

REPORT FORMAT: V-L2 (L&B) | Version: 9.0 - 2019

FILE NO. VIS(2021-22)-PL667-Q161-659-898

DATED: 01/02/2022

# VALUATION ASSESSMENT

## OF

# INDUSTRIAL LAND & BUILDING

SITUATED AT  
VILLAGE- JEMUA, P.O. - MEJIA, DISTRICT- BANKURA, WEST BENGAL

OWNER/S

M/S. SHYAM STEEL MANUFACTURING LIMITED  
A/C: M/S. SHYAM STEEL MANUFACTURING LIMITED

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, COMMERCIAL BRANCH, MAGMA HOUSE, KOLKATA

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

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

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

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## VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank Of India, Commercial Branch, Magma House, Kolkata
Name Of Customer (S)/ Borrower Unit	M/s. Shyam Steel Manufacturing Limited

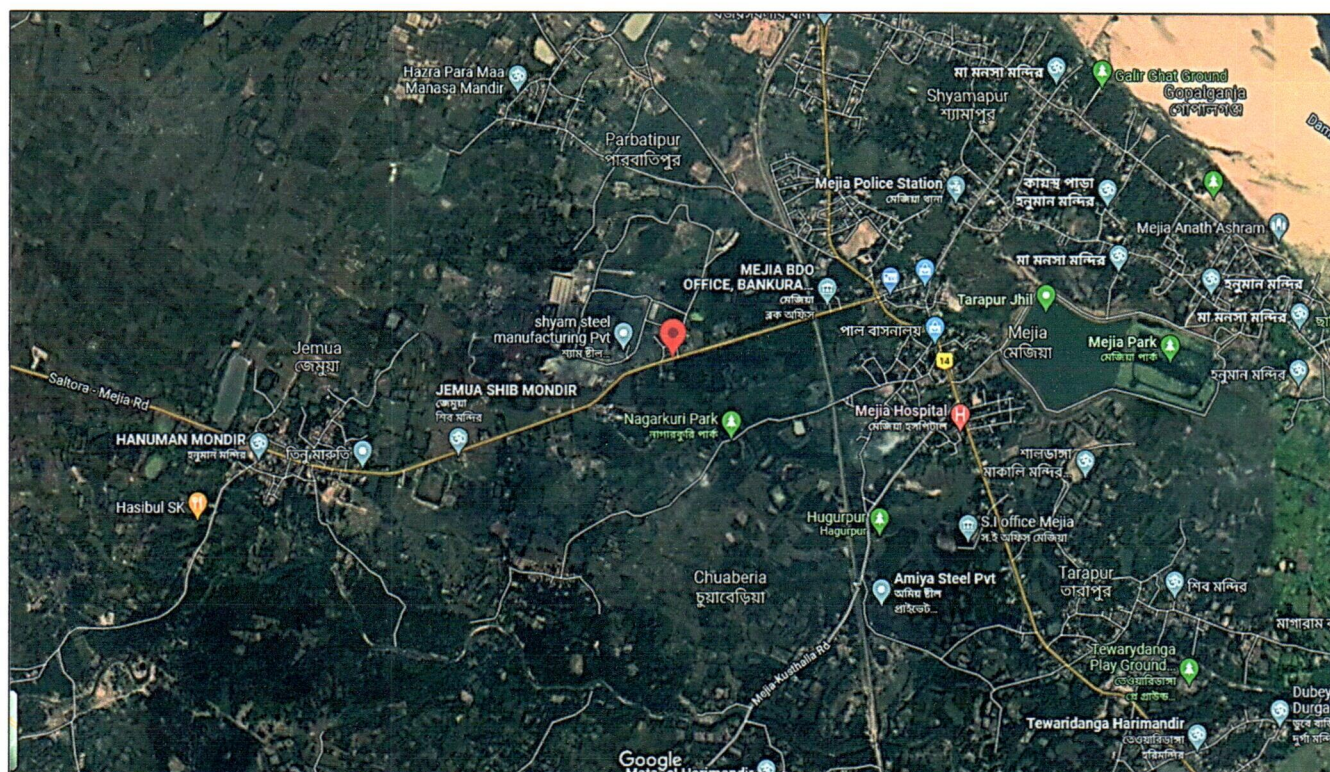
I.		GENERAL			
1.	Purpose for which the valuation is made		For Periodic Re-valuation of the mortgaged property		
2.	a)	Date of inspection	12/01/2022		
	b)	Date on which the valuation is made	01/02/2022		
3.	List of documents produced for perusal		Documents Requested	Documents Provided	Documents Reference No.
			Total <b>04</b> documents requested.	Total <b>02</b> documents provided.	<b>02</b>
			Property Title document	Sale Deeds	Different for different deeds
			Approved Map	Approved Map	Approval No. 217 Dated: 08-05-2018
			Copy of TIR	Copy of TIR	Dated: 16-09-2021
			Last paid Municipal Tax Receipt	NA	NA
4.	Name of the owner/s		M/s. Shyam Steel Manufacturing Limited		
	Address and Phone no. of the owner/s		Village- Jemua, P.O.- Mejia, District- Bankura, West Bengal		
5.	<b><u>Brief Description of the Property</u></b>  This opinion on valuation report is prepared for the industrial land and building situated at the aforesaid address having total land area admeasuring 148.29 acres / 600108.3 m <sup>2</sup> and covered area admeasuring approximately 638656 ft <sup>2</sup> as per the list of sale deeds and lease deeds confirmed to us by the bank/client on their letter head. Due to voluminous nature of deeds, we have relied upon the confirmation given by the client on their letter head. On sample basis we have checked few deeds which are found to be as per the list.  As per the Title Investigation Reports (TIRs) provided to us, out of 148.29 acres, 42.67 acres of land is free hold and 105.62 acres of land was transferred to the company named M/s. Sova Ispat Limited (Now M/s. Shyam Steel Manufacturing Limited) by the Governor of the State of West Bengal for a period of 99 years w.e.f. December 12 <sup>th</sup> 2014 by and under Deed of Lease on the same date. Also, as per the TIR provided to us, the subject land is an industrial land which has been relied upon in good faith.  The company's name has been changed from M/s. Sova Ispat Limited to M/s. Shyam Steel Manufacturing Limited as mentioned in the documents provided to us.				





The subject Industry is located in the midst of village area of Jemua in Mejia located at Saltora-Mejia road in the district of Bankura, West Bengal.

The subject company has constructed various structures on the said land parcel for the manufacturing of sponge iron using iron ore, pellets, coal and dolomite as raw materials, manufacturing of MS ingot/MS billets using sponge iron, scrap, ferro alloys as raw materials, manufacturing of hot rolled TMT/structural/cold rolled bars/wire rod product using MS ingots/ steel billets/hot charging, etc.



As per the information provided during the site survey, all the structures are being used for the production and storage and found in satisfactory condition during the survey.

We have been appointed as a consultant for preparing the valuation report for the fixed assets (Land & Building) by the "STATE BANK OF INDIA" through the work order vide reference number "SBI/CBK/AMT-II/2021-22/955" dated 20-12-2021.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This report only contains general assessment & opinion on the Guideline Value and the indicative & estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for



	the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Due care has been taken while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on the site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.		
6.	Location of property		
	a)	Plot No. / Survey No.	--
	b)	Door No.	--
	c)	T. S. No. / Village	Jemua
	d)	Ward / Taluka	P.O. - Mejia
	e)	Mandal / District	Bankura
	f)	Date of issue and validity of layout of approved map / plan	Dated: 08-05-2018 Approval No. 2017
	g)	Approved map / plan issuing authority	Government of West Bengal
	h)	Whether genuineness or authenticity of approved map / plan is verified	Yes
	i)	Any other comments by our empaneled Valuers on authenticity of approved plan	No
7.	Postal address of the property		Village- Jemua, P.O.- Mejia, District- Bankura, West Bengal
8.	a)	City / Town	Bankura
	b)	Residential Area	No
	c)	Commercial Area	No
	d)	Industrial Area	Mixed Area (Industrial & Agriculture)
9.	Classification of the area		
	a)	High / Middle / Poor	Poor
	b)	Urban / Semi Urban / Rural	Rural
10.	Coming under Corporation limit/ Village Panchayat / Municipality		Mejia Gram Panchayat
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		Different as per different sale deeds
	<b>Directions</b>	<b>As per Copy of Sale Deed/TIR</b>	<b>Actual found at Site</b>
	North	Different as per different sale deeds	Parbatipur Village/Forest Land





14.1	South	Different as per different sale deeds	Saltora-Mejia Road
	East	Different as per different sale deeds	Forest Land
	West	Different as per different sale deeds	Jemua Village/Forest Land
	<b>Dimensions of the site</b>	<b>A</b>	<b>B</b>
		<b>As per the Deed</b>	<b>Actuals (As per Survey)</b>
	North	Different as per different sale deeds	Not measurable due to very large size
	South	Different as per different sale deeds	Not measurable due to very large size
	East	Different as per different sale deeds	Not measurable due to very large size
	West	Different as per different sale deeds	Not measurable due to very large size
14.2	Latitude, Longitude & Co-Ordinates Of Industrial Property		23°33'48.3"N 87°05'32.8"E
15.	Extent of the site		Land Area as per list of deeds: 148.29 acre / 600108.3 m <sup>2</sup>
16.	Extent of the site considered for valuation (least of 14 A & 14 B)		148.29 acre / 600108.3 m <sup>2</sup>
17.	Whether occupied by the owner / tenant?		Owner
	If occupied by tenant, since how long?		N.A.
	Rent received per month.		N.A.

II.	CHARACTERISTICS OF THE SITE	
1.	Classification of locality	Industrial & Agriculture Area
2.	Development of surrounding areas	Industrial & Agriculture
3.	Possibility of frequent flooding / submerging	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Civic Amenities such as School and Market is available at a vicinity of around 1-2 kms from the subject property. Nearest hospital is around 2 kms and the nearest railway station is around 7 kms away from the property.
5.	Number of Floors	Please refer to the attached building sheet
6.	Type of Structure	Please refer to the attached building sheet
7.	Type of use to which it can be put	Industrial purpose
8.	Any usage restriction	NA
9.	Is plot in town planning approved layout?	Yes
10.	Corner plot or intermittent plot?	Intermittent Plot
11.	Road facilities	Yes
12.	Type of road available at present	Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	20 ft.
14.	Is it a land – locked land?	No
15.	Water potentiality	Jal Board Supply
16.	Underground sewerage system	Yes



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17.	Is power supply available at the site?	Yes
18.	Advantage of the site	--
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	None





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

1.	Size of Plot	148.29 acre / 600108.3 m <sup>2</sup>
	North & South	Not mentioned in the documents
	East & West	Not mentioned in the documents
2.	Total extent of the plot	148.29 acre / 600108.3 m <sup>2</sup>
	Area adopted on the basis of	Property Document since site measurement is not possible.
	Remarks & observations, if any	None
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	<p><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:</b> Mr. Pintu Dubey (Dealer)  <b>Contact No.:</b> +91 86170 25746  <b>Size of the Property:</b> Less than 1 acre  <b>Rates/ Price informed:</b> Approx. Rs.50,000/- per decimal  <b>Comment:</b> As per the discussion with a property dealer, the rates for small plots (less than 1 acre) at Saltora-Mejia road is approx. Rs.50,000/- per decimal (for agricultural land).</p> <p><b>2. Name:</b> Mr. Pintu Dubey (Dealer)  <b>Contact No.:</b> +91 86170 25746  <b>Size of the Property:</b> Approx. 100 acre  <b>Rates/ Price informed:</b> Approx. Rs.9,00,000/- per acre  <b>Comment:</b> Also, one large parcel of land approx. 100 bigha is available in Mejia-Saltora road, located at a distance of approx. 5 km towards Saltora. The land rates for the same are approx. Rs.9 lakh per acre (agricultural).</p> <p><b>3. Name:</b> Mr. Laxman Roy (Dealer)  <b>Contact No.:</b> +91 85090 32866  <b>Size of the Property:</b> Approx. 100 acre  <b>Rates/ Price informed:</b> Approx. Rs.8,00,000/- per acre  <b>Comment:</b> As per the discussion with Mr. Laxman Roy, we came to know that there is 100 acre land available adjacent to metal road (Mejia- Saltora road), with a frontage of 350 feet. It is located at a distance</p>

		<p>of 14 km from M/s Shyam Steel Mejia Unit, towards Saltora. The land rate of that plot will be Rs.8 lakhs / acre (agricultural).</p> <p><i>During our micro market survey and discussion with local inhabitants and property dealer, we came to know the following information:</i></p> <ol style="list-style-type: none"> <li>1. The prevailing land rate in the subject locality depends on the size, shape, frontage, approach road location.</li> <li>2. The subject property is located at Saltora-Mejia road in the village- Jemua in Mejia in the district of Bankura in West Bengal.</li> <li>3. Since the subject land parcel is of 148 acres so we have also used the belting method and divided the whole land into 4 parts and different rates are applied accordingly ranging from approx. Rs.40 lakhs per acre for front to Rs.17 lakhs per acre at the back side.</li> <li>4. By the belting method also, we are getting the rates somewhat similar to the rates are getting by market comparison approach.</li> </ol> <p><i>Therefore, keeping all the above-mentioned points in mind, we have considered the rate as Rs.15,00,000/- per acre for agricultural land. Also, we are considering additional charges of Rs.3,00,000/- per acre for conversion of land from agricultural to industrial as it requires time, money and efforts for the same. So, the final consideration for the valuation is <b>Rs.18,00,000/- per acre.</b></i></p> <p><i>No authentic last two transaction details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned above. Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.</i></p>
3.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	<b>Refer to attached screenshot below</b>
4.	Assessed / adopted rate of valuation	<b>Rs.18,00,000/- per acre</b>
5.	Estimated value of land (A)	<b>Market Value:</b>  <b>Land: 148.29 acre X Rs.18,00,000/- per acre</b>  <b>Rs.26,69,22,000/-</b>

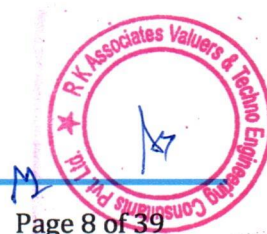
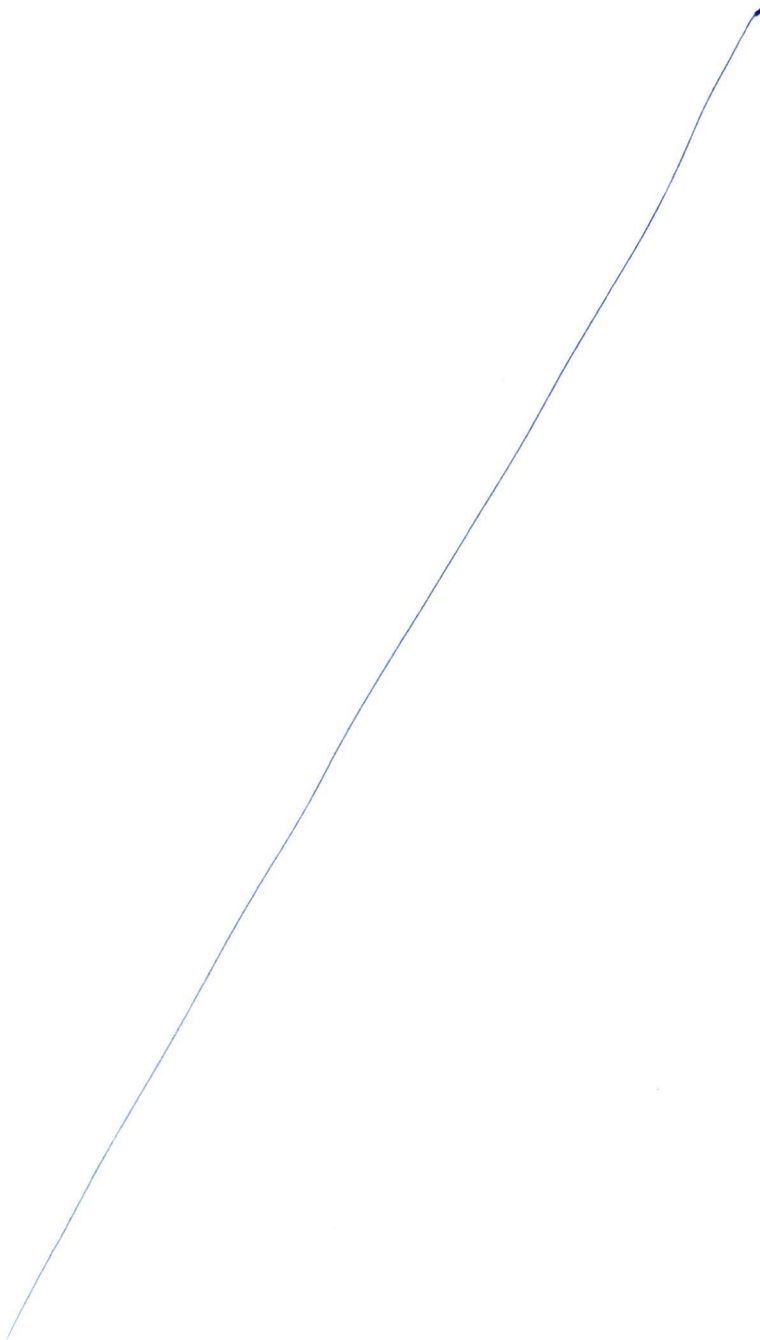




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		<b>Land Development:</b> 148.29 acre x Rs.4,00,000/- <b>Rs.5,93,16,000/-</b> <b>Total: Rs.32,62,38,000/-</b>
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**PART B****VALUATION OF BUILDING**

1.	Technical details of the building		Regular masonry construction using standard quality material.
	a)	Type of Building (Residential / Commercial/ Industrial)	Industrial
	b)	Type of construction (Load bearing / RCC/ Steel Framed)	Please refer to the sheet attached.
	c)	Year of construction	Refer to the sheet attached.
	d)	Number of floors and height of each floor including basement, if any	Please refer to the sheet attached.
	e)	Plinth area floor-wise	Please refer to the sheet attached.
	f)	Condition of the building	Good
	i.	Interior Finishing	Tin Shed and Simple Plastered Walls
	ii.	Exterior Finishing	Tin Shed and Simple Plastered Walls
2.	Status of Building Plans/ Maps		Sanctioned Map not provided to us
	g)	Date of issue and validity of layout of approved map / plan	Cannot comment
	h)	Is Building as per approved Map	Cannot comment
	i)	Whether genuineness or authenticity of approved map / plan is verified	Cannot comment
	j)	Any other comments by our empaneled valuers on authentic of approved plan	No
	k)	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	NA
Valuation of Structure			
	l)	Market Value of Structure (Depreciated)	<b>Rs.83,39,75,640/-</b>
	m)	Guideline Value of Structure	<b>Refer to attached screenshot below</b>





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M/S. SHYAM STEEL MANUFACTURING LIMITED

BUILDING VALUATION OF M/S. SHYAM STEEL MANUFACTURING LIMITED | SITUATED AT MOUZA JEMUA, MEJIA BLOCK, DISTRICT- BANKURA, W.B.

Sr. No.	Floor	Description of Building	Type of Structure	Area (in sq ft)	Height (in mtr.)	Year of Construction	Year of Valuation	Consumed Life (in year)	Total Life (in year)	Economical Salvage value	Plynth Area (in sq ft)	Gross Replacement Value (INR)	Depreciation (INR)	Value (INR)	Discounting Factor	Depreciated Replacement Value (INR)
1	Ground Floor	DRI COAL SHED 1	CIVIL AND STRUCTURAL	19378	14.5	2011	2022	11	40	5%	1,200	2,32,53,996	60,75,106	1,71,78,889	5%	1,63,19,945
2	Floor	weighbridge (mondri side)	CIVIL	358	3.95	2012	2022	10	60	10%	1,100	3,93,547	59,032	3,34,515	5%	3,17,789
3	Ground Floor	Toilet	dvil	68	2.75	2019	2022	3	60	10%	1,100	74,567	3,356	71,211	5%	67,651
4	Ground Floor	Goushala Shed old	CIVIL AND STRUCTURAL	863	3.25	2017	2022	5	40	5%	450	3,88,135	46,091	3,42,044	5%	3,24,942
5	Ground Floor	Goushala Shed old	CIVIL AND STRUCTURAL	560	2.75	2017	2022	5	40	5%	450	2,51,784	29,899	2,21,885	5%	2,10,790
6	Ground Floor	Labour Hutment Toilet	dvil	113	2.8	2011	2022	11	60	10%	700	79,086	13,049	66,037	5%	62,735
7	Ground Floor	Labour Hutment shed	CIVIL AND STRUCTURAL	1819	3.1	2011	2022	11	40	5%	400	7,27,634	1,90,094	5,37,540	5%	5,10,663
8	Ground Floor	Labour Hutment shed	CIVIL AND STRUCTURAL	1268	3.1	2011	2022	11	40	5%	400	5,07,011	1,32,457	3,74,555	5%	3,55,827
9	First Floor	Labour Hutment shed	CIVIL AND STRUCTURAL	1942	3.1	2011	2022	11	40	5%	400	7,76,872	2,02,958	5,73,914	5%	5,45,218
10	Ground Floor	Boom Barrier shed	CIVIL AND STRUCTURAL	1560	7.5	2020	2022	2	40	5%	700	10,92,140	51,877	10,40,263	5%	9,88,250
11	Ground Floor	Boom Barrier control room	CIVIL AND STRUCTURAL	48	2.65	2020	2022	2	40	5%	450	21,765	1,034	20,731	5%	19,694
12	Ground Floor	Diesel Pump Control	CIVIL AND STRUCTURAL	134	3	2011	2022	11	40	5%	450	60,138	15,711	44,427	5%	42,205
13	Ground Floor	Central Store Shed	CIVIL AND STRUCTURAL	2755	3.5	2011	2022	11	40	5%	750	20,65,920	5,39,722	15,26,198	5%	14,49,888
14	Ground Floor	Central Store Shed	CIVIL AND STRUCTURAL	936	3.5	2011	2022	11	40	5%	700	6,55,284	1,71,193	4,84,091	5%	4,59,887
15	Ground Floor	Security Room (Gate No-2)	Civil	273	3.6	2011	2022	11	60	10%	1,100	3,00,043	49,507	2,50,536	5%	2,38,009
16	Ground Floor	Labour Room & canteen	CIVIL AND STRUCTURAL	2287	3	2011	2022	11	40	5%	400	9,14,600	2,38,939	6,75,661	5%	6,41,878
17	Ground Floor	Labour Room & canteen	CIVIL AND STRUCTURAL	1385	3.6	2011	2022	11	40	5%	400	5,54,140	1,44,769	4,09,371	5%	3,88,902
18	Ground Floor	33 KVA DVC meter	Civil	223	4.5	2011	2022	11	60	10%	1,200	2,67,278	44,101	2,23,177	5%	2,12,019
19	Ground Floor	Contractor Office (Near Cycle Stand)	CIVIL AND STRUCTURAL	683	3	2011	2022	11	40	5%	750	5,12,445	1,33,876	3,78,569	5%	3,59,640
20	Ground Floor	33 KVA Substation	Civil	1184	4.5	2011	2022	11	60	10%	1,200	14,20,320	2,34,353	11,85,967	5%	11,26,669
21	Ground Floor	Cycle Stand	CIVIL AND STRUCTURAL	4089	3.1	2014	2022	8	40	5%	450	18,39,960	3,49,592	14,90,368	5%	14,15,849
22	Ground Floor	Car Parking Shed	CIVIL AND STRUCTURAL	2125	3	2016	2022	6	40	5%	450	9,56,295	1,36,272	8,20,023	5%	7,79,022
23	Ground Floor	Driver Rest Room	CIVIL AND STRUCTURAL	430	3	2016	2022	6	40	5%	750	3,22,800	45,999	2,76,801	5%	2,62,961
24	Second Floor	OHC	Civil	484	3.75	2011	2022	11	60	10%	1,200	5,81,040	95,872	4,85,168	5%	4,60,910
25	Ground Floor	Security Room (Gate No-1)	CIVIL AND STRUCTURAL	254	3.5	2017	2022	5	40	5%	1,000	2,54,205	30,187	2,24,018	5%	2,12,817
26	Ground Floor	Pump House (Reservoir)	Civil	138	3.9	2011	2022	60	60	10%	1,200	1,65,015	27,228	1,37,788	5%	1,30,898
27	Ground Floor	Pump House (Reservoir)	Civil	138	3.9	2011	2022	60	60	10%	1,200	1,65,274	27,270	1,38,003	5%	1,31,103
28	Ground Floor	Pump House Shed (Reservoir)	CIVIL AND STRUCTURAL	839	7	2011	2022	11	40	5%	900	7,55,352	1,97,336	5,58,016	5%	5,30,115
29	Ground Floor	CWP MCC	Civil	662	4.2	2011	2022	11	60	10%	1,400	9,26,965	1,52,949	7,74,016	5%	7,35,315
30	Ground Floor	CWP STORE	CIVIL AND STRUCTURAL	723	3.1	2016	2022	6	40	5%	450	3,25,322	46,358	2,78,964	5%	2,65,015
31	Ground Floor	PUMP HOUSE 1	Civil	331	3.8	2011	2022	11	60	10%	1,200	3,97,722	65,624	3,32,098	5%	3,15,493
32	Ground Floor	PUMP HOUSE 2	Civil	391	4.7	2011	2022	60	60	10%	1,200	4,69,383	77,448	3,91,935	5%	3,72,338
33	Ground Floor	11 KV SUB STATION	Civil	2592	4.25	2011	2022	60	60	10%	1,400	36,29,031	5,98,790	30,30,241	5%	28,78,729
34	Ground Floor	DRI COAL SHED 1	CIVIL AND STRUCTURAL	13229		2011	2022	40	1,300	5%	1,71,97,896	44,92,950	1,27,04,946	1,20,69,699	5%	1,20,69,699
35	Ground Floor	AUTOMOBILE	CIVIL AND STRUCTURAL	2364		2011	2022	40	700	5%	16,54,818	4,32,321	12,22,497	11,61,372	5%	11,61,372
36	Ground Floor	LT ROOM TFR ZONE	Civil	1871	4.25	2011	2022	60	1,400	10%	1,400	26,19,611	4,32,236	21,87,375	5%	20,78,006
37	Ground Floor	Quality Control Room	Civil	1306	3.6	2011	2022	60	1,400	10%	1,400	18,28,468	3,01,697	15,26,771	5%	14,50,432
38	Ground Floor	Dg room	CIVIL AND STRUCTURAL	319	3.4	2011	2022	40	700	5%	2,23,023	58,265	1,64,758	1,56,520	5%	1,56,520
39	Ground Floor	Cement Plant	CIVIL AND STRUCTURAL	2373		2011	2022	40	1,600	5%	37,97,419	9,92,076	28,05,343	26,65,076	5%	26,65,076
40	Ground Floor	Store		507	3.6	2011	2022	11	700	5%	3,54,644	92,651	2,61,993	2,48,894	5%	2,48,894

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41	Ground Floor	Contractor Office (Near cooling tower)	CIVIL AND STRUCTURAL	1021	3.1	2016	2022	6	40	₹ 700	₹ 7,14,806	₹ 1,01,860	₹ 6,12,946	5%	₹ 5,82,299
42	Ground Floor	Contractor Office (Near cooling tower)	CIVIL AND STRUCTURAL	2316	3.1	2016	2022	6	40	₹ 700	₹ 16,21,489	₹ 2,31,062	₹ 13,90,427	5%	₹ 13,20,905
43	Ground Floor	Toilet (Near contractor's Office)	CIVIL AND STRUCTURAL	78	2.8	2011	2022	11	40	₹ 700	₹ 54,306	₹ 14,187	₹ 40,118	5%	₹ 38,112
44	Ground Floor	Private Canteen	CIVIL AND STRUCTURAL	1432	3.15	2011	2022	11	40	₹ 700	₹ 10,02,095	₹ 2,61,797	₹ 7,40,298	5%	₹ 7,03,283
45	Ground Floor	Old Admin Building	CIVIL	4415	3.15	2011	2022	11	60	₹ 1,500	₹ 66,22,452	₹ 10,92,705	₹ 55,29,747	5%	₹ 52,53,260
46	First Floor	Old Admin Building	CIVIL	4415	3.15	2016	2022	6	60	₹ 1,500	₹ 66,22,452	₹ 5,96,021	₹ 60,26,431	5%	₹ 57,25,110
47	Ground Floor	New Admin Building	CIVIL	5280	3.15	2011	2022	11	60	₹ 1,800	₹ 95,04,362	₹ 15,68,220	₹ 79,36,142	5%	₹ 75,39,335
48	First Floor	New Admin Building	CIVIL	5280	3.15	2021	2022	1	60	₹ 1,800	₹ 95,04,362	₹ 1,42,565	₹ 93,61,796	5%	₹ 88,93,707
49	Ground Floor	Time Office / Purchase	CIVIL	1296	3.15	2016	2022	6	60	₹ 1,500	₹ 19,43,821	₹ 1,74,944	₹ 17,68,877	5%	₹ 16,80,433
50	First Floor	Time Office / Purchase	CIVIL	1296	3.15	2016	2022	6	60	₹ 1,500	₹ 19,43,821	₹ 1,74,944	₹ 17,68,877	5%	₹ 16,80,433
51	Ground Floor	Raw Material & Workshop Shed	CIVIL AND STRUCTURAL	11890		2011	2022	11	40	₹ 1,200	₹ 1,42,68,244	₹ 37,27,579	₹ 1,05,40,665	5%	₹ 1,00,13,632
52	Ground Floor	Raw Material & Workshop Shed	CIVIL AND STRUCTURAL	4914		2011	2022	11	40	₹ 1,200	₹ 58,97,201	₹ 15,40,644	₹ 43,56,557	5%	₹ 41,38,729
53	Ground Floor	Ferro Pump House	CIVIL	915	3.5	2011	2022	11	60	₹ 1,400	₹ 12,81,419	₹ 2,11,434	₹ 10,69,985	5%	₹ 10,16,486
54	Ground Floor	Sample Room	CIVIL AND STRUCTURAL	612	3	2011	2022	11	40	₹ 450	₹ 2,75,304	₹ 71,923	₹ 2,03,381	5%	₹ 1,93,212
55	Ground Floor	Panel & Quality Control Room	CIVIL	2783	4.5	2011	2022	11	60	₹ 1,400	₹ 38,96,831	₹ 6,42,977	₹ 32,53,854	5%	₹ 30,91,161
56	Ground Floor	Ferro Main & Linto Shed	CIVIL AND STRUCTURAL	34346		2011	2022	11	40	₹ 1,200	₹ 4,12,15,104	₹ 1,07,67,446	₹ 3,04,47,658	5%	₹ 2,89,25,275
57	Ground Floor	Ferro Office Room	CIVIL	691	3.5	2011	2022	11	60	₹ 1,400	₹ 9,68,013	₹ 1,59,722	₹ 8,08,291	5%	₹ 7,67,876
58	Ground Floor	Ferro Mechanical Room	CIVIL AND STRUCTURAL	108	3	2011	2022	11	40	₹ 450	₹ 48,444	₹ 12,656	₹ 35,788	5%	₹ 33,999
59	Ground Floor	Labour Room	CIVIL AND STRUCTURAL	2340	3	2011	2022	11	40	₹ 400	₹ 9,36,002	₹ 2,44,530	₹ 6,91,471	5%	₹ 6,56,898
60	Ground Floor	Toilet Room	CIVIL AND STRUCTURAL	131	2.85	2011	2022	11	40	₹ 450	₹ 58,891	₹ 15,385	₹ 43,506	5%	₹ 41,330
61	Ground Floor	Weightbridge	CIVIL	262	3	2013	2022	9	60	₹ 1,100	₹ 2,87,822	₹ 38,856	₹ 2,48,966	5%	₹ 2,36,518
62	Ground Floor	Ferro Coke Shed	CIVIL AND STRUCTURAL	6094		2021	2022	1	40	₹ 1,600	₹ 97,50,626	₹ 2,31,577	₹ 95,19,049	5%	₹ 90,43,096
63	Ground Floor	Labour Room Block A	CIVIL	7136	3	2015	2022	7	60	₹ 1,200	₹ 85,63,238	₹ 8,99,140	₹ 76,64,098	5%	₹ 72,80,893
64	First Floor	First Floor (Parbatpur)	CIVIL	7136	3	2015	2022	7	60	₹ 1,200	₹ 85,63,238	₹ 8,99,140	₹ 76,64,098	5%	₹ 72,80,893
65	Second Floor	Labour Room Block A	CIVIL	7136	3	2015	2022	7	60	₹ 1,200	₹ 85,63,238	₹ 8,99,140	₹ 76,64,098	5%	₹ 72,80,893
66	Ground Floor	Labour Room Block B	CIVIL	7153	3	2017	2022	5	60	₹ 1,200	₹ 85,83,898	₹ 6,43,792	₹ 79,40,105	5%	₹ 75,43,100
67	First Floor	Labour Room Block B	CIVIL	7153	3	2017	2022	5	60	₹ 1,200	₹ 85,83,898	₹ 6,43,792	₹ 79,40,105	5%	₹ 75,43,100
68	Second Floor	Labour Room Block B	CIVIL	7153	3	2017	2022	5	60	₹ 1,200	₹ 85,83,898	₹ 6,43,792	₹ 79,40,105	5%	₹ 75,43,100
69	Ground Floor	Labour Room Block C	CIVIL	8726	3	2021	2022	1	60	₹ 1,200	₹ 1,04,70,825	₹ 1,57,062	₹ 1,03,13,763	5%	₹ 97,98,074
70	First Floor	Labour Room Block C	CIVIL	8726	3	2021	2022	1	60	₹ 1,200	₹ 1,04,70,825	₹ 1,57,062	₹ 1,03,13,763	5%	₹ 97,98,074
71	Second Floor	Labour Room Block C	CIVIL	8726	3	2021	2022	1	60	₹ 1,200	₹ 1,04,70,825	₹ 1,57,062	₹ 1,03,13,763	5%	₹ 97,98,074
72	Ground Floor	Toilet (Near Labor room)	CIVIL	827	3.1	2011	2022	11	60	₹ 1,100	₹ 9,09,745	₹ 1,50,108	₹ 7,59,637	5%	₹ 7,21,655
73	Ground Floor	Labour hutment (Near Rolling Mill)	CIVIL AND STRUCTURAL	1585	3	2020	2022	2	40	₹ 400	₹ 6,33,818	₹ 30,106	₹ 6,03,711	5%	₹ 5,73,526
74	Ground Floor	Labour hutment (Near Rolling Mill)	CIVIL AND STRUCTURAL	1913	3	2020	2022	2	40	₹ 400	₹ 7,65,068	₹ 36,341	₹ 7,28,728	5%	₹ 6,92,291
75	Ground Floor	Labour hutment (Near Rolling Mill)	CIVIL AND STRUCTURAL	1065	3	2020	2022	2	40	₹ 400	₹ 4,26,150	₹ 20,242	₹ 4,05,908	5%	₹ 3,85,612
76	Ground Floor	Labour hutment (Near Rolling Mill)	CIVIL AND STRUCTURAL	7190	3	2020	2022	2	40	₹ 400	₹ 28,75,933	₹ 1,36,607	₹ 27,39,326	5%	₹ 26,02,360
77	Ground Floor	Weight Bridge (Old)	CIVIL	1372	3.15	2017	2022	5	60	₹ 1,000	₹ 13,71,900	₹ 1,02,893	₹ 12,69,008	5%	₹ 12,05,557
78	First Floor	Weight Bridge (Old)	CIVIL	1372	3.15	2017	2022	5	60	₹ 1,000	₹ 13,71,900	₹ 1,02,893	₹ 12,69,008	5%	₹ 12,05,557
79	Ground Floor	Weight Bridge (New)	CIVIL	1313		2021	2022	1	60	₹ 1,100	₹ 14,44,465	₹ 21,667	₹ 14,22,798	5%	₹ 13,51,659
80	Ground Floor	Weight Bridge (New)	CIVIL	625		2021	2022	1	60	₹ 1,100	₹ 6,87,435	₹ 10,312	₹ 6,77,123	5%	₹ 6,43,267



81	Ground Floor	ECR building Ground Floor	CIVIL	9950	2017	2017	5	60	10%	₹ 1,400	₹ 1,39,29,417	₹ 10,44,706	₹ 1,28,84,711	5%	₹ 1,22,40,475
82	First Floor	ECR building First Floor	CIVIL	9950	2017	2017	5	60	10%	₹ 1,400	₹ 1,39,29,417	₹ 10,44,706	₹ 1,28,84,711	5%	₹ 1,22,40,475
83	Ground Floor	Laboratory Room	CIVIL AND STRUCTURAL	744	2017	2017	5	40	5%	₹ 450	₹ 3,34,836	₹ 39,762	₹ 2,95,075	5%	₹ 2,80,321
84	Ground Floor	CNC Room	CIVIL AND STRUCTURAL	1058	2017	2017	5	40	5%	₹ 700	₹ 7,40,753	₹ 87,964	₹ 6,52,789	5%	₹ 6,20,149
85	Ground Floor	Labour Hutment (Project Side)	CIVIL AND STRUCTURAL	1399	2021	2021	1	40	5%	₹ 400	₹ 5,59,520	₹ 13,289	₹ 5,46,231	5%	₹ 5,18,920
86	Ground Floor	Labour Hutment (Project Side)	CIVIL AND STRUCTURAL	1399	2021	2021	1	40	5%	₹ 400	₹ 5,59,520	₹ 13,289	₹ 5,46,231	5%	₹ 5,18,920
87	Ground Floor	Labour Hutment (Project Side)	CIVIL AND STRUCTURAL	1399	2021	2021	1	40	5%	₹ 400	₹ 5,59,520	₹ 13,289	₹ 5,46,231	5%	₹ 5,18,920
88	Ground Floor	Labour Hutment (Project Side)	CIVIL AND STRUCTURAL	1399	2021	2021	1	40	5%	₹ 400	₹ 5,59,520	₹ 13,289	₹ 5,46,231	5%	₹ 5,18,920
89	Ground Floor	Labour Hutment (Project Side)	CIVIL AND STRUCTURAL	1399	2021	2021	1	40	5%	₹ 400	₹ 5,59,520	₹ 13,289	₹ 5,46,231	5%	₹ 5,18,920
90	Ground Floor	Labour Hutment (Project Side)	CIVIL AND STRUCTURAL	1399	2021	2021	1	40	5%	₹ 400	₹ 5,59,520	₹ 13,289	₹ 5,46,231	5%	₹ 5,18,920
91	Ground Floor	New Canteen Building	CIVIL AND STRUCTURAL	2714	2021	2021	1	40	5%	₹ 700	₹ 18,99,570	₹ 45,115	₹ 18,54,456	5%	₹ 17,61,733
92	Ground Floor	Toilet (Project Side)	CIVIL AND STRUCTURAL	136	2021	2021	1	40	5%	₹ 450	₹ 61,009	₹ 1,449	₹ 59,560	5%	₹ 56,582
93	Ground Floor	Toilet (SMS)		370	2016	2022	6	60	10%	₹ 1,100	₹ 4,06,744	₹ 36,607	₹ 3,70,137	5%	₹ 3,51,630
94	Ground Floor	Store Shed	CIVIL AND STRUCTURAL	3395	2021	2022	1	40	5%	₹ 700	₹ 23,76,402	₹ 56,440	₹ 23,19,963	5%	₹ 22,03,965
95	Ground Floor	Brick Plant Shed	CIVIL AND STRUCTURAL	9297	2020	2022	2	40	5%	₹ 1,200	₹ 1,11,55,968	₹ 5,29,908	₹ 1,06,26,060	5%	₹ 1,00,94,757
96	Ground Floor	SRP Shed	CIVIL AND STRUCTURAL	7747	2020	2022	2	40	5%	₹ 1,200	₹ 92,96,640	₹ 4,41,590	₹ 88,55,050	5%	₹ 84,12,297
97	Ground Floor	Sox Nox Room	CIVIL	136	2011	2022	11	60	10%	₹ 1,200	₹ 1,62,723	₹ 26,849	₹ 1,35,874	5%	₹ 1,29,080
98	Ground Floor	LT HT Battery Room	CIVIL	3462	2015	2022	7	60	10%	₹ 1,400	₹ 48,47,369	₹ 5,08,974	₹ 43,38,395	5%	₹ 41,21,476
99	First Floor	LT HT Battery Room	CIVIL	3462	2015	2022	7	60	10%	₹ 1,400	₹ 48,47,369	₹ 5,08,974	₹ 43,38,395	5%	₹ 41,21,476
100	Ground Floor	New Central Store	CIVIL AND STRUCTURAL	25824	2021	2022	1	40	5%	₹ 1,200	₹ 3,09,88,800	₹ 7,35,984	₹ 3,02,52,816	5%	₹ 2,87,40,175
101	Ground Floor	AFBC MCC Room	CIVIL	840	2011	2022	11	60	10%	₹ 1,400	₹ 11,76,649	₹ 1,94,147	₹ 9,82,502	5%	₹ 9,33,377
102	Ground Floor	AFBC MCC Room	CIVIL	226	2011	2022	60	60	10%	₹ 1,400	₹ 3,16,909	₹ 52,290	₹ 2,64,619	5%	₹ 2,51,388
103	First Floor	AFBC MCC Room	CIVIL	840	2011	2022	11	60	10%	₹ 1,400	₹ 11,76,649	₹ 1,94,147	₹ 9,82,502	5%	₹ 9,33,377
104	First Floor	AFBC MCC Room	CIVIL	226	2011	2022	11	60	10%	₹ 1,400	₹ 3,16,909	₹ 52,290	₹ 2,64,619	5%	₹ 2,51,388
105	Ground Floor	CPP Control Room	CIVIL	654	2011	2022	11	60	10%	₹ 1,400	₹ 9,16,080	₹ 1,51,153	₹ 7,64,926	5%	₹ 7,26,680
106	Ground Floor	TG Building Ground Floor	CIVIL	9555	2011	2022	11	60	10%	₹ 2,200	₹ 2,10,20,736	₹ 34,68,421	₹ 1,75,52,315	5%	₹ 1,66,74,699
107	First Floor	TG Building First Floor	CIVIL	9555	2011	2022	11	60	10%	₹ 2,200	₹ 2,10,20,736	₹ 34,68,421	₹ 1,75,52,315	5%	₹ 1,66,74,699
108	Ground Floor	Compressor Room	CIVIL	647	2019	2022	3	60	10%	₹ 1,400	₹ 9,05,723	₹ 40,758	₹ 8,64,965	5%	₹ 8,21,717
109	Ground Floor	DG Shed	CIVIL AND STRUCTURAL	1056	2011	2022	11	40	5%	₹ 700	₹ 7,38,889	₹ 1,93,035	₹ 5,45,854	5%	₹ 5,18,562
110	Ground Floor	DG room	CIVIL	1861	2011	2022	11	60	10%	₹ 1,400	₹ 26,05,695	₹ 4,29,940	₹ 21,75,756	5%	₹ 20,66,968
111	Ground Floor	DG Synchronization Room	CIVIL	465	2011	2022	11	60	10%	₹ 1,400	₹ 6,50,765	₹ 1,07,376	₹ 5,43,389	5%	₹ 5,16,219
112	Ground Floor	MCC Room Ground Floor	CIVIL	2762	2011	2022	11	60	10%	₹ 1,400	₹ 38,66,929	₹ 6,38,043	₹ 32,28,886	5%	₹ 30,67,441
113	First Floor	MCC Room First Floor	CIVIL	2762	2011	2022	11	60	10%	₹ 1,400	₹ 38,66,929	₹ 6,38,043	₹ 32,28,886	5%	₹ 30,67,441
114	Second Floor	MCC Room Second Floor	CIVIL	2762	2011	2022	11	60	10%	₹ 1,400	₹ 38,66,929	₹ 6,38,043	₹ 32,28,886	5%	₹ 30,67,441
115	Ground Floor	DRI LAB Ground Floor	CIVIL	978	2011	2022	11	60	10%	₹ 1,400	₹ 13,69,167	₹ 2,25,913	₹ 11,43,254	5%	₹ 10,86,092
116	First Floor	DRI LAB First Floor	CIVIL	978	2011	2022	11	60	10%	₹ 1,400	₹ 13,69,167	₹ 2,25,913	₹ 11,43,254	5%	₹ 10,86,092
117	Second Floor	DRI LAB Second Floor	CIVIL	978	2011	2022	11	60	10%	₹ 1,400	₹ 13,69,167	₹ 2,25,913	₹ 11,43,254	5%	₹ 10,86,092
118	Ground Floor	DRI LAB Ground Floor	CIVIL	282	2011	2022	11	60	10%	₹ 1,400	₹ 3,95,129	₹ 65,196	₹ 3,29,932	5%	₹ 3,13,436
119	Ground Floor	Toilet (Near 300 TPD)	CIVIL	86	2018	2022	4	60	10%	₹ 1,100	₹ 94,244	₹ 5,655	₹ 88,590	5%	₹ 84,160
120	Ground Floor	Pump House 3	CIVIL	439	2011	2022	11	60	10%	₹ 1,200	₹ 5,26,810	₹ 86,924	₹ 4,39,886	5%	₹ 4,17,892



## VALUATION ASSESSMENT

M/S. SHYAM STEEL MANUFACTURING LIMITED

121	Ground Floor	Pump House 4	CIVIL	227	3.3	2011	2022	11	60	10%	₹ 1,200	₹ 2,72,701	₹ 44,996	₹ 2,27,706	5%	₹ 2,16,320
122	Ground Floor	DRI Sponge Shed	CIVIL AND STRUCTURAL	19289	14.5	2011	2022	11	40	5%	₹ 2,200	₹ 4,24,35,611	₹ 1,10,86,303	₹ 3,13,49,307	5%	₹ 2,97,81,842
123	Ground Floor	Batching Plant Office	CIVIL AND STRUCTURAL	571	3.8	2019	2022	3	40	5%	₹ 700	₹ 3,99,610	₹ 28,472	₹ 3,71,138	5%	₹ 3,52,581
124	Ground Floor	Batching Plant Lab	CIVIL AND STRUCTURAL	301	2.8	2020	2022	2	40	5%	₹ 700	₹ 2,10,990	₹ 10,022	₹ 2,00,968	5%	₹ 1,90,920
125	Ground Floor	SMS Shed	CIVIL AND STRUCTURAL	49711	24	2015	2022	7	40	5%	₹ 2,200	₹ 10,93,64,640	₹ 1,81,81,871	₹ 9,11,82,769	5%	₹ 8,66,23,630
126	Ground Floor	SMS Shed	CIVIL AND STRUCTURAL	20336	24	2015	2022	7	40	5%	₹ 2,200	₹ 4,47,40,080	₹ 74,38,038	₹ 3,73,02,042	5%	₹ 3,54,36,940
127	Ground Floor	Rolling Mill Shed	CIVIL AND STRUCTURAL	55952	18	2017	2022	5	40	5%	₹ 2,200	₹ 12,30,94,400	₹ 1,46,17,460	₹ 10,84,76,940	5%	₹ 10,30,53,093
128	Ground Floor	Rolling Mill Shed	CIVIL AND STRUCTURAL	4681	18	2017	2022	5	40	5%	₹ 2,200	₹ 1,02,97,320	₹ 12,22,807	₹ 90,74,513	5%	₹ 86,20,788
129	Ground Floor	Rolling Mill Store Shed	CIVIL AND STRUCTURAL	5810	4	2019	2022	3	40	5%	₹ 900	₹ 52,28,997	₹ 3,72,566	₹ 48,56,431	5%	₹ 46,13,609
130	Ground Floor	Rolling Mill Shed	CIVIL AND STRUCTURAL	44417	18	2017	2022	5	40	5%	₹ 2,200	₹ 9,77,18,016	₹ 1,16,04,014	₹ 8,61,14,002	5%	₹ 8,18,08,302
131	Ground Floor	Rolling Mill Shed	CIVIL AND STRUCTURAL	52078	18	2017	2022	5	40	5%	₹ 2,200	₹ 11,45,72,480	₹ 1,36,05,482	₹ 10,09,66,998	5%	₹ 9,59,18,648
132	Ground Floor	Rolling Mill Shed	CIVIL AND STRUCTURAL	9469	18	2017	2022	5	40	5%	₹ 2,200	₹ 2,08,31,360	₹ 24,73,724	₹ 1,83,57,636	5%	₹ 1,74,39,754
<b>TOTAL</b>				<b>638656</b>								<b>₹ 1,01,96,09,663</b>		<b>₹ 87,78,69,095</b>		<b>₹ 83,39,75,640</b>



6.	SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF		
S. No.	Description	Ground floor	Other floors
1.	Foundation	Completed	---
2.	Ground Floor	Completed	---
3.	Superstructure	Completed	---
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Iron framed windows with glass panels and Wooden Doors	Iron framed windows with glass panels and Wooden Doors
5.	RCC works	Completed	Completed
6.	Plastering	Completed	Completed
7.	Flooring, Skirting, Dadoing	Completed	Completed
8.	Special finish as marble, granite, wooden paneling, grills, etc.	---	---
9.	Roofing including weather proof course	Completed	Completed
10.	Drainage	Yes, underground drainage system exists in the area	---

S. No.	Description	Ground floor	Other floors
1.	Compound wall	Yes	NA
	Height	~ 9 ft.	NA
	Length	~ 4.72 kms.	NA
	Type of construction	RCC Brick Wall and precast wall	NA
2.	Electrical installation		
	Type of wiring	Mixed (Internal & External)	---
	Class of fittings (superior / ordinary / poor)	Ordinary	---
	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	NA	NA
	d) No. of bath tubs	NA	NA
	e) Water meter, taps, etc.	NA	NA
	f) Any other fixtures	NA	NA



PART C	EXTRA ITEMS	
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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 D	AMENITIES	
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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 E	MISCELLANEOUS	
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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 F	SERVICES	
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1.	Water supply arrangements	NA
2.	Drainage arrangements	NA
3.	Compound wall	Rs.75,00,000/-
4.	C. B. deposits, fittings etc.	NA
5.	Pavement	NA
	<b>Total (F)</b>	<b>Rs.75,00,000/-</b>





**PART G****CONSOLIDATED VALUATION ASSESSMENT OF THE INDUSTRY**

S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land (A)	---	Rs.32,62,38,000/-
2.	Structure Construction Value (B)	---	Rs.83,39,75,640/-
3.	Extra Items (C)	---	---
4.	Amenities (D)	---	---
5.	Miscellaneous (E)	---	---
6.	Services (F)	---	Rs.75,00,000/-
7.	<b>Total Add (A+B+C+D+E+F)</b>	<b>Rs.52,55,58,748/-</b>	<b>Rs.116,77,13,640/-</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<sup>#</sup></b>	---	<b>Rs.116,77,13,640/-</b>
11.	<b>Rounded Off</b>	---	<b>Rs.116,77,00,000/-</b>
12.	<b>Expected Realizable Value<sup>^</sup> (@ ~15% less)</b>	---	<b>Rs.99,25,45,000/-</b>
13.	<b>Expected Forced Distress Sale Value<sup>*</sup> (@ ~25% less)</b>	---	<b>Rs.87,57,75,000/-</b>



**(RUPEES ONE HUNDRED SIXTEEN CRORES AND SEVENTY-SEVEN LAKHS ONLY)**

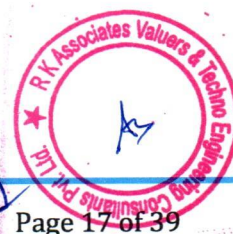
i.	<b>Justification for more than 20% difference in Market &amp; Circle Rate</b>	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors
ii.	<b>Concluding comments &amp; Disclosures if any</b>	<ol style="list-style-type: none"> <li>The valuation is done only on the basis of the documents provided to us by the bank/ client.</li> <li>The land are is considered on the basis of the list of sale deeds and lease deeds provided to us and the covered area is considered on the basis of building sheet provided to us.</li> <li>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.</li> <li>Legal aspects for example Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.</li> </ol>



5. This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.
6. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.

**DECLARATION BY VALUER FIRM**

i.	As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is <b>Rs.116,77,00,000/-</b> ( <u>Rupees one Hundred Sixteen Crores and Seventy Seven Lakhs Only</u> ) The Realizable value of the above property is <b>Rs.99,25,45,000/-</b> ( <u>Rupees Ninety Nine Crores Twenty Five Lakhs and Forty Five Thousand only</u> ). The book value of the above property as of <u>XXX</u> is Rs. _____Rupees _____only and the distress value is <b>Rs.87,57,75,000/-</b> ( <u>Rupees Eighty Seven Crores Seventy One Lakhs Twenty Five Thousand only</u> ).			
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	01
		ii.	Screenshot of the price trend references of the similar related properties available on public domain	01
		iii.	Google Map	01
		iv.	Photographs	07
		v.	Copy of Circle Rate	01
		vi.	Survey Summary Sheet	---
		vii.	Valuer's Remark	02
		viii.	Copy of relevant papers from the property documents referred in the Valuation	02
iv.	<b>Total Number of Pages in the Report with Enclosures</b>	<b>SURVEYED BY:</b> Mr. Anirban Roy		
v.	<b>Engineering Team worked on the report</b>	<b>PREPARED BY:</b> AE Manas Upmanyu		
		<b>REVIEWED BY:</b> Mr. Abhishek Solanki		





## 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.	Name of Bank of Manager	
iii.	Name of Branch	
iv.	Signature	





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

i.	Qualification in TIR/Mitigation Suggested, if any: <i>None</i>
ii.	Is property SARFAESI compliant: <i>Yes</i>
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: <i>No</i>
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: <i>Yes, already mortgaged</i>
v.	Details of last two transactions in the locality/area to be provided, if available: <i>Information couldn't be found.</i>
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 e.g. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report.</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.

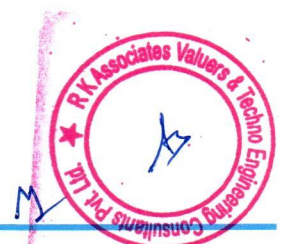
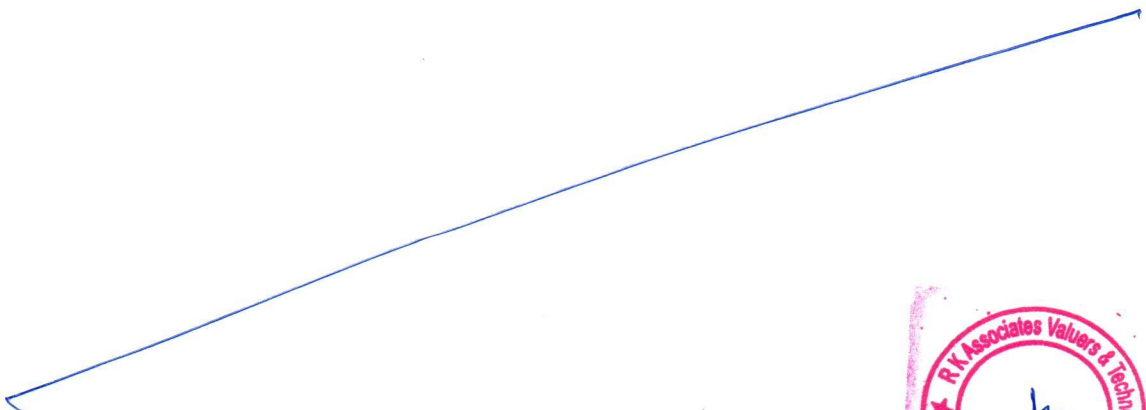
Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.

**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.**

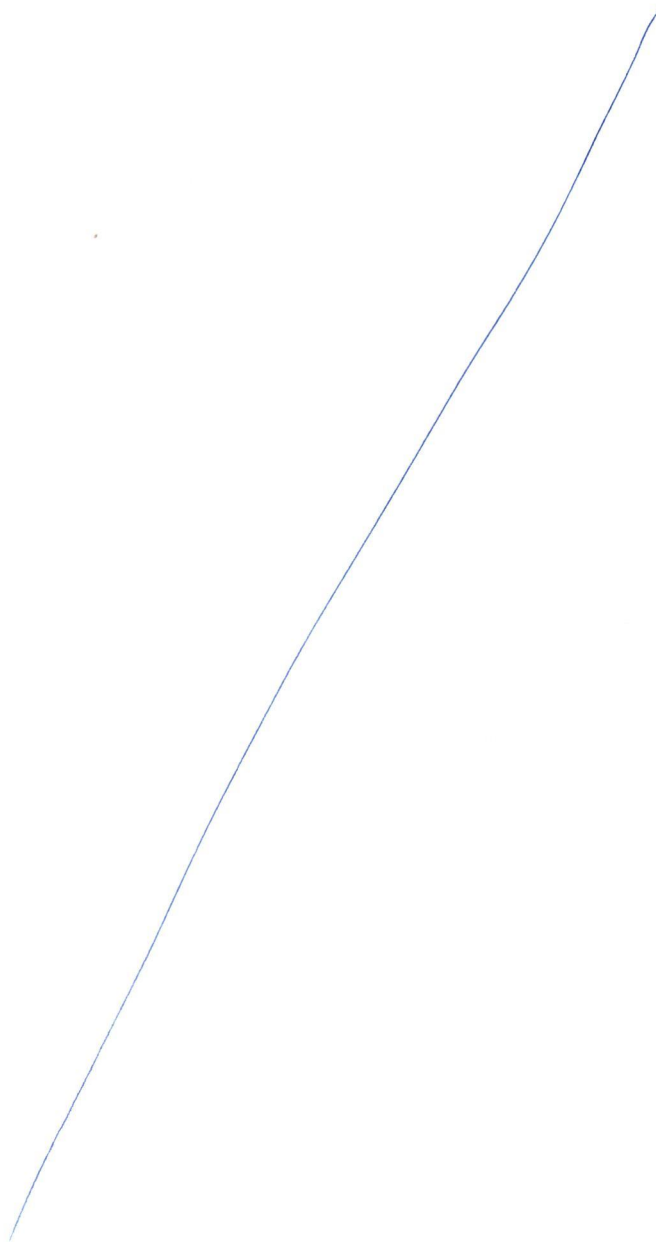




**ANNEXURE: II- REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES  
AVAILABLE ON PUBLIC DOMAIN**

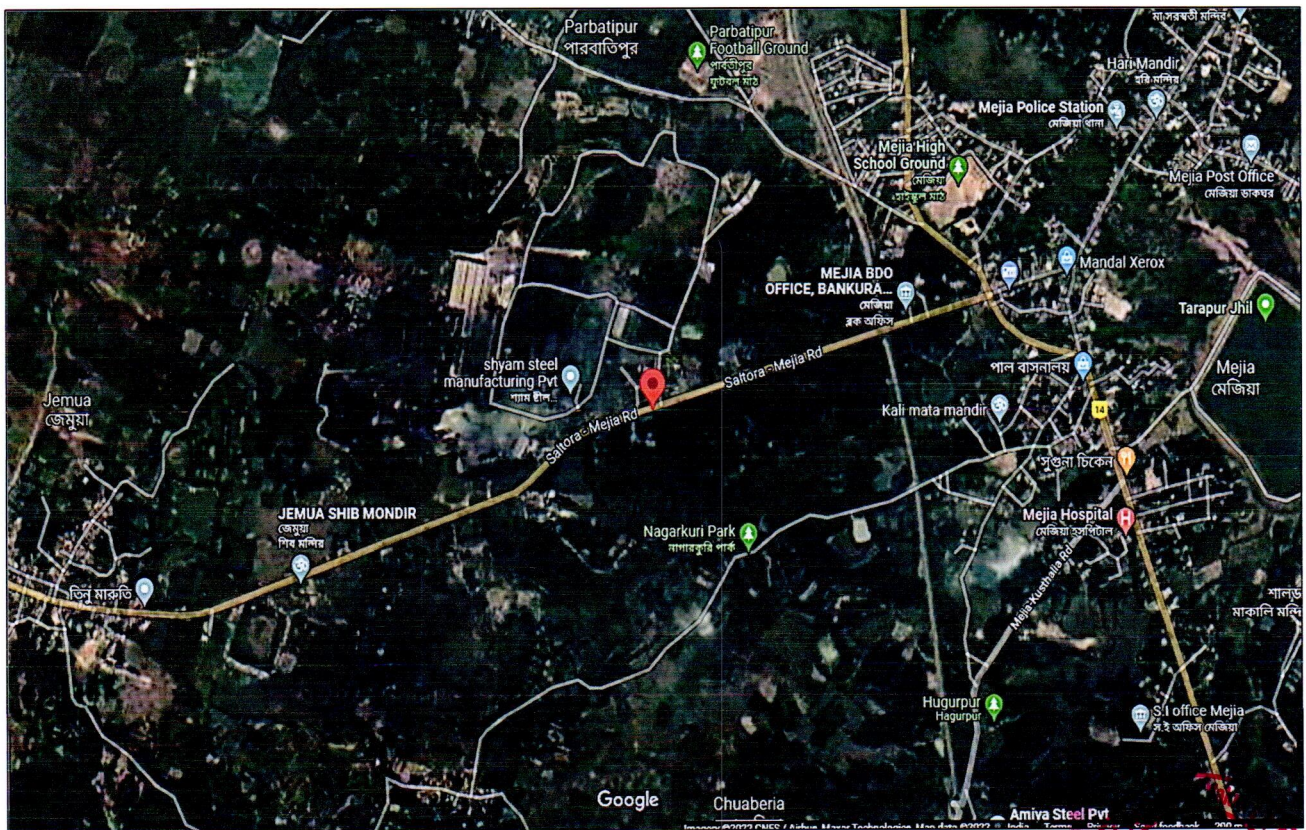
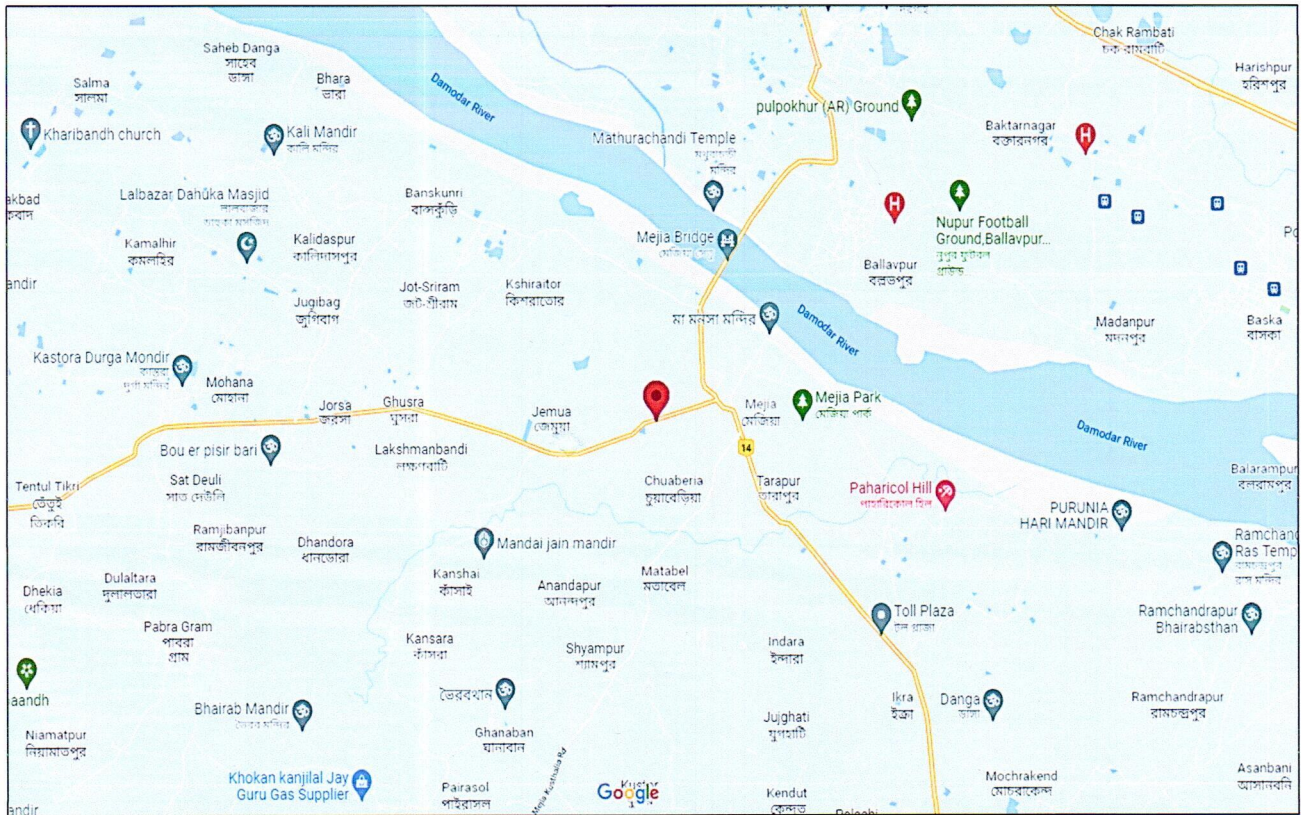
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**NO SPECIFIC REFERENCE FOR SUBJECT PROPERTY AVAILABLE ON THE PUBLIC  
DOMAIN**





ANNEXURE: III – GOOGLE MAP LOCATION





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











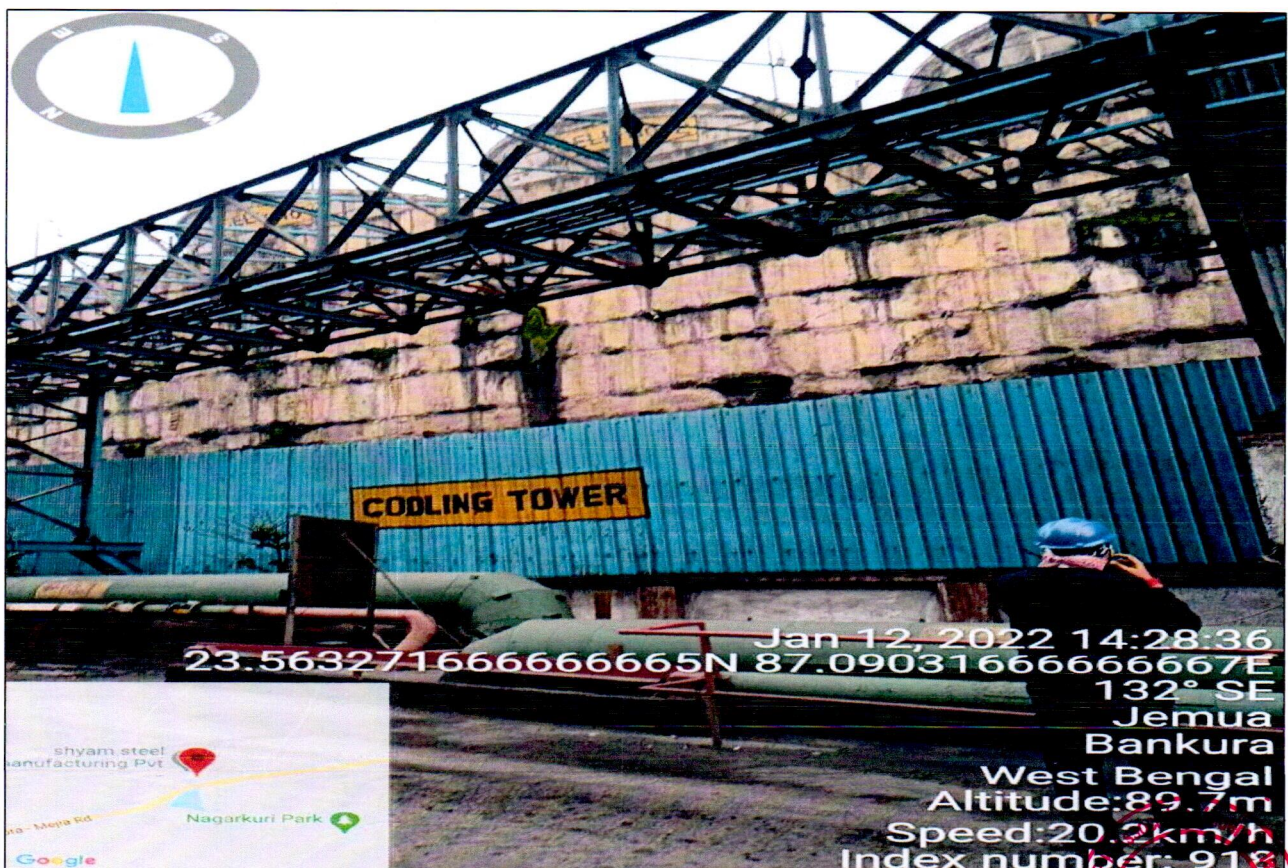


















## ANNEXURE: V- COPY OF CIRCLE RATE

**Directorate of Registration and Stamp Revenue**  
Finance (Revenue) Department, Government of West Bengal

Home About Us- Contacts- Rules, Acts & Notification- Stamp Duties & Fees Grievance Redressal- Search Within Website Go Officers Login

Structure Details / Building Details

Select Structure Type \*

Structure  
Covered Garage  
Open Garage

Total Area of Floor (In Sq. Ft.) \* 638656

Encumbered by Tenant No

Whether Tenant is Purchaser? Yes No

Total No. of Floors \* 1

LR Facility Yes No

No. of shops in building (if any) 0

Litigated Property Yes No

Date of Completion of Structure

Is audit Report? Yes No

Amount of Decorative charges (in Rupees)

Floor No	Structure Type	Floor Type	Roof Type	Extent of Completion	Whether Tenanted	Floor Area (In Sq. Ft.)	Age of floor (in year)
1	Semi Commercial	Cemented	Tin Shed	Complete	No	638656	11

Generate Market Value

Market Value:- Rs:52,55,58,748/-

**Directorate of Registration and Stamp Revenue**  
Finance (Revenue) Department, Government of West Bengal

Home About Us- Contacts- Rules, Acts & Notification- Stamp Duties & Fees Grievance Redressal- Search Within Website Go Officers Login

Market Value of Land

District \* Barhara

Local Body Gram Panchayat

Road

Premises No. Premises No.

Jurisdiction of A.D.S.R. SAITORA

Project Name Not Available

Thana \* Mula

Mouza Janta

Road Zone

Ward No. 1001 No.

Gram Panchayat MSJA

Plot No. LR 0002 / 0 LR Khata No. 11 / 0000000

To get owner details of property please enter LR plot no and LR Khata no.

Proposed Land Use Industrial Use

Nature of Land (as recorded in ROR) Industrial Use

Area of Land Acre Decimal Bigha Katha Chatak Sq. Feet Total Area of Land (Decimal) 14129 0000 0000 0000 0000 14129

Adjacent to Met Road No

Approach Road Width (in feet) 20

Encumbered by Tenant No

Tenant is Purchaser? No

Bargadar No

Bargadar is Purchaser? Yes No

Litigated Property Yes No

Type the characters shown 189308 By new characters

Market Value:- Rs:27,46,62,735/-

Display Market Value

Service Count: 47,81,866

N.B.: To be verified from the appropriate Registration Office after filling up proper Registration Form.



**ANNEXURE: VI- DECLARATION-CUM-UNDERTAKING**

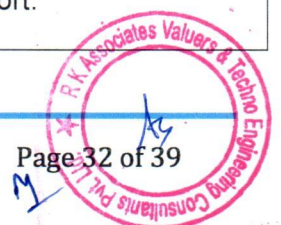
- a I am a citizen of India.
- b No employee or member of R.K Associates has any direct/indirect interest in the property or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c The information furnished in our valuation report dated 1/2/2022 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 Our authorized Engineer/ surveyor Mr. Anirban Roy have personally inspected the property on 12/1/2022 the work is not subcontracted to any other valuer and is carried out by us.
- 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.



## M/S. SHYAM STEEL MANUFACTURING LIMITED

- 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 Industrial property located at aforesaid address having total land area 148.29 acre / 600108.3 m <sup>2</sup> as per the documents/ information provided to us by the Bank/ client.
2.	Purpose of valuation and appointing authority	Please refer to Page No.01 of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	<b>Survey Analyst:</b> Mr. Anirban Roy <b>Engineering Analyst:</b> AE Manas Upmanyu <b>Valuer/ Reviewer:</b> Mr. Abhishek Solanki
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> 11/1/2022
		<b>Date of Survey:</b> 12/1/2022
		<b>Valuation Date:</b> 1/2/2022
		<b>Date of Report:</b> 1/2/2022
6.	Inspections and/or investigations undertaken	Yes, by our authorized surveyor Mr. Anirban Roy bearing knowledge of that area on 12/1/2022. Property was shown and identified by owner's representative Mr. Praful Kant (☎ +91-86956 12334).
7.	Nature and sources of the information used or relied upon	Please refer to Page No. 04 of the Report.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Land value is calculated on the basis of 'Market Comparable Sales Approach' and building construction value is calculated on the basis of 'Depreciated Replacement cost Approach'.
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.  This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in the engagement letter. I/we do not take any responsibility for the unauthorized use of this report.

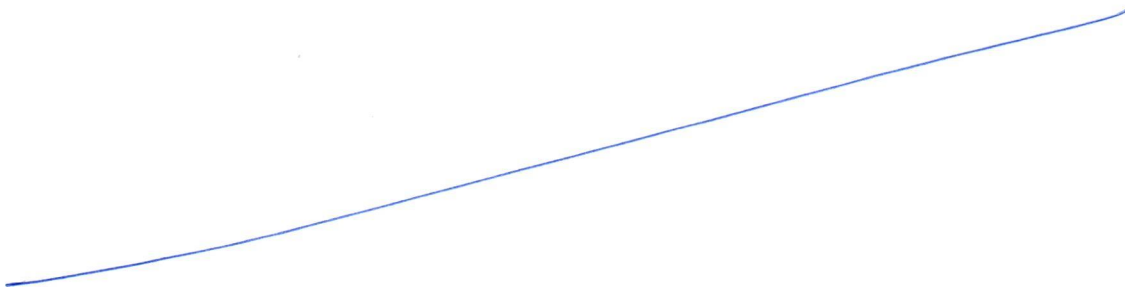




		<p>During the course of the assignment we have relied upon various information, data, documents provided by Bank/ client in good faith. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null &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:** 1/2/2022**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 endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of 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 authorized 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.**

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.**

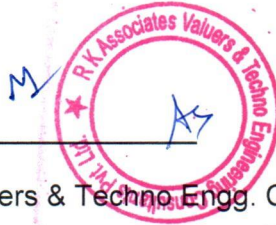
29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.



**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 Authorized Person: \_\_\_\_\_



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

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

**Date:** 1/2/2022

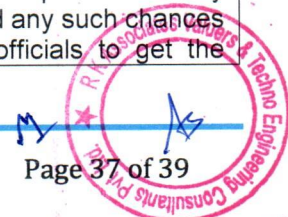
**Place:** Noida

*[A large diagonal line is drawn across the page, likely indicating a signature or a mark.]*



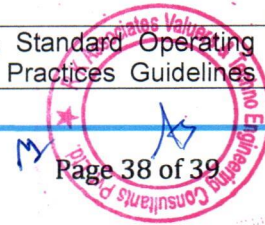
**ENCLOSURE: VI – VALUER’S REMARKS**

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 example 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 <u>to provide only the general basic idea of the value of the property prevailing in the market</u> 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 example 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..
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.

