

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

FILE NO.: VIS(2021-22)-PL-519-448-562

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

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Accounting Auditing (ASA)

■ Project Technical Financial Advisers

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, SAMB-I BRANCH, KOLKATA

*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, SAMB-I, Branch, Kolkata
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		<b>Documents Requested</b>	<b>Documents Provided</b>
			<b>Documents Reference No.</b>	
			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 &amp; Steel Company Private Ltd. and its group companies are the owner of the property.</p> <p><b>About the Report</b></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 by the Bank.

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 been asked by the Bank to assign the values based on 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	Rabin 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



		<p>information provided to us by the company.</p> <p><b>Land Location</b></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><b>Observation</b></p> <p>During our site visit of BRG Unit I, II &amp; III and verbal discussion with the company's representative, we made the following observations:</p> <ol style="list-style-type: none"> <li>1. As per company representative they are themselves not fully aware of the specific land locations and have trouble in identifying the plots.</li> <li>2. The subject property is located in village area of Mangalpur, Kurunthi, Khargaprasad, Basulei and Narenderpur.</li> <li>3. This is just a desktop valuation report, no site survey is conducted for the subject land parcels,</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>8. Due to lack of information, we cannot comment which parcel of land lie near to highway and which</li> </ol>
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		<p>parcel lie at some distance from highway. So we 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><b>VALUATION APPROACH</b></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 &amp; 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 &amp; 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.
	b)	Door No.
		Please refer to attached sheet.
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## VALUATION ASSESSMENT

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

	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.	<b>Boundaries of the property</b>			
	Are Boundaries matched		Boundries does not match from available documents.	
	<b>Directions</b>		<b>As per Lease Deed/TIR</b>	<b>Actual found at Site</b>
	North		---	Survey not done
	South		---	Survey not done
	East		---	Survey not done
	West		---	Survey not done
	14.1	<b>Dimensions of the site</b>		<b>A</b>
		<b>As per the Deed</b>	<b>Actuals</b>	
North		--	--	
South		--	--	
East		--	--	
West		--	--	
14.2	Latitude, Longitude & Co-ordinates of Industrial Property		(survey not done)	

**VALUATION ASSESSMENT**

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

15.	Extent of the site	75.94 acre/ 3,07,315.51 sq. mtr.
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><b>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 &amp; local information).</b></p> <p><b>1. Name – NA</b>  <b>Contact No. – NA</b>  <b>Nature of Reference – NA</b>  <b>Size of Property- NA</b>  <b>Location- NA</b>  <b>Rate/Price informed- NA</b>  <b>Any Other details – NA</b></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 the bank require some value, for ascertaining 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><i>As per the discussion with company officials and locals in the nearby area, we got the following information's:-</i></p> <ol style="list-style-type: none"> <li><i>1. The subject property is located in village area of Mangalpur, Kurunthi, Khargaprasad, Basulei and Narenderpur.</i></li> <li><i>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.</i></li> <li><i>3. We didn't have any information regarding whether the land parcel is fragmented or accumulated as a single larger plot.</i></li> <li><i>4. We have no any information, whether the land parcel is land locked or any accessibility to road.</i></li> <li><i>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.</i></li> <li><i>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.</i></li> <li><i>7. The Subject property is vacant land situated in different villages of Dhenkanal district of Odisha.</i></li> </ol> <p><i>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.</i></p>
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	<b>Rs.12,98,38,471/- (Please see the attached list.)</b>
5.	Assessed / adopted rate of valuation	<b>Please see the attached list.</b>
6.	Estimated value of land (A)	<b>Please see the attached list.</b>





SUMMARY			
S. No.	Company Name	Area	Guideline Value
1	Bhuvée 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
<b>Total</b>		<b>75.94</b>	<b>₹ 12,98,38,471.00</b>



**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.	<b>Total (C)</b>	<b>NA</b>

**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
	<b>Total (D)</b>	<b>NA</b>

**PART F****MISCELLANEOUS**

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

**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
	<b>Total (F)</b>	<b>NA</b>





**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.	<b>Total Add (A+B+C+D+E+E+F)</b>	<b>Rs.12,98,38,471/-</b>	<b>Rs.12,98,38,471/-</b>
8.	Additional Premium if any	---	---
	Details/ Justification	---	---
9.	Deductions charged if any	---	---
	Details/ Justification	---	---
10.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value*</b>	<b>Rs.12,98,38,471/-</b>	<b>Rs.12,98,38,471/-</b>
11.	<b>Rounded Off</b>	---	<b>Rs.12,98,00,000/-</b>
12.	<b>Expected Realizable Value^ (@ ~15% less)</b>	---	<b>Rs.11,03,30,000/-</b>
13.	<b>Expected Forced Distress Sale Value* (@ ~25% less)</b>	---	<b>Rs.9,73,50,000/-</b>
14.	Valuation of structure for Insurance purpose	NA	NA

**(RUPEES TWELVE CRORE NINETY EIGHT LAKHS ONLY)**

i.	<b>Justification for more than 20% difference in Market &amp; Circle Rate</b>	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.	<b>Concluding comments &amp; Disclosures if any</b>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>6. Thus, the bank is advised to check the ownership, address &amp; land area with help of expert.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>10. Presently the property market is not under a free market condition due to Covid Pandemic disruption. Currently, as per the micro &amp; 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.</li> </ol>







		<p>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.</p> <p>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.</p> <p>13. This report only contains technical &amp; market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.</p> <p>14. This report is prepared following our Standard Operating Procedures &amp; Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.</p>
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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 <b>Rs.12,98,00,000/-</b> (Rupees <u>Twelve Crore Ninety Eight Lakhs</u> only). The Realizable value of the above property is <b>Rs.11,03,30,000/-</b> (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 <b>Rs.9,73,50,000/-</b> (Rupees <u>Nine Crore Seventy Three Lakhs Fifty Thousand</u> only).			
ii.	<b>Name &amp; Address of Valuer company</b>	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2nd floor, Sector- 2, Noida		
iii.	<b>Enclosed Documents</b>	<b>S.No</b>	<b>Documents</b>	<b>No. of Pages</b>
		i.	General Details	02
		ii.	Screenshot of the price trend references of the similar related properties available on public domain	01
		iii.	Google Map	01
		iv.	Photographs	05
		v.	Copy of Circle Rate	02
		vi.	Survey Summary Sheet	02
		vii.	Valuer's Remark	02
		viii.	Copy of relevant papers from the property documents referred in the Valuation	05
iv.	<b>Total Number of Pages in the Report with Enclosures</b>	30		
v.	<b>Engineering Team worked on the report</b>	<b>SURVEYED BY: Survey not done</b>		
		<b>PREPARED BY: AE Vibhanshu Vaibhav</b>		
		<b>REVIEWED BY: HOD Valuations</b>		

## DECLARATION BY BANK

i.	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).	
ii.	<b>Name of Bank of Manager</b>	
iii.	<b>Name of Branch</b>	
iv.	<b>Signature</b>	





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

i.	Qualification in TIR/Mitigation Suggested, if any: <b>Cannot comment since copy of TIR is not provided to us.</b>
ii.	Is property SARFAESI compliant: <b>Cannot comment, since survey of the property is not completed.</b>
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: <b>No</b>
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: <b>Yes, already mortgaged</b>
v.	Details of last two transactions in the locality/area to be provided, if available: <b>Information couldn't be found.</b>
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. <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>

**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](mailto: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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**Not Available in Public domain.**





ENCLOSURE: III – GOOGLE MAP LOCATION

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Not Available since survey is not done



ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY

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Not Available since survey is not done





## ENCLOSURE: V- COPY OF CIRCLE RATE

CIRCLE RATE VALUATION									
Sl 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
<b>Total</b>						<b>1.86</b>			<b>₹ 35,63,500.00</b>

CIRCLE RATE VALUATION									
Sl 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	Rabirun Vinimay Pvt. Ltd.	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



# VALUATION ASSESSMENT

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



CIRCLE RATE VALUATION									
Sl 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
		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		
		527	30.07.2003		297		3126		
5	BRG Steel Pvt. Ltd.	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
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





## VALUATION ASSESSMENT

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

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
		5035	08.12.2006						
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
		4727	15.11.2006						
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 &amp; 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





# VALUATION ASSESSMENT

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

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	327	3/4063	0.08	Kurunti	Danda	₹	2,20,000.00
		5287	10.11.2008		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
		5026	22.12.2007		6942	0.53	Mangalpur	S-1	₹	Not available
38	BRG IRON & STEEL CO. (P) LTD.	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
		516	02.02.2008		3781	0.15	Kurunti	S-1	₹	3,52,170.00
46	BRG IRON & STEEL CO. (P) LTD.	516	02.02.2008	451	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
		2174	14.05.2008	70	3212	0.09	Kurunti	S-1	₹	1,12,500.00
47	BRG IRON & STEEL CO. (P) LTD.	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
		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
49	BRG IRON & STEEL CO. (P) LTD.	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
		81	07.01.2008		3628/5223	0.02	Kurunti	T-1	₹	25,000.00
51	BRG IRON & STEEL CO. (P) LTD.	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
		4771	28.11.2007		3426	0.80	Kurunti	S-3	₹	18,78,240.00
53	BRG IRON & STEEL CO. (P) LTD.	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
		3531	22.07.2008		3194	0.004	Kurunti	T-1	₹	5,000.00
		3531	22.07.2008		3652	0.03	Kurunti	T-1	₹	37,500.00
54	BRG IRON & STEEL CO. (P) LTD.	3531	22.07.2008	244	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
		3532	22.07.2008		3199(P)	0.16	Kurunti	S-1	₹	2,00,000.00
		3532	22.07.2008		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
55	BRG IRON & STEEL CO. (P) LTD.	3532	22.07.2008	341	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
<b>Total</b>						<b>41.02</b>			₹	<b>6,87,75,951.00</b>



(Annexure-IV)

**Format of undertaking to be submitted by Individuals/ Proprietor/ Partners/  
Directors**

**DECLARATION-CUM-UNDERTAKING**

- a I am a citizen of India.
- b 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.
- c The information furnished in our valuation report dated 10/29/2021 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
- d This is just a desktop valuation report. Survey of the subject property is not done.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f 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.
- g We have not been removed/ dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k We are not undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l We are not an undischarged insolvent.
- m 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.
- n 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
- o Our PAN Card number/ GST number as applicable is **AAHCR0845G/09AAHCR0845G1ZP**
- p We undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.





- r 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.
- s 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.
- t I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- v I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
- w My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z Further, I hereby provide the following information.

S. No.	Particulars	Valuer comment	
1.	Background information of the asset being valued	This is an Agricultural property property located at aforesaid address Having total land Area 75.94 acre/ 3,07,315.51 sq.mtr. as per the documents/ information provided to us by the Bank/ client	
2.	Purpose of valuation and appointing authority	Please refer to Page No.1 of the Report.	
3.	Identity of the Valuer and any other experts involved in the valuation	<b>Survey Analyst: AE Anirban Roy (Survey not done)</b> <b>Engineering Analyst: AE Vibhanshu Vaibhav</b> <b>Valuer/ Reviewer: (HOD Engg.)</b>	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower or any kind of conflict of interest.	
5.	Date of appointment, valuation date and date of report	<b>Date of Appointment:</b>	<b>02/09/2021</b>
		<b>Date of Survey:</b>	<b>Survey not done</b>
		<b>Valuation Date:</b>	<b>29/10/2021</b>
		<b>Date of Report:</b>	<b>29/10/2021</b>
6.	Inspections and/or investigations undertaken	Yes by our authorized Survey Engineer Anirban Roy bearing knowledge of that area on 19/08/2021. Property was not shown and identified by the company officials. So, we only rely in good faith upon the documents provided by the bank. & company officials.	
7.	Nature and sources of the information used or relied upon	Please refer to Page No.4 of the Report.	
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Land value is calculated on the basis of 'Guideline rate' since land is not identified by our surveyor. So we only give a general idea on the valuation of land.	
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation/ Mode of sale. The indicative & estimated	



		<p>prospective Value of the asset given in this report is restricted only for the above points only. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.</p> <p>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.</p> <p>During the course of the assignment we have relied upon various information, data, documents provided by the 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 &amp; void.</p> <p>This report only contains general assessment &amp; 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.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Page No.4-8 of the Report.
11.	Major factors that were not taken into account during the valuation	NA
12.	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: 29/10/2021

Place: Noida

  
 Signature

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





## ANNEXURE: VII- 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

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

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance



- with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

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

### Information Management

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

### Gifts and hospitality.

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

Explanation: For the 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).

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

### Remuneration and Costs.





## VALUATION ASSESSMENT

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

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. 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.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

### Miscellaneous

31. 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.
32. 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: 29/10/2021

Place: Noida





## ENCLOSURE: VI – VALUER'S REMARKS

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.	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.
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 <b>30 DAYS</b> . 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 <b>valuers@rkassociates.org</b> 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 <b>ONE YEAR</b> . 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.
22.	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.

