

AMT-II

SERVICE INVOICE
All Subject to Kanpur Jurisdiction Only**Surya Associates**Consulting Chartered Engineer, Architects, Govt. Registered
Valuers of Land & Building and Plant & MachineryH.O. 19, Bandhu Bhawan, Naubasta,
Hamirpur Road,
Kanpur-208021
Phone : 0512-2639919
Mobile : 9336107758, 941540667

Invoice No. SA-2020-21/0183

Dated : 13/06/2020

To,
AGM
State Bank of India
Commercial Branch
New Delhi
Customer GSTIN:

Bill for Professional Charges for preparation of reports of the below mentioned property is as below:

Valued Property : Industrial Premises No. A-1 & A-2, Growth Centre, Industrial Area Jainpur,
Kanpur Dehat.

Owner/Purchaser M/s K.K. Spun Pipe Pvt. Ltd. Director: Sri. Himanshu Gupta

Valuation Amount	Rs.	54494000.00	Rate	HSN Code	Amount
Professional charges for preparation of valuation Report of above referred property.			11000.00	998399	11000.00
Sum Total					11000.00
Estimate Amount:	Rs.	0.00			
Estimate Charges					0.00
Sketch Plan / Other Charges					0.00
Conveyance Charges				996412	2000.00
Total					13000.00
Discount					0.00
Total Amount					13000.00
SGST			9.00 %		0.00
CGST			9.00 %		0.00
IGST			18.00 %		2340.00
Grand Total					13000.00
Say					13000.00
Payable Amount					15340.00

RUPEES FIFTEEN THOUSAND THREE HUNDRED FOURTY ONLY.

Please Credit in Our A/c No.32130552354 IFSC : SBIN0002586

Please mentioned our bill no. on credit of payment

GSTIN. : 09ABDFS3235P1ZP

PAN No. : ABDFS3235P

For Surya Associates

E. & O. E.



Surya Associates

Consulting Chartered Engineer, Architects, Govt. Registered
Valuers of Land & Building and Plant & Machinery

H.O. : 19, Bandhu Bhawan, Naubasta,
Hamirpur Road, Kanpur-208 021
Phone : 0512-2639919
Mobile : 9336107758, 9415406677

B.O. : 69, Chand Ganj Garden
Aliganj, Lucknow
Mobile : 6394777090
E-mail : kku_75@rediffmail.com

Managing Partner : { Er. Satyendra Misra : B.E. (Civil), AMIE, FIV, Chartered Engineer, Registered Valuer-Cat I/248/2009
Er. K. K. Upadhyay : B.E. (Mechanical), AMIE, FIV Chartered Engineer, Registered Valuer-Cat VII/2321/2008



To,
The AGM
State Bank of India
Commercial Branch
Nehru Palace, New Delhi

Dated : 13.06.2020

VALUATION REPORT

Valuation of Property

Industrial Premises No. A-1 & A-2, Growth Centre,
Industrial Area Jainpur, Kanpur Dehat.

Owned by
(As per sale deed)

M/s K.K. Spun Pipe Pvt. Ltd.
Director: Sri. Himanshu Gupta S/o Sri. Pramod Gupta
Mob. No. 9871890407

Global Position

Longitude - 79°-55' 59.6" E (79.999881)
Latitude - 26°-20' -18.7" N (26.338521)

Date of Valuation

12.06.2020

Purpose of Valuation

To determine the fair market value for equitable mortgage
/ collateral security.

ABSTRACT VALUATION OF PROPERTY

1	Value as per Market Rate	:	Rs. 54,494,000 /-
2	Value as per Circle Rate	:	Rs. 203,421,096 /-
3	Realisable Value	:	Rs. 46,319,900 /-
4	Forced / Distress Sale Value	:	Rs. 43,595,200 /-



FAIR MARKET VALUE:

A considerable opinion has been built up on the interpretation of the expression Fair Market Value. It has been defined and explained by valuers and moreover, learned judges of the Courts from time to time have given their interpretation of the term "Fair Market Value" depending upon the circumstances of each case.

- i) The Fair Market Value of property may be defined as the price obtained by a willing vendor (seller) from a willing partner when sold in an open market.
- ii) The Fair Market Value of a particular property is defined as amount of money which at any given time can be obtained for the property from persons able and willing to purchase it. It will be clear from this definition that value is not a fixed and permanent part of the thing to be valued, but depends on out side factor the chief of these being the desire to possess the property and their capacity to pay for it.

DESCRIPTION OF PROPERTY :

The Valued Property as per sale deed is a lease hold Premises admeasuring (7121.32-6807.13) i.e. 13928.45 sqmt abutting on two side road. The valued property was purchased from Uttar Pradesh State Industries Development Corporation Ltd. vide registered sale deed dt. 19.07.2010 in consideration of Rs.40,74,071.62

The valued property has the construction of Ground Floor only. The construction of the premises is about 8 years old. At the time of inspection cement pipe manufacturing unit is operating in the premises.

At the time of inspection the boundaries of the premises was not confirming with the sale deed. But the premises is confirmed, hence a rectification deed is required to correct the boundaries available at the site

The Premises is situated in industrial area of Growth Centre, Industrial Area Jainpur, Kanpur Dehat and the same is near to Police Chowki and Anandeshwar Poly Products.

LAND & BUILDING METHOD OF VALUATION:

A. Value of Land :-

I. Value of Land as per D.M. Circle Rate:-

Guideline rate obtained from the Registrar's office. : Rs.12100.00 per sqmt for industrial both side road land as per circular issued by D.M. under Rule 340(A) operative on dt.01.08.2019

Land Area for valuation : 13928.45 Sqmt.

Land Value @ Rs. 12100 /Sqmt : Rs. 168534245.00

- 2 Guideline rate obtained from the Registrar's office. : Rs.2000.00 per sqmt as per circular issued by U.P.S.I.D.C operative on 23.05.2016

III. Value of Land as per Market Rate :-

- 3 Land rate adopted in this valuation with reasons. : Rs.2500.00 per sqmt. After considering the location, shape, size and local enquiries the market rate has been considered.

Land Area for valuation : 13928.45 Sqmt.

Land Value @ Rs. 2500 /Sqmt : Rs. 34821125.00

Say ~ Rs. 34821000.00



B. Value of Structures :-

- 1 The construction cost has been estimated with reference to the CPWD Schedule of rates & plinth area rates of similar structures.
- 2 Salvage value over all 10% average of the cost of building.
- 3 Determine age of building.
- 4 Determine normal life, economical life and future life depending upon specifications and maintenance of property.

While working out the cost of various building, plinth area rates approved by Govt. of India for such construction have been adopted. Cost Index based on the prevalent market rates of labour and materials has been considered. The specifications as adopted in the buildings have been considered and deviations from standard specifications have also been

Depreciation:

After taking into consideration various aspects, we adopt straight line method of depreciation, which is more rational and is as below:

$$\text{Depreciation} = \frac{\text{Age}}{\text{Age} + \text{Future Life}} \times 90\% \text{ of reproduction cost}$$

$$\text{Estimated Value} = \text{Replacement Cost} - \text{Depreciation}$$

Value of building & Structures (As per Market Rate) :-

The details of Specifications along with the Calculations is enclosed in Annexure - I

$$\begin{aligned} \text{Estimated Value of Building Structures} &= \text{Rs. } 19673397.04 \text{ (As per Annexure - I)} \\ &\text{Say ~ Rs. } 19673000.00 \end{aligned}$$

TOTAL VALUE OF PROPERTY AS PER MARKET RATE :-

Value of Land	Rs. 34821000.00
Value of Building Structures	Rs. 19673000.00 (As per Annexure - I)
Total Value of the property	Rs. 54494000.00

Value of building & Structures (As per Circle Rate) :-

The details of Specifications along with the Calculations is enclosed in Annexure - II

$$\text{Estimated Value of Building Structures} = \text{Rs. } 34886851.30 \text{ (As per Annexure - II)}$$

TOTAL VALUE OF PROPERTY AS PER CIRCLE RATE :-

Value of Land (As per Circle Rate)	Rs. 168534245.00
Value of Building Structures	Rs. 34886851.30 (As per Annexure - II)
Total Value of the property	Rs. 203421096.30

TOTAL REALISABLE VALUE

Rs. 46319900.00
85% considered of fair market value

TOTAL FORCED / DISTRESS SALE VALUE

Rs. 43595200.00
80% considered of fair market value

Declaration :-



After considering various above mentioned factors the fair market value of above property as on 12.06.2020 in our opinion, is estimated as **Rs. 05,44,94,000.00 (Rupees Five Crore Forty Four Lac Ninety Four Thousand Only)**. However further change of circumstances, government policies and market trend may affect the said estimated fair market value.

We have not gone into verification of title of the property.

Enclosure :- i) Valuation Format

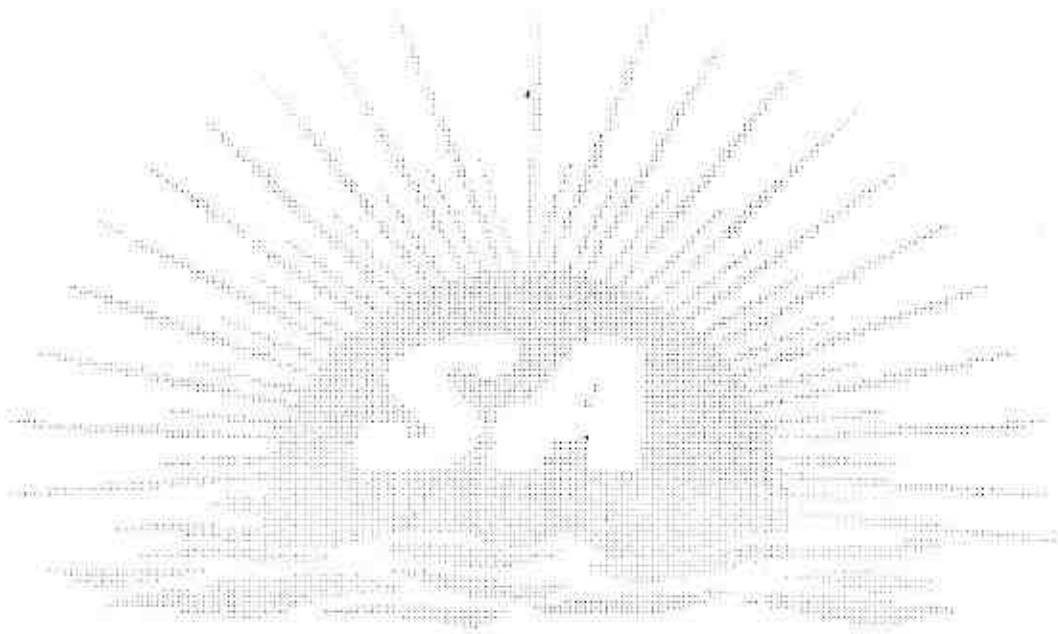
ii) Photograph of the Site

iii) Declaration from the valuer in Annexure-IV

iv) Model Code of conduct for valuer Annexure-V

v) Google map of the site

vi) Key Plan to Reach the site



VALUATION OF INDUSTRIAL BUILDING ON PREMISES NO. A-1 & A-2, GROWTH CENTER, INDUSTRIAL AREA, JAINPUR, KANPUR DEHAT**AS ON 12.06.2020**

Sl. No.	Particulars with specification	Ht. In Ft.	Year of Construction	Covered Area in sqmt./ Rmt	Uom	Rate/ Unit	Replacement Value (Rs.)	Age Yrs.	Future Life Yrs.	Depreciation (Rs.)	Estimated Value (Rs.)
1	Office Block (73'-0" X 15'-0"):- R.C.C. frame structure with isolated footing, brick masonry joint bearing wall, duly plastered, R.C.C. slab roofing, P.C.C./ Tiles flooring, Wooden frame & shutters for doors and windows, concealed wiring, etc.	10'	2012	101.77 Sqmt.		7000	712361	8	62	73271	639089
2	Godown Shed (19'-0" X 51'-0"):- Hall Type construction with P.E.B. Sheet roofing (One side slope) supported on M.S. Iron angle trusses and purlines with M.S. Iron Columns, R.C.C. Flooring, No frame & shutters, temporary wiring, etc.	20' / 18'	2012	90.06 Sqmt.		3500	315195	8	32	56735	258460
3	Parking Shed (30'-0" X 75'-0"):- Hall Type construction with Tin Shed roofing (One side slope) supported on M.S. Iron angle trusses and purlines with M.S. Columns R.C.C. Flooring, etc.	15' / 13'	2012	209.11 Sqmt.		2000	418216	8	32	75279	342937
4	Main Working Shed No.1 (68'-0" X 220'-0"):- Hall Type construction with P.E.B. Sheet roofing (Both side slope) supported on M.S. Iron angle trusses and purlines with M.S. Iron Columns, R.C.C. Flooring, No frame & shutters, temporary wiring, etc.	47' 41"	2012	1390.33 Sqmt.		3000	6951673	8	32	1251301	5700372
5	Furnace Shed No.1 (20'-0" X 220'-0"):- Hall Type construction with P.E.B. Sheet roofing (One side slope) supported on M.S. Iron angle trusses and purlines with M.S. Iron Columns, R.C.C. Flooring, No frame & shutters, temporary wiring, etc.	38' / 36'	2012	408.92 Sqmt.		4500	1840149	8	32	331227	1508922
6	Main Working Shed No.2 (68'-0" X 220'-0"):- Hall Type construction with P.E.B. Sheet roofing (Both side slope) supported on M.S. Iron angle trusses and purlines with M.S. Iron Columns, R.C.C. Flooring, No frame & shutters, temporary wiring, etc.	47' 41"	2012	1390.33 Sqmt.		3000	6951673	8	32	1251301	5700372



Sl. No.	Particulars with specification	Ht. In Ft.	Year of Construction	Covered Area in sqm./ Rmt	Uom	Rate/ Unit	Replacement Value (Rs.)	Age Yrs.	Future Life Yrs.	Depreciation (Rs.)	Estimated Value (Rs.)
7	Furnace Shed No.2 (10' +38'1/2 X 190'-0") :- Hall Type construction with P.F.B. Sheet roofing (One side slope) supported on M.S. Iron angle trusses and purlins with M.S. Iron Columns, R.C.C. flooring. No frame & shutters, temporary wiring, etc	38' / 36'	2012	423.79 Sqmt.		4500	1907063	8	32	343271	1563792
8	Transformer Room (24'-0" X 32'-0") :- Open trench foundation with stepped footing, brick masonry load bearing wall, duly plastered, R.C.C. slab roofing, P.C.C. flooring, M.S. Iron frame & shutters for doors and windows, concealed wiring, etc.	10'	2012	71.38 Sqmt.		6500	463941	8	62	47720	416221
9	Generator Shed (32'-0" X 20'-0") :- Hall Type construction with Tin Sheet roofing (one side slope) supported on M.S. Iron angle trusses and purlins, P.C.C. Flooring etc.	15' / 12'	2012	59.48 Sqmt.		2500	148699	8	32	26766	121933
10	Cement Godown Shed (54'-0" X 37'-0") :- Hall Type construction with A.C.C. Sheet roofing (One side slope) supported on M.S. Iron angle trusses and purlins with 9" thick (outer walls duly plastered, R.C.C. Flooring, M.S. Iron frame & shutters, including electrification, etc	21' / 17'	2012	71.38 Sqmt.		3500	249814	8	32	44967	204848
11	Guard Room (12'-0" X 18'-0") :- Open trench foundation with stepped footing, brick masonry load bearing wall, duly plastered, R.C.C. slab roofing, P.C.C. flooring, M.S. Iron frame & shutters for doors and windows, concealed wiring, etc.	10'	2012	20.07 Sqmt.		6500	130483	8	62	13421	117062
12	Boundary wall :- Open trench foundation with stepped footing, brick masonry load bearing wall,	10'	2012	531.00 Rmt.		4500	2389500	8	32	430110	1959390
13	Miscellaneous Work :- Boring, M.S. Iron Gate, Side Development, Under Ground R.C.C. Tank, Earth Filling etc.	---	2012	---		L.S.	1500000	8	22	360000	1140000
Total							23978766			4305369	19673397

Say - Rs.

19673000.00



VALUATION OF INDUSTRIAL BUILDING ON PREMISES NO. A-1 & A-2, GROWTH CENTER, INDUSTRIAL AREA, JAIPUR, KANPUR DEHAT
AS ON 12.06.2020

Sl. No.	Particulars with specification	Ht. In Ft.	Year of Construction	Covered Area in sqmt./ Rmt	Uom	Rate/ Unit	Replacement Value (Rs.)	Age Yrs.	Future Life Yrs.	Depreciation (Rs.)	Estimated value (Rs.)
1	Office Block (73'-0" X 13'-0") :- R.C.C. frame structure with isolated footing, brick masonry load bearing wall, duly plastered, R.C.C. slab roofing, P.C.C./ Tiles flooring, Wooden frame & shutters for doors and windows, concealed wiring, etc.	10'	2012	101.77 Sqmt.		13000	1322955	8	62	0	1322955
2	Godown Shed (19'-0" X 51'-0") :- Hall Type construction with P.E.B. Sheet roofing (One side slope) supported on M.S. Iron angle trusses and purlines with M.S. Iron Columns, R.C.C. Flooring, No frame & shutters, temporary wiring, etc.	20' / 18'	2012	90.06 Sqmt.		7500	675418	8	32	0	675418
3	Parking Shed (30'-0" X 75'-0") :- Hall Type construction with Tin Shed roofing (One side slope) supported on M.S. Iron angle trusses and purlines with M.S. Columns, R.C.C. Flooring, etc.	13' / 13'	2012	209.11 Sqmt.		6500	1359201	8	32	0	1359201
4	Main Working Shed No.1 (68'-0" X 220'-0") :- Hall Type construction with P.E.B. Sheet roofing (Both side slope) supported on M.S. Iron angle trusses and purlines with M.S. Iron Columns, R.C.C. Flooring, No frame & shutters, temporary wiring, etc.	17' / 41'	2012	1390.33 Sqmt.		7500	10427509	8	32	0	10427509
5	Furnace Shed No.1 (20'-0" X 220'-0") :- Hall Type construction with P.E.B. Sheet roofing (One side slope) supported on M.S. Iron angle trusses and purlines with M.S. Iron Columns, R.C.C. Flooring, No frame & shutters, temporary wiring, etc.	38' / 36'	2012	408.92 Sqmt.		7500	3066914	8	32	0	3066914
6	Main Working Shed No.2 (68'-0" X 220'-0") :- Hall Type construction with P.E.B. Sheet roofing (Both side slope) supported on M.S. Iron angle trusses and purlines with M.S. Iron Columns, R.C.C. Flooring, No frame & shutters, temporary wiring, etc.	47' / 41'	2012	1390.33 Sqmt.		7500	10427509	8	32	0	10427509



Sl. No.	Particulars with specification	Ht. In Ft.	Year of Construction	Covered Area in sqm / Rmt	Uom	Rate/ Unit	Replacement Value (Rs.)	Age Yrs.	Future Life Yrs.	Depreciation (Rs.)	Estimated value (Rs.)
7	Furnace Shed No.2 (10' +38 1/2" X 190'-0") :- Hall Type construction with P.E.B. Sheet roofing (One side slope) supported on M.S. Iron angle trusses and putlines with M.S. Iron Columns, R.C.C. flooring, No frame & shutters, temporary wiring, etc.	38' / 36'	2012	423.79 Sqm.		7500	3178439	8	32	0	3178439
8	Transformer Room (24'-0" X 32'-0") :- Open trench foundation with stepped footing, brick masonry load bearing wall, duly plastered, R.C.C. slab roofing, P.C.C. flooring, M.S. Iron frame & shutters for doors and windows, concealed wiring, etc.	10'	2012	71.38 Sqm.		13000	927881	8	62	0	927881
9	Generator Shed (32'-0" X 20'-0") :- Hall Type construction with Tin Sheet roofing (one side slope) supported on M.S. Iron angle trusses and putlines, P.C.C. flooring etc.	15' / 12'	2012	59.48 Sqm.		6500	386617	8	32	0	386617
10	Cement Godown Shed (54'-0" X 37'-0") :- Hall Type construction with A.C.C. Sheet roofing (One side slope) supported on M.S. Iron angle trusses and putlines with 9" thick Outer walls duly plastered, R.C.C. Flooring, M.S. Iron frame & shutters, Including electrification, etc.	21' / 17'	2012	71.38 Sqm.		6500	463941	8	32	0	463941
11	Guard Room (12'-0" X 18'-0") :- Open trench foundation with stepped footing, brick masonry load bearing wall, duly plastered, R.C.C. slab roofing, P.C.C. flooring, M.S. Iron frame & shutters for doors and windows, concealed wiring, etc.	10'	2012	20.07 Sqm.		13000	260967	8	62	0	260967
12	Boundary wall :- Open trench foundation with stepped footing, brick masonry load bearing wall,	10'	2012	531.00 Rmt.		4500	2389500	8	32	0	2389500
Total							34886851			0	34886851

It may be noted that As per the D.M. Circle Rate, the depreciation on the building is not considered, if the age of the building is less than 20 years.



VALUATION REPORT : (IN RESPECT OF LAND / SITE AND BUILDING)

I. GENERAL :

- 1 Purpose for which the valuation is made : To determine the fair market value
- 2 a) Date of Inspection : 12.06.2020
b) Date on which the valuation is made : 13.06.2020
- 3 List of Documents Produced for perusal : i) Copy of lease deed
- 4 Name of the owner(s) and his / there address(es) with Phone No. (Detail of share of each owner in case of joint ownership) : M/s K.K. Spun Pipe Pvt. Ltd.
Director: Sri. Himanshu Gupta S/o Sri. Pramod Gupta
Co-ownership (Share not known)
- 5 Brief Description of the property : As per Detail Report
- 6 Location of the property
a) Plot No. / Survey No. : Industrial Premises No. A-1 & A-2,
b) Door No. : Growth Centre, Industrial Area
c) T.S. No / Village : Jainpur,
d) Ward / Taluka : Tehsil-Akbarpur
e) Mandal / District : Kanpur Dehat.
- 7 Postal Address of the Property : **Industrial Premises No. A-1 & A-2, Growth Centre,
Industrial Area Jainpur, Kanpur Dehat.**
- 8 City / Town, Residential Area, Commercial Area, Industrial Area : Industrial Area
- 9 Classification of the Area
i) High / Middle / Poor : Middle Class
ii) Urban / Semi Urban / Rural : Semi Urban
- 10 Coming Under Corporation Limit / Rural Village Panchayat / Municipality : Under Corporation Limit
- 11 Whether covered under any State / Central Govt enactments (e.g., Urban Land Ceiling Act.) or notified under agency area/scheduled area, cantonment area : Land of UPSIDC Scheme.
- 12 In case it is an agricultural land, any conversion to house site plots is contemplated : N.A.
- 13.1 Boundaries of the property : (As per sale deed)
N : P.W.D. Gajner Road
S : 18.00 Mtr. Wide Road No.9
E : Administrative Building
W : Plot No. A-3
- 13.2 Boundaries of the property : As per actual
N : P.W.D. Gajner Road



S : 18.00 Mtr. Wide Road No.9

E : Administrative Building

W : Plot No. A-3

14 Dimension of the Site : (As per actual/ deed)

N : (100+76) Mtr.

S : (98+74) Mtr.

E : 100.00 Mtr.

W : 62.00 Mtr.

14.1 Latitude, Longitude and Co-ordinates of the site : Longitude - 79°-55' 59.6" E (79.999881)
Latitude - 26°-20' -18.7" N (26.338521)

15 Extent of the Site : 13928.450 Sqmt. (As per lease deed)

16 Extent of the site considered for valuation (least of 14a & 14b) : 13928.450 Sqm

17 Whether occupied by the owner / tenant, if occupied by tenant since how long ? Rent received per month. : Under the possession of owner.

II. CHARACTERISTICS OF THE SITE :-

1 Classification of Locality : Middle Class

2 Development of surroundings area : Developing industrial area

3 Possibility of Frequent flooding : Nil

4 Feasibility to the civic amenities like School, Hospital, Bus Stop, Market etc. : Within 3.0 Km Radial area

5 Level of Land with Topographical conditions : Levelled

6 Shape of Land : Irregular Shape

7 Type of Use to which it can be put : Industrial

8 Any Usage Restriction : Industrial Use (As per lease deed)

9 Is plot in town planning approved layout ? : Yes

10 Corner Plot or intermittent plot ? : Intermittent Plot (Both Side Road)

11 Road Facilities : Available

12 Type of Road available at present : Bitumen Road

13 Width of Road - is it below 20 Ft or more than 20 Ft. : More than 20 ft. wide road

14 Is it a Land - Locked Land ? : No

15 Water Potentiality : General

16 Underground Sewerage System : Municipal Sewer

17 Power Supply is available in the site : Yes



- | | | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------------------|
| 18 | Advantages of the Site | : | Property is markatable |
| 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 the sea coast / tidal level must be incorporated) | : | Nil |

PART - A (VALUATION OF LAND)

- | | | | |
|---|-------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------|
| 1 | Size of Plot
North & South
East & West | : | (176+172)/2 X (62+100)/2
N.-176 Mtr. & S.-172 Mtr.
E.-100 Mtr. & W-62 Mtr.) |
| 2 | Total Extent of the Plot | : | 13928.450 Sqm |
| 3 | Prevailing Market Rate | : | Rs. 2500.00 - Rs.2600.00 per Sqmt. |
| 4 | Guideline Rate obtained from the Registrar's Office (an evidence there of to be enclosed) | : | Rs. 12100 /Sqmt |
| 5 | Assessed / Adopted rate of valuation | : | Rs. 2500 /Sqmt |
| 6 | Estimated Value of Land | : | Rs. 34821000.00 |

PART - B (VALUATION OF BUILDING)

1 Technical Detail of the building

- | | | | |
|-----|----------------------------------------------------------------------------|---|------------------------------------------|
| a) | Type of Building
(Residential / Commercial / Industrial) | : | Industrial |
| b) | Type of Construction
(Load Bearing / RCC / Steel Framed) | : | M.S Iron frame structure/ Load bearing |
| c) | Year of Construction | : | As per detail Report |
| d) | No. of Floors and Height of each floor including basement, if any | : | Ground Floor (Details as per Annexure-I) |
| e) | Plinth Area Floor Wise | : | As per annexure-I |
| f) | Condition of Building | : | |
| i) | Exterior -
(Excellent / Good / Normal / Poor) | : | Normal |
| ii) | Interior -
(Excellent / Good / Normal / Poor) | : | Normal |
| g) | Date of issue and validity of layout of approved map / plan | : | |
| h) | Approved map / plan issuing authority | : | |
| i) | Whether genuineness or authenticity of approved map / plan is verified | : | |
| j) | Any other comments by our empanelled valuers on authentic of approved plan | : | |
- }
- Sanctioned map was not made available to us

Specification of Construction (Floor- Wise) in respect of-

S.No. Description



- 1
- a Foundation
 - b Basement
 - c Super Structure
 - d Joinery/ Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)
 - e RCC Works
 - f Plastering
 - g Flooring, Skirting, dadoing
 - h Special finish as marble, granite, wooden paneling, grills etc.
 - i Roofing including weather proof course
 - j Drainage
- Value already considered in the building calculation

2 Compound Wall

Yes

- a) Height 8'
- b) Length ---
- c) Type of construction Load bearing wall with R.C.C. Column

3 Electrical Installation

- a) Type of wiring Concealed/ Open Wiring
- b) Class of fitting (superior/ ordinary/ poor) Ordinary
- c) Number of light points 30
- d) Fan points 6
- e) Spare plug points 4
- f) Any other item ---

4 Plumbing installation

- a) No. of water closets and their type Two
- b) No. of wash basins Two
- c) No. of urinals Three
- d) No. of bath tubs Nil
- e) Water meters, taps etc. Nil
- f) Any other fixtures --

S. No.	Particulars of Item	Plinth Area	Roof Height	Age of Building	Estimated replacement rate of construction Rs	Replacement Cost Rs.	Depreciation Rs.
	Ground Floor	Details of area / Value already mentioned in Annexure-I					
	First Floor						
	Other floors, if any						
	Total						

(Amount in Rs.)

Part- C (Extra Items)

- 1 Portico



- 2 Ornamental front door
- 3 Sit out/ Verandah with steel grills
- 4 Overhead water tank
- 5 Extra steel/ collapsible gates

Total

(Amount in Rs.)

Value already considered in the building calculation

Part- D (Amenities)

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

Total

(Amount in Rs.)

Value already considered in the building calculation

Part- E (Miscellaneous)

- 1 Separate toilet room
- 2 Separate lumber room
- 3 Separate water tank/ sump
- 4 Trees, gardening

Total

(Amount in Rs.)

Value already considered in building calculation

Part- F (Services)

- 1 Water supply arrangements
- 2 Drainage arrangements
- 3 Compound wall
- 4 C.B. deposits, fitting etc.
- 5 Pavement

Total

Value already considered in the building calculation

Total Abstract of the entire Property

	Particulars	Value in Rs.
Part - A	Land	34821000.00
Part - B	Building	19673000.00
	Total	54494000.00

Valuation: - The method of valuation adopted is land & building. The land value has been considered based on market approach where as the building value has been considered based on cost approach. The marketability of the premises is very good. The Detail of calculations is as mentioned above.



- i) Photographs of owner / representative with property in background to be enclosed. (Enclosed)
- ii) Screenshot of longitude / latitude and co-ordinates of property using GPS / Various Apps / Internet sites. (Enclosed)

As a result of my appraisal and analysis it is my considered opinion that the

Present market value of the above property in the condition with aforesaid specification is	Rs.	54,494,000.00	(Rupees Five Crore Forty Four Lac Ninety Four Thousand Only)
The realizable value of the above property is	Rs.	46,319,900.00	(Rupees Four Crore Sixty Three Lac Nineteen Thousand Nine Hundred Only)
The book value of the above property as of	Rs.	Not known	Not known
Distress value of the above property is	Rs.	43,595,200.00	(Rupees Four Crore Thirty Five Lac Ninety Five Thousand Two Hundred Only)

Place : Kanpur Nagar

Dated : 13.06.2020


 Signature
 (Name and official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the valuation report dated _____ satisfied that the fair and resonable market value of the property is

on _____. We are

Place : Kanpur Nagar

Dated :

Signature
 (Name of the Branch Manager with Official Seal)

Format of undertaking to be submitted by individuals / proprietor / partners / directors

DECLARATION CUM UNDERTAKING

I, Satyendra Mishra S/o Sri Gopi Nath Mishra do hereby solemnly affirm and state that.

- a I am a citizen of India.
- b I will not undertake valuation of any assets in which I have a direct or indirect interest 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 my valuation report dt. 13.06.2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d I have personally inspected the property on 12.06.2020. The work is not sub-contracted to any other valuer and carried out by myself.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f I have not been removed / dismissed from service / employment earlier.
- g I have not been convicted of any offence and sentenced to a term of imprisonment.
- h I have not been found guilty of misconduct in professional capacity.
- i I have not been declared to be of unsound mind.
- j I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- k I am not an undischarged insolvent.
- l I have not been levied a penalty under section 271 J 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.
- m 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
- n My PAN Card number / Service Tax number as applicable is **AJUPM1413E**.
- o I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- p I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- q I 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.



- r I have read the international valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Assets Standards" as applicable.
- s I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V-A signed copy of same to be taken and kept along with this declaration).
- t I am registered under section 34 AB of the Wealth Tax Act, 1957. (Strike off if not applicable)
- u I am valuer ~~registered with insolvency & Bankruptcy Board of India (IBBI)~~ (Strike off, if not applicable).
- v My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this
- x I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y Further, I hereby provide the following information.

Dated : 13.06.2020
Place : Kanpur Nagar


Signature
(Name and Approved Valuer and
Seal of the Firm / Company)



**S. Particulars
no.**

Valuer Comment

- | | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Background information of the asset being valued | : | Single Storied Building Constructed over Industrial Premises No. A-1 & A-2, Growth Centre, Industrial Area Jainpur, Kanpur Dehat. |
| 2 | Purpose of valuation and appointing authority
Appointed by | : | To determine fair market value by bankers
AGM, State Bank of India, Commercial Branch,
Nehru Palace, New Delhi. |
| 3 | Identity of the valuer and any other experts
involved in the valuation | : | Satyendra Mishra
Partner-Surya Associates |
| 4 | Disclosure of valuer interest or conflict, if any | : | Nil |
| 5 | Date of appointment,
Valuation date
Date of report | : | 11.06.2020
12.06.2020
13.06.2020 |
| 6 | Inspections and / or investigations undertaken | : | Industrial Premises No. A-1 & A-2, Growth Centre,
Industrial Area Jainpur, Kanpur Dehat. |
| 7 | Nature and sources of the information used or
relied upon | : | Local enquiry |
| 8 | Procedures adopted in carrying out the
valuation and valuation standards followed. | : | Land & Building Method |
| 9 | Restrictions on use of the report, if any | : | AGM, State Bank of India, Commercial Branch,
Nehru Palace, New Delhi. |
| 10 | Major factors that were taken into account
during the valuation | : | Location of the property, construction quality, size etc. |
| 11 | Major factors that were not taken into account
during the valuation | : | Location of the property, construction quality, size etc. |
| 12 | Caveats, limitations and disclaimers to the
extent they explain or elucidate the limitation
faced by valuer, which shall out be for the
purpose of limiting his responsibility for the
valuation report. | : | Complete construction value has been considered in
our valuation report. Title of the property and govt.
clearance required is not verified. |

Dated : 13.06.2020
Place : Kanpur Nagar


 Signature
 Name and Approved Valuer :
 Seal of the Firm / Company

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 should 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, tender at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
- 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 upto 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 Managements

- 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 organisation 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 organisation 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

Explanation - For the purpose 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 charge in 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 / her / 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 of amended or revised from time to time.

Dated : 13.06.2020
Place : Kanpur Nagar

Signature of the valuer :

Name of the valuer :

Address of the valuer : As per top of the
Letter Head





PHOTOGRAPH OF INDUSTRIAL PREMISES NO. A-1 & A-2, GROWTH CENTRE, INDUSTRIAL AREA JAINPUR, KANPUR DEHAT.

OWNED BY: M/S K.K. SPUN PIPE PVT. LTD. DIRECTOR: SRI. HIMANSHU GUPTA

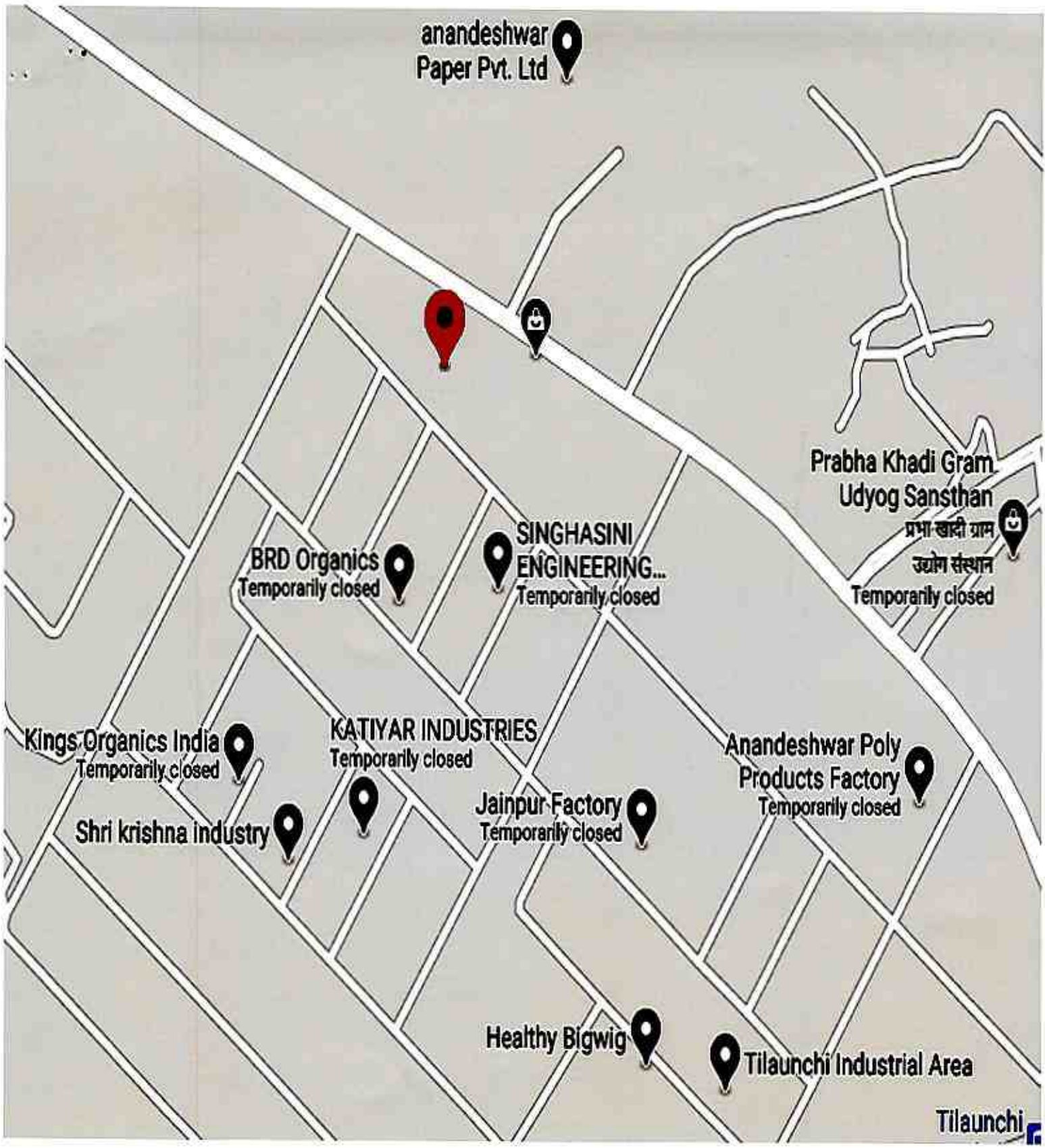




PHOTOGRAPH OF INDUSTRIAL PREMISES NO. A-1 & A-2, GROWTH CENTRE, INDUSTRIAL AREA JAINPUR, KANPUR DEHAT.

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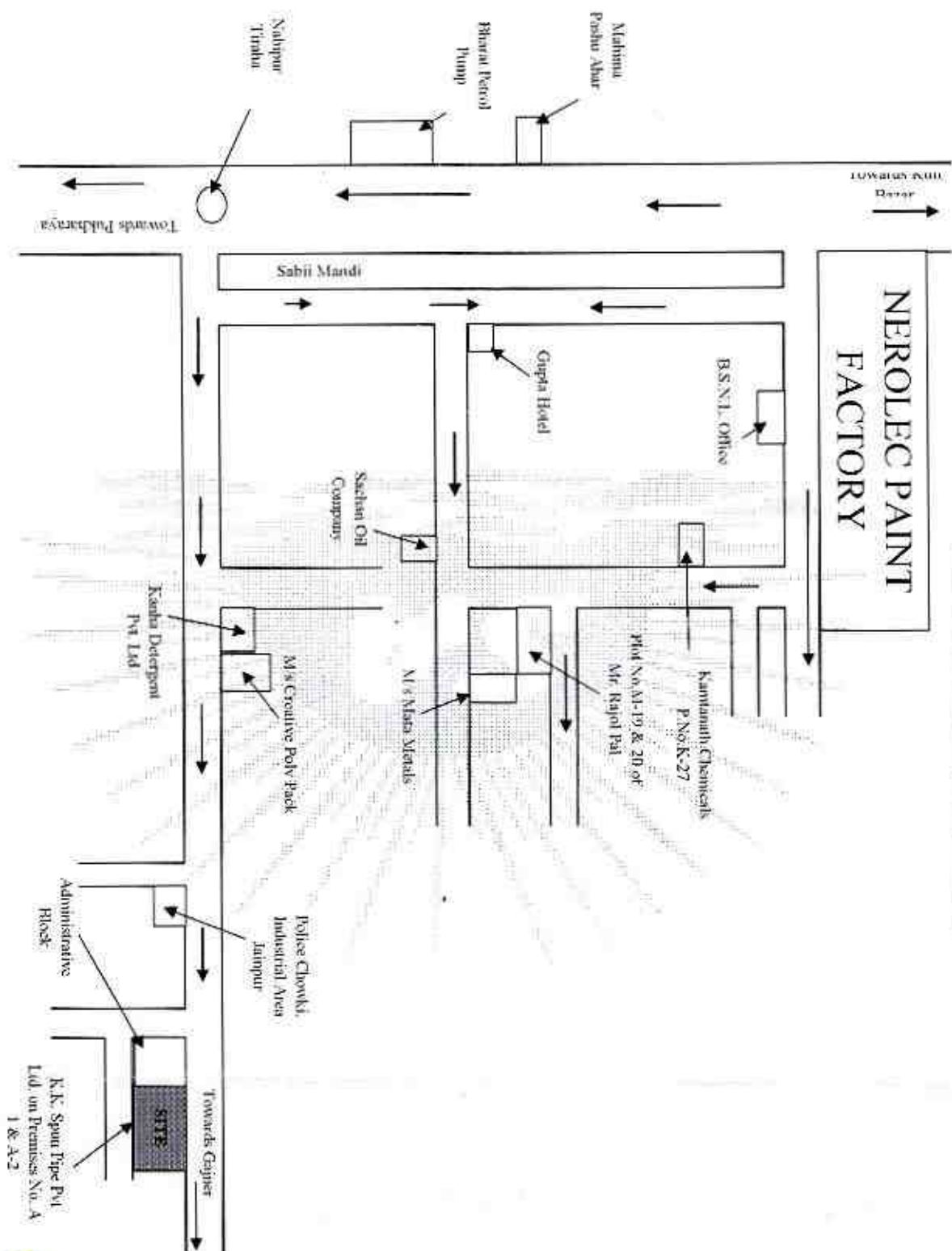
PHOTOGRAPH OF INDUSTRIAL PREMISES NO. A-1 & A-2, GROWTH CENTRE,
INDUSTRIAL AREA JAINPUR, KANPUR DEHAT.

OWNED BY: M/S K.K. SPUN PIPE PVT. LTD. DIRECTOR: SRI. HIMANSHU GUPTA

GLOBAL POSITION LONGITUDE - 79°59'59.6"E (79.999881)
LATITUDE - 26°20'18.7"N (26.338521)

Key Plan of Industrial Premises No. A-1-A-2, Growth Centre, Industrial Area Jaipur, Kanpur Dehal.

Owned by : M/s K.K. Spun Pipe Pvt. Ltd.



NOTE :- Landmark Shown are not drawn as per scale, but the same are mentioned to guide the way only

