ₹ 9,39,120.00 |
| | | | | 359 | 3727 | 0.35 | Kurunti | T-2 | ₹ 8,21,730.00 |
| Total | | | | | | 23.17 | | | ₹ 2,02,01,740.00 |

CIRCLE RATE VALUATION

| SL NO | COMPANY NAME | SALE DEED NO | DATE | KHATA NO | PLOT NO | AREA | VILLAGE | KISAM | AREA WISE BENCHMARK VALUE |
|-------|------------------------------------|--------------|------------|----------|-----------|-------|-------------|---------------|---------------------------|
| 1 | BRG IRON & STEEL CO. (P) LTD. | 4575 | 11-6-2004 | 296 | 3725 | 0.33 | Kurunti | T-2 | ₹ 4,12,500.00 |
| | | | | | 3728 | 1.05 | Kurunti | S-3 | ₹ 13,12,500.00 |
| | | | | | 3730 | 0.35 | Kurunti | S-3 | ₹ 4,37,500.00 |
| | | | | | 3731 | 0.13 | Kurunti | T-2 | ₹ 9,295.00 |
| | | | | | 3732 | 0.15 | Kurunti | S-3 | ₹ 1,87,500.00 |
| | | | | | 3733 | 0.22 | Kurunti | T-2 | ₹ 2,75,000.00 |
| | | | | | 3731/4082 | 0.29 | Kurunti | T-2 | ₹ 3,62,500.00 |
| | | | | | 3732/4083 | 0.18 | Kurunti | S-3 | ₹ 2,25,000.00 |
| 2 | BRG IRON & STEEL CO. (P) LTD. | 4573 | 11-6-2004 | 169 | 3740 | 0.57 | Kurunti | T-2 | ₹ 7,12,500.00 |
| 3 | BRG IRON & STEEL COMPANY PVT. LTD. | 851 | 3-1-2004 | 413 | 3188 | 0.56 | Kurunti | T-1 | ₹ 7,00,000.00 |
| | | | | | 3197 | 0.42 | Kurunti | S-1 | ₹ 5,25,000.00 |
| | | | | | 3198 | 0.31 | Kurunti | S-1 | ₹ 3,87,500.00 |
| | | | | | 3566 | 0.31 | Kurunti | T-1 | ₹ 3,87,500.00 |
| | | | | | 3567 | 0.3 | Kurunti | S-1 | ₹ 3,75,000.00 |
| | | | | 128 | 3184 | 0.21 | Kurunti | T-1 | ₹ 2,62,500.00 |
| | | | | | 3185 | 0.14 | Kurunti | S-2 | ₹ 1,75,000.00 |
| | | | | | 3186 | 0.23 | Kurunti | S-1 | ₹ 2,87,500.00 |
| | | | | | 3196 | 0.12 | Kurunti | T-1 | ₹ 1,50,000.00 |
| | | | | | 3182/4824 | 0.1 | Kurunti | S-2 | ₹ 1,25,000.00 |
| | | | | | 3184/4825 | 0.16 | Kurunti | T-1 | ₹ 2,00,000.00 |
| | | | | | 3184/4826 | 0.23 | Kurunti | T-1 | ₹ 2,87,500.00 |
| | | | | | 3185/4827 | 0.16 | Kurunti | S-2 | ₹ 2,00,000.00 |
| | | | | | 3196/4834 | 0.09 | Kurunti | T-1 | ₹ 1,12,500.00 |
| | | | | | 3196/4835 | 0.08 | Kurunti | T-1 | ₹ 1,00,000.00 |
| | | | | | 3196/4836 | 0.12 | Kurunti | T-1 | ₹ 1,50,000.00 |
| | | | | | 3196/4839 | 0.12 | Kurunti | T-1 | Not available |
| | | | | | 3184/4848 | 0.2 | Kurunti | T-1 | ₹ 2,50,000.00 |
| | | | | | 3184/4849 | 0.18 | Kurunti | T-1 | ₹ 2,25,000.00 |
| 4 | BRG IRON & STEEL CO. (P) LTD. | 5035 | 08.12.2006 | 409 | 3583 | 0.22 | Kurunti | S-1 | ₹ 5,16,516.00 |
| | | 5035 | 08.12.2006 | | 3621 | 0.245 | Kurunti | T-1 | ₹ 5,75,211.00 |
| | | 5035 | 08.12.2006 | | 3670 | 0.23 | Kurunti | T-1 | ₹ 5,39,994.00 |
| | | 5035 | 08.12.2006 | | 3669/4615 | 0.13 | Kurunti | S-3 | ₹ 3,05,214.00 |
| | | 5035 | 08.12.2006 | | 3669/4619 | 0.16 | Kurunti | S-3 | ₹ 3,75,648.00 |
| 5 | BRG IRON & STEEL CO. (P) LTD. | 1767 | 28.04.2004 | 51 | 360 | 0.96 | Kurunti | T-1 | ₹ 12,00,000.00 |
| 6 | BRG IRON & STEEL CO. (P) LTD. | 4690 | 10.11.2006 | 427 | 3581 | 0.18 | Kurunti | T-1 | ₹ 2,25,000.00 |
| | | 4690 | 10.11.2006 | | 3631/4620 | 0.04 | Kurunti | S-D-1 | ₹ 50,000.00 |
| 7 | BRG IRON & STEEL CO. (P) LTD. | 4726 | 15.11.2006 | 244 | 3616(P) | 0.072 | Kurunti | T-1 | ₹ 2,07,000.00 |
| 8 | BRG IRON & STEEL CO. (P) LTD. | 4727 | 15.11.2006 | 368 | 3617/5228 | 0.04 | Kurunti | Baje Fasali-1 | ₹ 93,912.00 |
| | | 4727 | 15.11.2006 | | 3628/5221 | 0.05 | Kurunti | T-1 | ₹ 1,17,390.00 |
| | | 4727 | 15.11.2006 | | 3628/5226 | 0.05 | Kurunti | T-1 | ₹ 1,17,390.00 |
| | | 4727 | 15.11.2006 | | 3621/5233 | 0.23 | Kurunti | T-1 | ₹ 2,87,500.00 |
| 9 | BRG IRON & STEEL CO. (P) LTD. | 5011 | 06.12.2006 | 91 | 3578 | 0.21 | Kurunti | S-1 | ₹ 2,62,500.00 |
| | | 5011 | 06.12.2006 | | 3628 | 0.06 | Kurunti | T-1 | ₹ 75,000.00 |
| | | 5011 | 06.12.2006 | | 3671 | 0.18 | Kurunti | T-1 | ₹ 4,22,604.00 |
| | | 5011 | 06.12.2006 | | 3679 | 0.06 | Kurunti | S-2 | ₹ 75,000.00 |
| | | 5011 | 06.12.2006 | | 3628/5218 | 0.05 | Kurunti | T-1 | ₹ 62,500.00 |
| | | 5011 | 06.12.2006 | | 3617/5229 | 0.04 | Kurunti | S-2f-1 | ₹ 93,912.00 |
| | | 5011 | 06.12.2006 | | 3621/5234 | 0.24 | Kurunti | T-1 | ₹ 3,00,000.00 |
| | | 5011 | 06.12.2006 | | 3669/4616 | 0.16 | Kurunti | S-3 | ₹ 2,00,000.00 |
| | | 5011 | 06.12.2006 | | 3616(P) | 0.072 | Kurunti | T-1 | ₹ 2,07,000.00 |
| 10 | BRG IRON & STEEL CO. (P) LTD. | 449 | 03.02.2006 | 127/374 | 29 | 0.13 | Narenderpur | Gharbari | Not available |

VALUATION ASSESSMENT
M/S BRG IRON & STEEL COMPANY (P) LIMITED



| | | | | | | | | | | |
|----|-------------------------------|------|------------|----------|----------------|-------|--------------|-----------|---|---------------|
| 11 | BRG IRON & STEEL CO. (P) LTD. | 448 | 03.02.2006 | 185 | 3769 | 0.14 | Kurunti | S-2 | ₹ | 1,75,000.00 |
| 12 | BRG IRON & STEEL CO. (P) LTD. | 5010 | 06.12.2006 | 341 | 3574(P) | 0.06 | Kurunti | S-1 | ₹ | 75,000.00 |
| | | 5010 | 06.12.2006 | | 3631 | 0.023 | Kurunti | S-2f-1 | ₹ | 28,750.00 |
| | | 5010 | 06.12.2006 | | 3674 | 0.107 | Kurunti | T-1 | ₹ | 1,33,750.00 |
| | | 5010 | 06.12.2006 | | 3777 | 0.08 | Kurunti | S-1 | ₹ | 1,00,000.00 |
| | | 5010 | 06.12.2006 | | 3669/4617(P) | 0.043 | Kurunti | S-3 | ₹ | 53,750.00 |
| | | 5010 | 06.12.2006 | | 5628/5220(P) | 0.017 | Kurunti | T-1 | ₹ | 21,250.00 |
| | | 5010 | 06.12.2006 | | 3628/5225(P) | 0.023 | Kurunti | T-1 | ₹ | 28,750.00 |
| | | 5010 | 06.12.2006 | | 3617/5230(P) | 0.01 | Kurunti | S-2f-1 | ₹ | 12,500.00 |
| | | 5010 | 06.12.2006 | | 3616(P) | 0.024 | Kurunti | T-1 | ₹ | 69,000.00 |
| 13 | BRG IRON & STEEL CO. (P) LTD. | 4646 | 08.11.2006 | 1037/472 | 2456/9455 | 0.40 | Khargaprasad | T-1 | | Not available |
| 14 | BRG IRON & STEEL CO. (P) LTD. | 5201 | 22.12.2006 | 546/90 | 3764/4185 | 0.15 | Kurunti | T-2 | ₹ | 1,87,500.00 |
| | | 5201 | 22.12.2006 | | 3768/5363 | 0.05 | Kurunti | T-1 | ₹ | 1,17,390.00 |
| | | 5201 | 22.12.2006 | | 3768/5246/5364 | 0.03 | Kurunti | T-1 | ₹ | 70,434.00 |
| | | 5201 | 22.12.2006 | | 3766/5247/5365 | 0.11 | Kurunti | S-3 | ₹ | 2,58,258.00 |
| | | 5201 | 22.12.2006 | | 3766/5248/5366 | 0.04 | Kurunti | S-3 | ₹ | 93,912.00 |
| | | 5201 | 22.12.2006 | | 3766/5367 | 0.15 | Kurunti | T-1 | ₹ | 3,52,170.00 |
| | | 5201 | 22.12.2006 | 426 | 3753 | 0.05 | Kurunti | S-2 | ₹ | 62,500.00 |
| | | 5201 | 22.12.2006 | | 3768 | 0.05 | Kurunti | T-1 | ₹ | 62,500.00 |
| | | 5201 | 22.12.2006 | | 3768/5246 | 0.03 | Kurunti | T-1 | ₹ | 37,500.00 |
| | | 5201 | 22.12.2006 | | 3766/5247 | 0.06 | Kurunti | S-3 | ₹ | 75,000.00 |
| | | 5201 | 22.12.2006 | | 3766/5248 | 0.04 | Kurunti | S-3 | ₹ | 50,000.00 |
| | | 5201 | 22.12.2006 | 74 | 3766 | 0.15 | Kurunti | T-1 | ₹ | 3,52,170.00 |
| | | 5201 | 22.12.2006 | 427 | 3294 | 0.04 | Kurunti | S-3 | ₹ | 50,000.00 |
| 15 | BRG IRON & STEEL CO. (P) LTD. | 5181 | 22.12.2006 | 517 | 3748 | 0.56 | Kurunti | T-1 | ₹ | 13,14,768.00 |
| | | 5181 | 22.12.2006 | | 3758 | 0.14 | Kurunti | T-1 | ₹ | 1,75,000.00 |
| 16 | BRG IRON & STEEL CO. (P) LTD. | 5200 | 22.12.2006 | 546/94 | 3208/5470 | 0.24 | Kurunti | S-2 | ₹ | 5,63,472.00 |
| 17 | BRG IRON & STEEL CO. (P) LTD. | 5160 | 20.12.2006 | 546/260 | 3227 | 0.22 | Kurunti | S-3 | ₹ | 2,75,000.00 |
| | | 5160 | 20.12.2006 | | 3228/5589 | 0.16 | Kurunti | T-1 | ₹ | 3,75,648.00 |
| 18 | BRG IRON & STEEL CO. (P) LTD. | 5161 | 20.12.2006 | 246 | 3228 | 0.74 | Kurunti | T-1 | ₹ | 9,25,000.00 |
| | | 5161 | 20.12.2006 | | 3229 | 0.40 | Kurunti | T-1 | ₹ | 5,00,000.00 |
| | | 5161 | 20.12.2006 | | 3223/4492 | 0.05 | Kurunti | S-3 | ₹ | 62,500.00 |
| 19 | BRG IRON & STEEL CO. (P) LTD. | 4027 | 31.10.2003 | 151 | 3189 | 0.40 | Kurunti | T-1 | ₹ | 50,000.00 |
| | | 4027 | 31.10.2003 | | 3195 | 0.33 | Kurunti | T-1 | ₹ | 4,12,500.00 |
| 20 | BRG IRON & STEEL CO. (P) LTD. | 4307 | 24.11.2003 | 240 | 3197/4666 | 0.07 | Kurunti | S-1 | ₹ | 87,500.00 |
| 21 | BRG IRON & STEEL CO. (P) LTD. | 4309 | 24.11.2003 | 58 | 3197/4668 | 0.10 | Kurunti | S-1 | ₹ | 12,500.00 |
| 22 | BRG IRON & STEEL CO. (P) LTD. | 4311 | 24.11.2003 | 193 | 3197/4667 | 0.10 | Kurunti | S-2 | ₹ | 12,500.00 |
| 23 | BRG IRON & STEEL CO. (P) LTD. | 4315 | 24.11.2003 | 274 | 3183/4669 | 0.08 | Kurunti | S-1 | ₹ | 1,00,000.00 |
| 24 | BRG IRON & STEEL CO. (P) LTD. | 4396 | 01.12.2003 | 373 | 3191 | 0.40 | Kurunti | T-2 | ₹ | 5,00,000.00 |
| | | 4396 | 01.12.2003 | | 3192 | 0.26 | Kurunti | T-1 | | Not available |
| 25 | BRG IRON & STEEL CO. (P) LTD. | 4406 | 02.12.2003 | 427 | 3581 | 0.55 | Kurunti | T-1 | ₹ | 6,87,500.00 |
| 26 | BRG IRON & STEEL CO. (P) LTD. | 4411 | 02.12.2003 | 350 | 3568 | 0.47 | Kurunti | T-1 | ₹ | 5,87,500.00 |
| 27 | BRG IRON & STEEL CO. (P) LTD. | 4412 | 02.12.2003 | 134 | 3565 | 0.60 | Kurunti | S-1 | | Not available |
| 28 | BRG IRON & STEEL CO. (P) LTD. | 1766 | 28.04.2004 | 457 | 950 | 0.82 | Kurunti | | ₹ | 10,25,000.00 |
| 29 | BRG IRON & STEEL CO. (P) LTD. | 5222 | 05.11.2008 | 137 | 262 | 0.21 | Kurunti. | bagayat 2 | ₹ | 4,93,038.00 |
| | | 5222 | 05.11.2008 | | 263 | 0.19 | Kurunti | Pala 2 | ₹ | 4,46,082.00 |
| 30 | BRG IRON & STEEL CO. (P) LTD. | 5449 | 24.11.2008 | 546/365 | 205/4692 | 0.04 | Kurunti | Bagayat-2 | ₹ | 1,10,000.00 |
| | | 5449 | 24.11.2008 | | 546/122 | 0.46 | Kurunti | S-2 | | Not available |

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|--------------|-------------------------------|------|------------|---------|---------------|--------------|-----------|--------------|---|-----------------------|
| 31 | BRG IRON & STEEL CO. (P) LTD. | 5624 | 05.12.2008 | 433 | 204 | 0.14 | Kurunti | Bagayat 2 | ₹ | 3,28,692.00 |
| | | 5624 | 05.12.2008 | 433 | 209 | 0.12 | Kurunti | Sarad 3 | ₹ | 3,45,000.00 |
| | | 5287 | 10.11.2008 | | 201 | 0.36 | Kurunti | S-3 | ₹ | 1,03,500.00 |
| | | 5287 | 10.11.2008 | | 203 | 0.30 | Kurunti | T-2 | ₹ | 8,62,500.00 |
| 32 | BRG IRON & STEEL CO. (P) LTD. | 5287 | 10.11.2008 | | 3/4063 | 0.08 | Kurunti | Danda | ₹ | 2,20,000.00 |
| | | 5287 | 10.11.2008 | 327 | 3/4067 | 0.27 | Kurunti | Danda | ₹ | 7,42,500.00 |
| | | 5287 | 10.11.2008 | | 210 | 0.32 | Kurunti | S-3 | ₹ | 9,20,000.00 |
| | | 5287 | 10.11.2008 | | 14 | 0.11 | Kurunti | T-1 | ₹ | 3,16,250.00 |
| 33 | BRG IRON & STEEL CO. (P) LTD. | 5223 | 05.11.2008 | | 264 | 0.57 | Kurunti | Pala-2 | ₹ | 13,38,246.00 |
| 34 | BRG IRON & STEEL CO. (P) LTD. | 5288 | 10.11.2008 | 546/361 | 208 | 0.10 | Kurunti | S-3 | ₹ | 2,34,780.00 |
| 35 | BRG IRON & STEEL CO. (P) LTD. | 5289 | 10.11.2008 | 546/438 | 207 | 0.12 | Kurunti | S-3 | ₹ | 1,50,000.00 |
| | | 5290 | 10.11.2008 | | 199 | 0.10 | Kurunti | S-2 | ₹ | 1,84,000.00 |
| 36 | BRG IRON & STEEL CO. (P) LTD. | 5290 | 10.11.2008 | 546/358 | 206 | 0.15 | Kurunti | S-3 | ₹ | 4,31,250.00 |
| | | 5290 | 10.11.2008 | | 198 | 0.13 | Kurunti | S-2 | ₹ | 2,39,200.00 |
| 37 | BRG IRON & STEEL CO. (P) LTD. | 1540 | 23.03.2009 | 546/330 | 3264/5675 | 0.14 | Kurunti | Rasta | ₹ | 3,28,692.00 |
| | | 1540 | 23.03.2009 | | 3263/5674 | 0.26 | Kurunti | T-1 | ₹ | 6,10,428.00 |
| 38 | BRG IRON & STEEL CO. (P) LTD. | 5026 | 22.12.2007 | | 6942 | 0.53 | Mangalpur | S-1 | ₹ | Not available |
| | | 5026 | 22.12.2007 | 676 | 6951 | 0.12 | Mangalpur | S-2 | ₹ | 1,51,800.00 |
| | | 5026 | 22.12.2007 | | 6939 | 0.06.5 | Mangalpur | S-1 | ₹ | 82,225.00 |
| 39 | BRG IRON & STEEL CO. (P) LTD. | 5025 | 22.12.2007 | 754/722 | 6947/8813 | 0.10 | Mangalpur | S-1 | ₹ | 2,60,000.00 |
| | | 5025 | 22.12.2007 | | 6944/8812 | 0.13 | Mangalpur | S-1 | ₹ | 3,38,000.00 |
| | | 5022 | 22.12.2007 | 754/723 | 6954/8815 | 0.10 | Not done | T-1 | ₹ | Not available |
| 40 | BRG IRON & STEEL CO. (P) LTD. | 5027 | 22.12.2007 | 754/723 | 5944/8814 | 0.13 | Mngalpur | S-1 | ₹ | Not available |
| | | 5027 | 22.12.2007 | 754/725 | 6925 | 0.23 | Mngalpur | S-2 | ₹ | 25,300.00 |
| 41 | BRG IRON & STEEL CO. (P) LTD. | 1536 | 20.04.2007 | 427 | 3586 | 0.04 | Kurunti | T-2 | ₹ | 50,000.00 |
| 42 | BRG IRON & STEEL CO. (P) LTD. | 2890 | | 427 | | 2.63 | Kurunti | .. | ₹ | 28,93,000.00 |
| 43 | BRG IRON & STEEL CO. (P) LTD. | 428 | 28.01.2008 | 134 | 3554 | 0.16 | Kurunti | S-2 | ₹ | 2,00,000.00 |
| | | 428 | 28.01.2008 | 134 | 3555 | 0.25 | Kurunti | S-1 | ₹ | 3,12,500.00 |
| 44 | BRG IRON & STEEL CO. (P) LTD. | 4788 | 30.11.2007 | 151 | 3779 | 0.42 | Kurunti | T-1 | ₹ | 9,86,076.00 |
| 45 | BRG IRON & STEEL CO. (P) LTD. | 427 | 28.01.2008 | 546/235 | 3212/3998 | 0.18 | Kurunti | S-1 | ₹ | 4,22,604.00 |
| | | 516 | 02.02.2008 | | 3780 | 0.90 | Kurunti | T-1 | ₹ | 21,13,020.00 |
| 46 | BRG IRON & STEEL CO. (P) LTD. | 516 | 02.02.2008 | 451 | 3781 | 0.15 | Kurunti | S-1 | ₹ | 3,52,170.00 |
| | | 516 | 02.02.2008 | | 3782 | 0.10 | Kurunti | S-2 | ₹ | 2,34,780.00 |
| | | 516 | 02.02.2008 | | 3783 | 0.30 | Kurunti | S-2 | ₹ | 7,04,340.00 |
| | | 516 | 02.02.2008 | | 3785 | 0.77 | Kurunti | S-3 | ₹ | 18,07,806.00 |
| | | 516 | 02.02.2008 | | 3781/5236 | 0.12 | Kurunti | S-1 | ₹ | 2,81,736.00 |
| 47 | BRG IRON & STEEL CO. (P) LTD. | 2174 | 14.05.2008 | 70 | 3212 | 0.09 | Kurunti | S-1 | ₹ | 1,12,500.00 |
| | | 2174 | 14.05.2008 | 531 | 3207 | 0.08 | Kurunti | S-3 | ₹ | 1,87,824.00 |
| | | 2174 | 14.05.2008 | | 3540 | 0.11 | Kurunti | S-1 | ₹ | 2,58,258.00 |
| 48 | BRG IRON & STEEL CO. (P) LTD. | 1925 | 28.04.2008 | 546/130 | 3782/5503 | 0.40 | Kurunti | S-2 | ₹ | Not available |
| | | 1925 | 28.04.2008 | | 3781/3993 | 0.40 | Kurunti | S-1 | ₹ | 28,600.00 |
| 49 | BRG IRON & STEEL CO. (P) LTD. | 1997 | 15.05.2007 | 423 | 3764 | 0.21 | Kurunti | T-1 | ₹ | 2,62,500.00 |
| | | 1997 | 15.05.2007 | 321 | 3764/4182 | 0.17 | Kurunti | T-1 | ₹ | 3,99,126.00 |
| | | 1997 | 15.05.2007 | | 3759 | 1.16 | Kurunti | T-1 | ₹ | 27,23,448.00 |
| | | 1997 | 15.05.2007 | 183 | 3767 | 0.61 | Kurunti | T-1 | ₹ | 14,32,158.00 |
| | | 1997 | 15.05.2007 | | 3757/4379 | 0.30 | Kurunti | T-2 | ₹ | 3,75,000.00 |
| | | 1997 | 15.05.2007 | 185 | 3771 | 0.28 | Kurunti | S-2 | ₹ | 6,57,384.00 |
| | | 1997 | 15.05.2007 | | 3773 | 0.30 | Kurunti | S-2 | ₹ | 7,04,340.00 |
| | | 1997 | 15.05.2007 | 1 | 3768/4186 | 0.05 | Kurunti | T-1 | ₹ | 62,500.00 |
| 50 | BRG IRON & STEEL CO. (P) LTD. | 3359 | 27.07.2007 | 409 | 3621(P) | 0.37 | Kurunti | S-3 | ₹ | 8,68,686.00 |
| 51 | BRG IRON & STEEL CO. (P) LTD. | 81 | 07.01.2008 | | 3628/5223 | 0.02 | Kurunti | T-1 | ₹ | 25,000.00 |
| | | 81 | 07.01.2008 | 242 | 3628/5219(P) | 0.01 | Kurunti | T-1 | ₹ | 23,478.00 |
| | | 81 | 07.01.2008 | | 3630(P) | 0.075 | Kurunti | S-1 | ₹ | 93,750.00 |
| 52 | BRG IRON & STEEL CO. (P) LTD. | 1499 | 07.04.2008 | 539 | 3215/5046 | 0.40 | Kurunti | S-2 | ₹ | 9,39,120.00 |
| 53 | BRG IRON & STEEL CO. (P) LTD. | 4771 | 28.11.2007 | | 3426 | 0.80 | Kurunti | S-3 | ₹ | 18,78,240.00 |
| | | 4771 | 28.11.2007 | 396 | 3466/5018 | 0.56 | Kurunti | S-Df-1 | ₹ | 13,14,768.00 |
| | | 4771 | 28.11.2007 | | 3423/5021 | 0.18 | Kurunti | T-1 | ₹ | 2,25,000.00 |
| | | 4771 | 28.11.2007 | | 3426/5029 | 0.27 | Kurunti | S-3 | ₹ | 3,37,500.00 |
| 54 | BRG IRON & STEEL CO. (P) LTD. | 3531 | 22.07.2008 | | 3194 | 0.004 | Kurunti | T-1 | ₹ | 5,000.00 |
| | | 3531 | 22.07.2008 | 244 | 3652 | 0.03 | Kurunti | T-1 | ₹ | 37,500.00 |
| | | 3531 | 22.07.2008 | | 3667 | 0.01 | Kurunti | Gharbari | ₹ | 23,478.00 |
| | | 3531 | 22.07.2008 | | 3194/4059(P) | 0.01 | Kurunti | T-2 | ₹ | 12,500.00 |
| | | 3531 | 22.07.2008 | | 3215/4536(P) | 0.00 | Kurunti | T-1 | ₹ | Not available |
| | | 3531 | 22.07.2008 | | 3653/4578(P) | 0.00 | Kurunti | S-1 | ₹ | Not available |
| 55 | BRG IRON & STEEL CO. (P) LTD. | 3532 | 22.07.2008 | | 3199(P) | 0.16 | Kurunti | S-1 | ₹ | 2,00,000.00 |
| | | 3532 | 22.07.2008 | 341 | 3574 | 0.19 | Kurunti | S-1 | ₹ | 2,37,500.00 |
| | | 3532 | 22.07.2008 | | 3631 | 0.02 | Kurunti | S-Dofasli-1 | ₹ | 25,000.00 |
| | | 3532 | 22.07.2008 | | 3661 | 0.15 | Kurunti | S-Dofasli-1 | ₹ | 1,87,500.00 |
| | | 3532 | 22.07.2008 | | 3159/5190 | 0.04 | Kurunti | T-1 | ₹ | 50,000.00 |
| | | 3532 | 22.07.2008 | | 3159/5194(P) | 0.03 | Kurunti | T-1 | ₹ | 37,500.00 |
| | | 3532 | 22.07.2008 | | 3628/5220 (P) | 0.02 | Kurunti | T-1 | ₹ | 25,000.00 |
| | | 3532 | 22.07.2008 | | 3628/5225(P) | 0.02 | Kurunti | T-1 | ₹ | 25,000.00 |
| | | 3532 | 22.07.2008 | | 3617/5230(P) | 0.01 | Kurunti | S-Dofasli-1 | ₹ | 12,500.00 |
| | | 3532 | 22.07.2008 | | 3621/5232 (P) | 0.08 | Kurunti | T-1 | ₹ | 4,800.00 |
| | | 3532 | 22.07.2008 | 342 | 3131(P) | 0.08 | Kurunti | S-Dofasli-1 | ₹ | 1,00,000.00 |
| 56 | BRG IRON & STEEL CO. (P) LTD. | 4654 | 17.11.2007 | 504 | 3466 | 0.56 | Kurunti | rad-Dofasali | ₹ | 7,00,000.00 |
| | | 4654 | 17.11.2007 | | 3465/5026 | 0.60 | Kurunti | rad-Dofasali | ₹ | 14,08,680.00 |
| 57 | BRG IRON & STEEL CO. (P) LTD. | 1284 | 26.03.2008 | 451 | 3781(P) | 0.40 | Kurunti | S-1 | ₹ | 9,39,120.00 |
| 58 | BRG IRON & STEEL CO. (P) LTD. | 1283 | 26.03.2008 | 116 | 3227/4006 | 0.14 | Kurunti | S-3 | ₹ | 1,75,000.00 |
| 59 | BRG IRON & STEEL CO. (P) LTD. | 1498 | 07.04.2008 | 157 | 3514 | 0.40 | Kurunti | S-2 | ₹ | 9,39,120.00 |
| Total | | | | | | 41.02 | | | ₹ | 6,87,75,951.00 |

ENCLOSURE: VI – VALUER’S REMARKS

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| 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 documents provided to us from the originals has not been done at our end. |
| 2. | 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. |
| 3. | 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. |
| 4. | 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. |
| 5. | <u>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.</u> |
| 6. | 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. |
| 7. | 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 financier 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. |
| 8. | Getting cizra map or coordination with revenue officers for site identification is not done at our end. |
| 9. | 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. |
| 10. | 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. |
| 11. | 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.. |

VALUATION ASSESSMENT

M/S BRG IRON & STEEL COMPANY (P) LIMITED



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| 12. | 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. |
| 13. | 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. |
| 14. | 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. |
| 15. | 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. |
| 16. | 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. |
| 17. | 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. |
| 18. | 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. |
| 19. | R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at 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. |
| 20. | 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. |
| 21. | 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. |
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