

REPORT FORMAT: V-L1 (FLATS) | Version: 10.2_2022

CASE NO. VIS(2022-23)-PL112-096-161

DATED: 12/07/2022

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	BUILT-UP UNIT
CATEGORY OF ASSETS	COMMERCIAL
TYPE OF ASSETS	COMMERCIAL OFFICE UNIT

SITUATED AT

VAIBHAV BUILDING, THIRD FLOOR, PREMISES NO.4, LEE ROAD (NOW KNOWN AS-O.C
GANGULI SARANI), CALCUTTA-700020

REPORT PREPARED FOR

- 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

*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.*

*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 accepted & correct.*

Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

CORPORATE OFFICE:

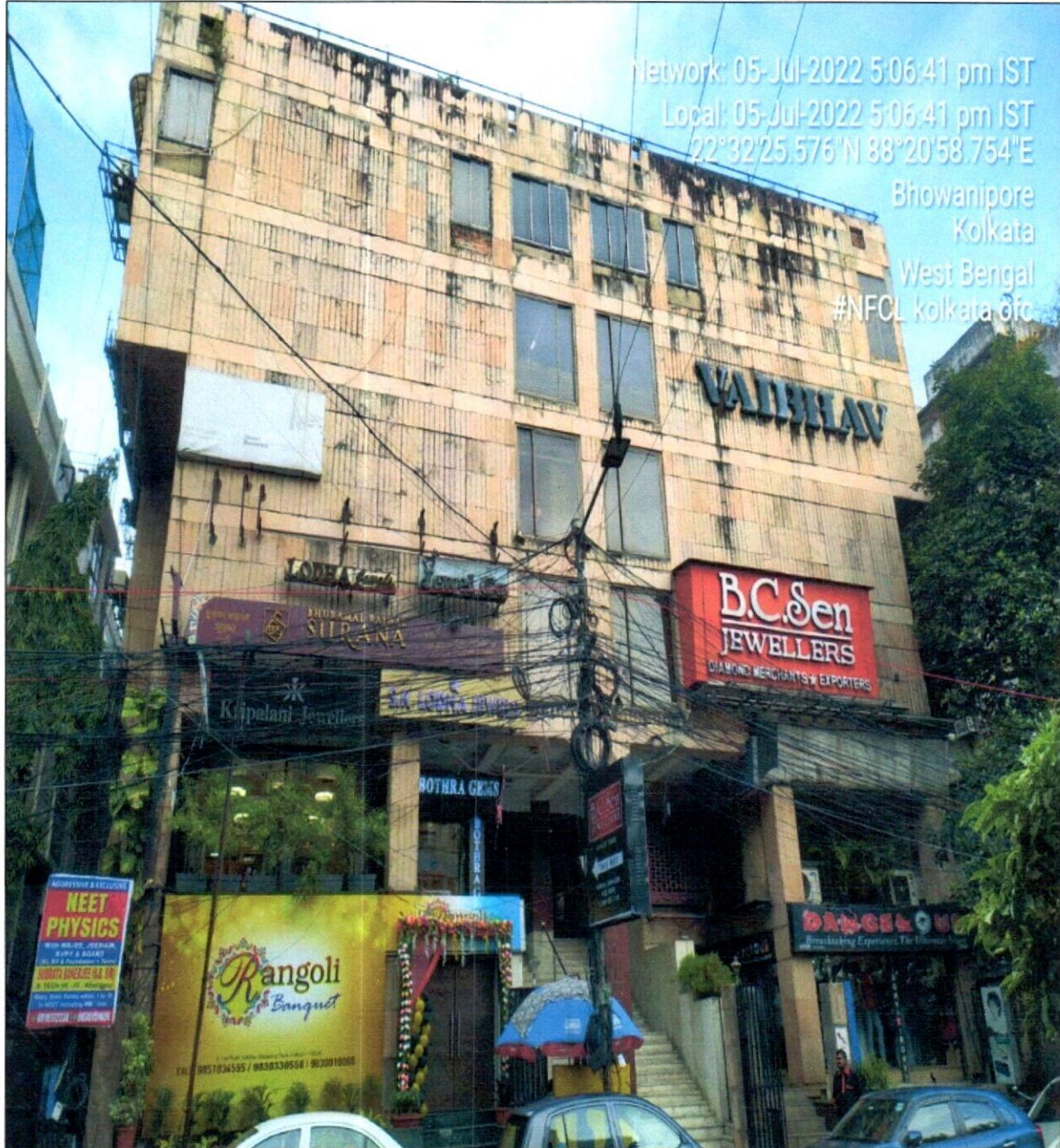
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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

VAIBHAV BUILDING, THIRD FLOOR, PREMISES NO.4, LEE ROAD (NOW KNOWN AS O.C GANGULI SARANI), CALCUTTA-700020

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PART B

RKA FORMAT ON OPINION REPORT ON VALUATION

Name & Address of the Branch	Industrial Development Bank of India, World Trade Center Complex, 7th Floor, IDBI Tower, Cuffe Parade, Mumbai
Name & Designation of concerned officer	Mr. Bhavik Shastri (9825197016)
Name of the Customer	Ms. NFCL

S.NO.	CONTENTS	DESCRIPTION																		
I.	GENERAL																			
1.	Purpose of Valuation	For Distress Sale of mortgaged assets under NPA a/c																		
2.	a. Date of Inspection of the Property	5 July 2022																		
	b. Date of Valuation Assessment	12 July 2022																		
	c. Date of Valuation Report	12 July 2022																		
	List of documents produced for perusal (<i>Documents has been referred only for reference purpose</i>)	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 04 documents requested.</td><td>Total 01 documents provided</td><td>Total 01 documents provided</td></tr> <tr> <td>Property Title document</td><td>Sale Deed</td><td>Dated 14th August 1995</td></tr> <tr> <td>Copy of TIR</td><td>None</td><td>---</td></tr> <tr> <td>Last paid Electricity Bill</td><td>None</td><td>---</td></tr> <tr> <td>Last paid Municipal Tax Receipt</td><td>None</td><td>---</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 04 documents requested.	Total 01 documents provided	Total 01 documents provided	Property Title document	Sale Deed	Dated 14 th August 1995	Copy of TIR	None	---	Last paid Electricity Bill	None	---	Last paid Municipal Tax Receipt	None	---
Documents Requested	Documents Provided	Documents Reference No.																		
Total 04 documents requested.	Total 01 documents provided	Total 01 documents provided																		
Property Title document	Sale Deed	Dated 14 th August 1995																		
Copy of TIR	None	---																		
Last paid Electricity Bill	None	---																		
Last paid Municipal Tax Receipt	None	---																		
3.	Name of the owner(s)	Ms. Nagarjuna Fertilizers & Chemicals Limited																		
	Address/ Phone no.	Ms. Nagarjuna Fertilizers & Chemicals Limited, Nagarjuna Hills, Hyderabad, Andhra Pradesh 500082																		
		Phone No.: +91-40-23357200 / 23357204 / 23356414																		



4.	<p align="center">Brief description of the property</p> <p>This opinion on Valuation report is prepared for the commercial office unit located at the aforesaid address. As per the copy of sale deeds dated 14th August 1995, the super built-up area of subject property with 2 car parking space in basement is 4,428 sq.ft. The subject property is located on rear side of 3rd floor of the building named VAIBHAV.</p> <p>During our site measurement the covered area of commercial unit space is 3064.70 sq. ft. having 6 cabins, 1 conference room, 4 cubical, 1 pantry, 2 toilets, 1 reception area, 1 store room, 1 UPS room in Part 1.</p> <p>There is a temporary partition in office called as part 2 which was used by co sister company having 4 cabins, 3 cubical, 1 conference room, 1 toilet, 1 pantry. But at present that space is not in use (inform to our surveyor by the coordination person).</p> <p>The subject property is identified to us by the owner representative. The subject property is located on rear side of third floor, Vaibhav Building, premises no.4, Lee Road, Now known as O.C Ganguli sarani, Kolkata.</p> <p>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.</p> <p>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. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given 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 site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.</p>														
5.	<p>Location of the property</p> <table border="1"> <tr> <td>6.1 Plot No. / Survey No.</td><td>Premises No. 4</td></tr> <tr> <td>6.2 Door No./Flat No./Floor No.</td><td>3rd floor</td></tr> <tr> <td>6.3 T. S. No. / Village</td><td>---</td></tr> <tr> <td>6.4 Ward / Taluka</td><td>70</td></tr> <tr> <td>6.5 Mandal / District</td><td>Kolkata</td></tr> <tr> <td>6.6 Postal address of the property</td><td>Vaibhav building, premises no.4, Lee road now known as O.C Ganguli Sarani, Kolkata</td></tr> <tr> <td>6.7 Latitude, Longitude & Coordinates of flat</td><td>22°32'25.4"N 88°21'00.0"E</td></tr> </table>	6.1 Plot No. / Survey No.	Premises No. 4	6.2 Door No./Flat No./Floor No.	3 rd floor	6.3 T. S. No. / Village	---	6.4 Ward / Taluka	70	6.5 Mandal / District	Kolkata	6.6 Postal address of the property	Vaibhav building, premises no.4, Lee road now known as O.C Ganguli Sarani, Kolkata	6.7 Latitude, Longitude & Coordinates of flat	22°32'25.4"N 88°21'00.0"E
6.1 Plot No. / Survey No.	Premises No. 4														
6.2 Door No./Flat No./Floor No.	3 rd floor														
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6.7 Latitude, Longitude & Coordinates of flat	22°32'25.4"N 88°21'00.0"E														

	6.8 Nearby Landmark	Near Hotel Hindustan International	
6.	Details of approved Plans		
	7.1 Date of issue and validity of layout of approved map / plan	Cannot comment as no copy of approved map is provided to us by the client.	
	7.2 Approved Map / Plan issuing authority	Cannot comment as no copy of approved map is provided to us by the client.	
	7.3 Whether genuineness or authenticity of approved map / plan is verified	Cannot comment as no copy of approved map is provided to us by the client.	
	7.4 Any other comments by our empanelled valuers on authenticity of approved plan	Cannot comment as no copy of approved map is provided to us by the client.	
7.	City Categorization	Metro City	Urban Developed
	Type of Area	Commercial Area	
8.	Classification of the area	Upper Middle Class (Good)	Urban developed
		Within main city	
9.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Urban	Municipal Corporation (Nagar Nigam)
		Municipal Corporation (Nagar Nigam)	
10.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area	No as per general information available on public domain	NA
		NA	
11.	Boundaries schedule of the Property		
	Are Boundaries matched	Yes from the available documents only	
	Directions	As per Documents	Actually found at Site
	North	Premises no.2	Open to sky / ITC Office
	South	Public Road	Open to sky / sewangal residential complex
	East	Premises no.6	Open to sky / Residential house
	West	Lee Road	B.C Sen Jewellers or common space/ Lee Road
12.	Dimensions of the site		
	Directions	As per Documents (A)	Actually found at Site (B)
	North	Not available in documents.	Shape uneven, not measurable from sides since it is a commercial unit
	South	Not available in documents.	Shape uneven, not measurable from sides since it is a commercial unit

	East	Not available in documents.	Shape uneven, not measurable from sides since it is a commercial unit
	West	Not available in documents.	Shape uneven, not measurable from sides since it is a commercial unit
13.	Extent of the site	4,428 sq ft.super built up area.	Not measureable at site
14.	Extent of the site considered for valuation (least of 14 A & 14 B)	4,428 sq ft. Super built up area.	
15.	Property presently occupied/ possessed by	Owner	
	If occupied by tenant, since how long?	NA	
	Rent received per month	NA	
II. APARTMENT BUILDING			
1.	Nature of the Apartment	Commercial Building	
2.	Location		
	T. S. No.	---	
	Block No.	---	
	Ward No.	70	
	Door No.	---	
	Village/ Municipality / Corporation	Kolkata municipality corporation	
	Street or Road (Pin Code)	Lee Road, now known as O.C Ganguli Sarani	
3.	Description of the locality Residential / Commercial / Mixed	Commercial Area	
4.	Year of Construction	Approx. 35 years old	
5.	Number of Floors	G + 4 Floors	
6.	Type of Structure	RCC framed pillar, beam, column structure on RCC slab	
7.	Number of Dwelling units in the building	No information provided to us.	
8.	Class/ Category of Group Housing Society/ Township/ Apartments	Commercial Building	
9.	Quality of Construction	Class B construction (Good)	
10.	Appearance of the Building	Internal	External
		Ordinary	Ordinary
11.	Maintenance of the Building	Internal	External
		Average	Poor

12.	Facilities Available		
	11.1 Lift	Yes	
	11.2 Protected Water Supply	Yes	
	11.3 Underground Sewerage	Yes	
	11.4 Car Parking - Open/ Covered	Covered	

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	11.5 Is Compound wall existing?	Yes
	11.6 Is pavement laid around the Building	Yes
	11.7 Other facilities	<input type="checkbox"/> Club, <input type="checkbox"/> Convenient Shopping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Play Area, <input type="checkbox"/> Kids Play Area, <input type="checkbox"/> Walking Trails, <input type="checkbox"/> Gymnasium, <input type="checkbox"/> Park, <input type="checkbox"/> Multiple Parks, <input checked="" type="checkbox"/> Power Backup, <input checked="" type="checkbox"/> Security
III.	FLAT	
1.	Type of layout of flat	Office unit
2.	The floor on which the flat is situated	3 rd floor
3.	Door No. of the flat	---
4.	Specifications of the flat	
	Roof	RCC
	Flooring	Simple marble
	Doors	Wooden doors
	Windows	Glass windows on composite frames
	Fittings	Internal/ Normal quality fittings used
	Finishing	Good
5.	House Tax	No information available.
	Assessment No.	No information available.
	Tax paid in the name of	No information available.
	Tax amount	No information available.
6.	Electricity Service Connection No.	No information available.
	Meter Card is in the name of	No information available
7.	How is the maintenance of the flat?	Average
8.	Sale Deed executed in the name of	M/s. Nagarjuna Fertilizers & Chemicals Limited
9.	What is the undivided area of land as per Sale Deed?	This is office unit valuation and land portion is not considered separately
10.	What is the plinth area of the flat?	Not mentioned in the documents. 4,428 sq.ft (Super Area)
11.	What is the floor space index (app.)	Can't be ascertained without having complete Project Map and moreover this is not in scope of the work since this is a single flat valuation.
12.	What is the Carpet Area of the flat?	Not mentioned in the document. But as per site measurement ~3065 Sq.ft.
13.	Is it Posh/ I class / Medium / Ordinary?	High Class (Very Good)
14.	Flat used for	Commercial purpose
15.	Is it Owner-occupied or let out?	Presently occupied by Owner
16.	If rented, what is the monthly rent?	---
IV.	MARKETABILITY	
1.	How is the marketability?	Good
2.	What are the factors favoring for an	Good demand of such properties in the market

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	extra Potential Value?	
3.	Any negative factors are observed which affect the market value in general?	None
V. RATE		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 12,000 per sq.ft. For more details & basis please refer to the Part B - Procedure of Valuation Assessment section.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	Please refer to point 1 above.
3.	Break - up for the rate	
	3.1 Building + Services	Flats transactions takes place only based on composite rate. No breakup is mostly available of composite rate.
	3.2 Land + Others	
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 13,013/- available for commercial unit. For more details & basis please refer to the Part B - Procedure of Valuation Assessment section.
VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
1.	Depreciated building rate	Not Applicable since Valuation is conducted based on composite comparable market rate method.
	Replacement cost of flat with Services {V (3)i}	Included in comparable composite market rate.
	Age of the building	Approximately 35 Years as per verbal information came to our knowledge.
	Life of the building estimated	60 years subject to building construction is done as per specified norms & materials used with proper maintenance.
	Depreciation percentage assuming the salvage value as 10%	Not Applicable since Valuation is conducted based on comparable composite market rate method.
	Depreciated Ratio of the building	Not Applicable since Valuation is conducted based on comparable composite market rate method.
2.	Total composite rate arrived for valuation	Rs. 12,000/- per sq.ft. For more details & basis please refer to the Part B - Procedure of Valuation Assessment section.
	Depreciated building rate VI (a)	Not Applicable since Valuation is conducted based on comparable composite market rate method.
	Rate for Land & other V (3) ii	Not Applicable since Valuation is conducted based on comparable composite market rate method.
	Total Composite Rate	Rs. 12,000/- per sq.ft. For more details & basis please refer to

				the Part B - Procedure of Valuation Assessment section.
VII. DETAILS OF VALUATION				
S.No.	Particulars	Specifications/ Qty.	Rate per unit (Rs.)	Estimated Value* (Rs.)
1.	Present value of the flat (incl. car parking, if provided)	Office unit	Rs.12,000	Rs. 5.31 Crore
2.	Wardrobes (fixed)	Yes, good quality wardrobe work	Lump sum value has been considered for extra exclusive and superfine finish over and above ordinary finishing for additional aesthetic works in the property.	Rs. --- /-
3.	Showcases (fixed)	Yes, ordinary quality showcase work		
4.	Kitchen Arrangements	Ordinary		
5.	Superfine Finish	Yes, good quality finish		
6.	Interior Decorations			
7.	Electricity deposits/ electrical fittings, etc.,	Yes		
8.	Extra collapsible gates / grill works etc.,	Yes		
9.	Potential value, if any	See note in next column		
10.	Others	Not Applicable		
11.	TOTAL	Office unit	NA	Rs. 5,31,00,000/-

***NOTE:**

1. For more details & basis please refer to **Part B - Procedure of Valuation Assessment section.**
2. This valuation is conducted based on the comparable composite market rate method which is inherently inclusive of the additional items as mentioned in S.No. 2 to 8 if present in the flat at ordinary level. For any exclusive and superfine finish over and above ordinary finishing, additional value is taken in lumpsum as described in the **Procedure of Valuation Assessment section under "Valuation of Additional Aesthetic & Decor Works in the Property".**
3. Estimated Value is subject to the assumptions, limitations, basis of computation, caveats, information, facts came during valuation within the limited available time & cost.
4. **PART A - SBI format on opinion report on Valuation** is just the description of the asset as per the format requirement of the client. The real procedure of Valuation is discussed from **PART B – Procedure of Valuation Assessment** where all different aspect of Valuation as per the standards are described in detail.
5. This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at www.rkassociates.org.

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at www.rkassociates.org



PART B

PROCEDURE OF VALUATION ASSESSMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		5 July 2022	12 July 2022	12 July 2022
ii.	Client	Industrial Development Bank of India, World Trade Center Complex, 7th Floor, IDBI Tower, Cuffe Parade, Mumbai		
iii.	Intended User	Industrial Development Bank of India, World Trade Center Complex, 7th Floor, IDBI Tower, Cuffe Parade, Mumbai		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Manner in which the proper is identified	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input checked="" type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).		

2.		ASSESSMENT FACTORS			
i.	Nature of the Valuation	Fixed Assets Valuation			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature		Category	Type
		BUILT-UP UNIT		COMMERCIAL	COMMERCIAL OFFICE UNIT
		Classification		Income/ Revenue Generating Asset	
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value		
		Secondary Basis	On-going concern basis		
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Distress State			
		Reason: Asset Under NPA state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Valuation purpose	
		Commercial	Commercial	Commercial	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. depts. have to be taken care by Legal expert/ Advocate.			
vii.	Class/ Category of Group Housing Society/ Township/ Apartments	Commercial Building			
viii.	Flat Physical Factors	Shape	Size	Layout	
		Irregular	Medium	Office unit	
ix.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	On Wide Road	3 rd Floor
		Urban developed	Normal	Road Facing	
			Within urban	Not Applicable	

			developed area		
		Property Facing			
		West Facing			
x.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from water connection as well as borewell/ submersible	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xi.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	High Income Group			
xii.	Neighbourhood amenities	Good			
xiii.	Any New Development in surrounding area	None	---		
xiv.	Any specific advantage/ drawback in the property	---			
xv.	Property overall usability/ utility Factor	Normal			
xvi.	Do property has any alternate use?	---			
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly			

xviii.	Is the property merged or colluded with any other property	No		
		Comments: ---		
xix.	Is independent access available to the property	Clear independent access is available		
xx.	Is property clearly possessable upon sale	Yes		
xxi.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	<p align="center">Fair Market Value</p> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p>		
xxii.	Hypothetical Sale transaction method assumed for the computation of valuation	<p align="center">Fair Market Value</p> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p>		
xxiii.	Approach & Method of Valuation Used	Built-up Unit	Approach of Valuation	Method of Valuation
			Market Approach	Market Comparable Sales Method
xxiv.	Type of Source of Information	Level 3 Input (Tertiary)		
xxv.	Market Comparable			
xxvi.	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1.	Name:	AK Group
			Contact No.:	9331330332
			Nature of reference:	Property Consultant
			Size of the Property:	1,412 sq.ft.
			Location:	Lee Road
			Rates/ Price informed:	Rs. 10,000/- per sq ft (super builtup)
			Any other details/ Discussion held:	Very small area as compared to our office unit, but good location than our reference property. Even the condition of this building is better than ours. Also situated on main road. Approx. 1 km from our site.

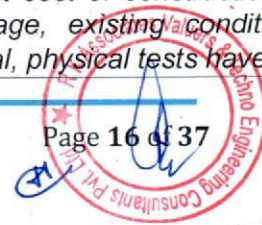
		2.	Name:	Mr. Parth lochan
			Contact No.:	9825620875
			Nature of reference:	Interested Seller
			Size of the Property:	1,063 sq.ft.
			Location:	A.J.C Road
			Rates/ Price informed:	Rs. 13,000-10,000 15,000 per sq.ft
			Any other details/ Discussion held:	Very small area as compared to our office unit, but good location than our reference property. Property is suited at A.J.C road. Approx. 1 km from our site.
xxvii.	NOTE: The given information above can be independently verified to know its authenticity.			
xxviii.	Adopted Rates Justification		As per the discussion with the property dealers of the subject location there is no commercial office available. We get the rates for office area within 1-3 Kms from the subject location varies within the range of Rs.10,000/- - Rs. 15,000/- per sq.ft. Depending on the factors like floor area & condition of the office, we have adopted a rate of Rs. 12,000/- per sq.ft. on super built up area for the purpose of this valuation exercise.	
	Comparable Weighted & Adjusted Rate of the subject Property (average of all comparable)			Rs.12,000/- per sq.ft.
	NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.			
	Related postings for similar properties on sale are also annexed with the Report wherever available.			
xxix.	Other Market Factors			
	Current Market condition	Normal		
		Remarks: --		
		Adjustments (-/+): 0%		



	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Moderate	Abundantly available
		Remarks: Good demand of such properties in the market	
	Adjustments (-/+): 0%		
xxx.	Any other special consideration	Reason: ---	
		Adjustments (-/+): 0%	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	NA	
		Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.	
		This Valuation report is prepared based on the facts of the property & market situation 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 region/ 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 domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.	
		Adjustments (-/+): 0%	
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs.12,000/- per sq.ft.	
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.	
xxxiv.	Basis of computation & working		
	• Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/		

owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.

- Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been



carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.

- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxv. **ASSUMPTIONS**

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. 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. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxvi. **SPECIAL ASSUMPTIONS**

None

CASE NO.: VIS(2022-23)PL112-096-161



xxxvii.	LIMITATIONS
	None

3.	VALUATION COMPUTATION OF BUILT-UP DWELLING UNIT		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Built-up Unit Value	Rate range	Rs. 13,013 per sq. ft
		Rate adopted	Rs. 13,013 per sq. ft
		Covered Area	4,428 sq.ft (super built up)
		Class of construction	Class B construction (Good)
		Valuation Calculation	Rs. 13,013 per sq. ft x 4,428 sq.ft (super built up)
		Total Value	Rs. 5,76,23,501/-
b.	Depreciation percentage (assuming salvage value % per year)	NA	NA (Above replacement rate is calculated after deducting the prescribed depreciation)
c.	Age Factor	---	Construction older than 25 years and above
d.	Structure Type/ Condition	Pucca (1.0)	RCC load bearing structure on pillar beam column and 9" brick walls/ Good
e.	Built-up Unit Value (A)	Rs. 5,76,23,501/-	Rs. 5,31,36,000/-

4.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----

c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	----
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	----
e.	Depreciated Replacement Value (B)	----	----
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. 		

5.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Built-up Unit Value (A)	Rs. 5,76,23,501/-	Rs. 5,31,36,000/-
2.	Additional Aesthetic Works Value (B)	---	---
3.	Total Add (A+B)	Rs. 5,76,23,501/-	Rs. 5,31,36,000/-
4.	Additional Premium if any	---	---
	Details/ Justification	---	---
5.	Deductions charged if any	---	---
	Details/ Justification	---	---
6.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 5,31,36,000/-
7.	Rounded Off	---	Rs. 5,31,00,000/-
8.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Five Crores Thirty-One Lakhs Only
9.	Expected Realizable Value (@ ~10% less)	---	Rs. 4,77,90,000/-
10.	Expected Distress Sale Value (@ ~15% less)	---	Rs.4,51,35,000/-
11.	Expected Liquidation Value (@ ~20% less)	---	Rs.4,24,80,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	~ 8%	
13.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
14.	Concluding Comments/ Disclosures if any		
	a. We are independent of client/ company and do not have any direct/ indirect interest in the property. b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		

- c. This Valuation is done 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.
- d. Reference of the property is also taken from 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. However we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

15. IMPORTANT KEY DEFINITIONS

Fair Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a

willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

Market Value suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

Realizable Value is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

Difference between Cost, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to

describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

Enclosures with the Report:

16.

- Enclosure: I – Google Map Location
- Enclosure: II - References on price trend of the similar related properties available on public domain
- Enclosure: III – Photographs of the property
- Enclosure: IV – Copy of Circle Guideline Rate
- Enclosure V: Important Property Documents Exhibit
- Enclosure VI: Annexure: VI - Declaration-cum-Undertaking
- Enclosure VII: Annexure: VII - Model code of conduct for valuers
- Enclosure VII: Part D - Valuer's Important Remarks

IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the 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.




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IF REPORT IS USED FOR BANK/ FIs

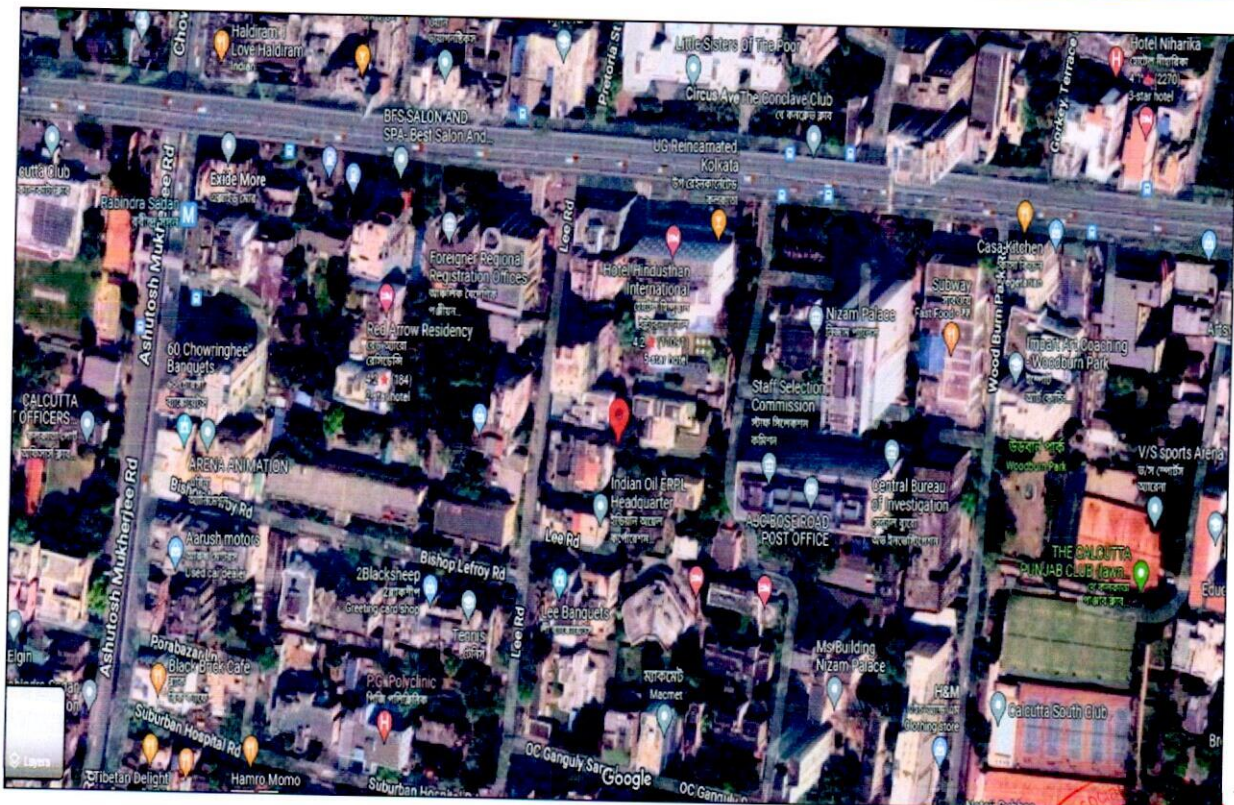
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the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

Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Anirban Roy	Harshit Mayank	Rajani Gupta
		 

ENCLOSURE: I – GOOGLE MAP LOCATION

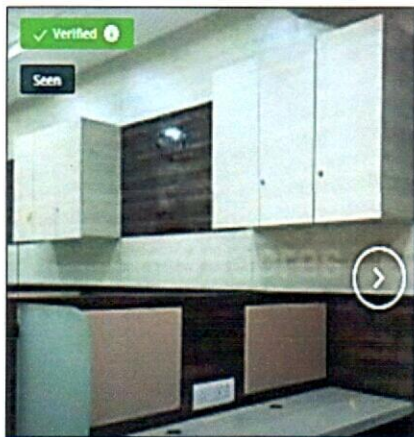


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Valuation Terms of Service & Valuer's Important Remarks are available
at www.rkassociates.org



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



✓ Verified
Seen

Ready to move Office Space for sale in AJC BOSE ROAD

42 Places nearby 1 Metro Station 2 ATMs 3 Hospitals

₹ 6.4 Cr 4,650 sq.ft. ✓
₹ 15,238/sq.ft. (432 sq.m.) Super built-up Area

Fully furnished office available, in the heart of the city in a grade ... [more](#)

RESALE READY TO MOVE OFFICE SPACE



✓ Verified

Ready to move Office Space for sale in Park Street

50 Places nearby 2 Religious Places 3 ATMs 9 Hospitals

₹ 1.8 Cr 1,634 sq.ft. ✓
₹ 11,015/sq.ft. (152 sq.m.) Carpet Area

Interested to sell, commercial office/space. It is a 10 years old prop... [more](#)

RESALE READY TO MOVE OFFICE SPACE



Photo not available
[Request Photos](#)

Ready to move Office Space for sale in Lenin Sarani

49 Places nearby 1 Metro Station 5 Religious Places 15 Hospitals

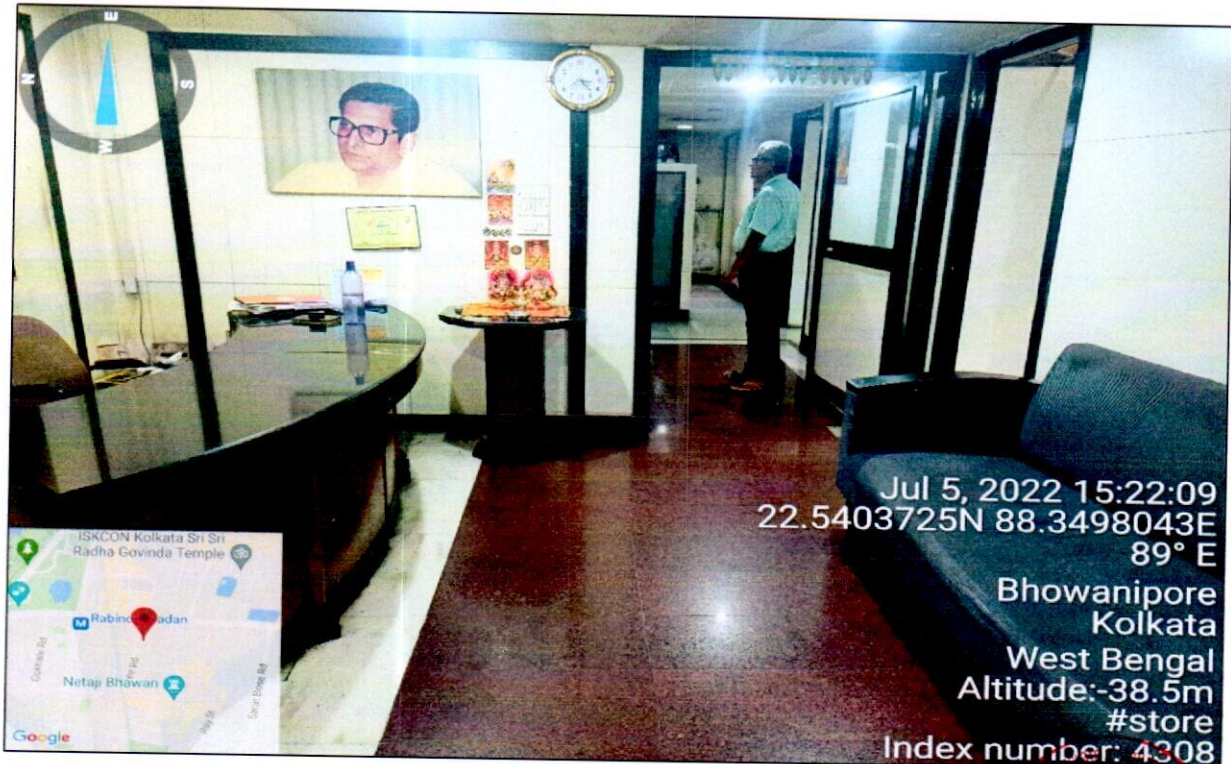
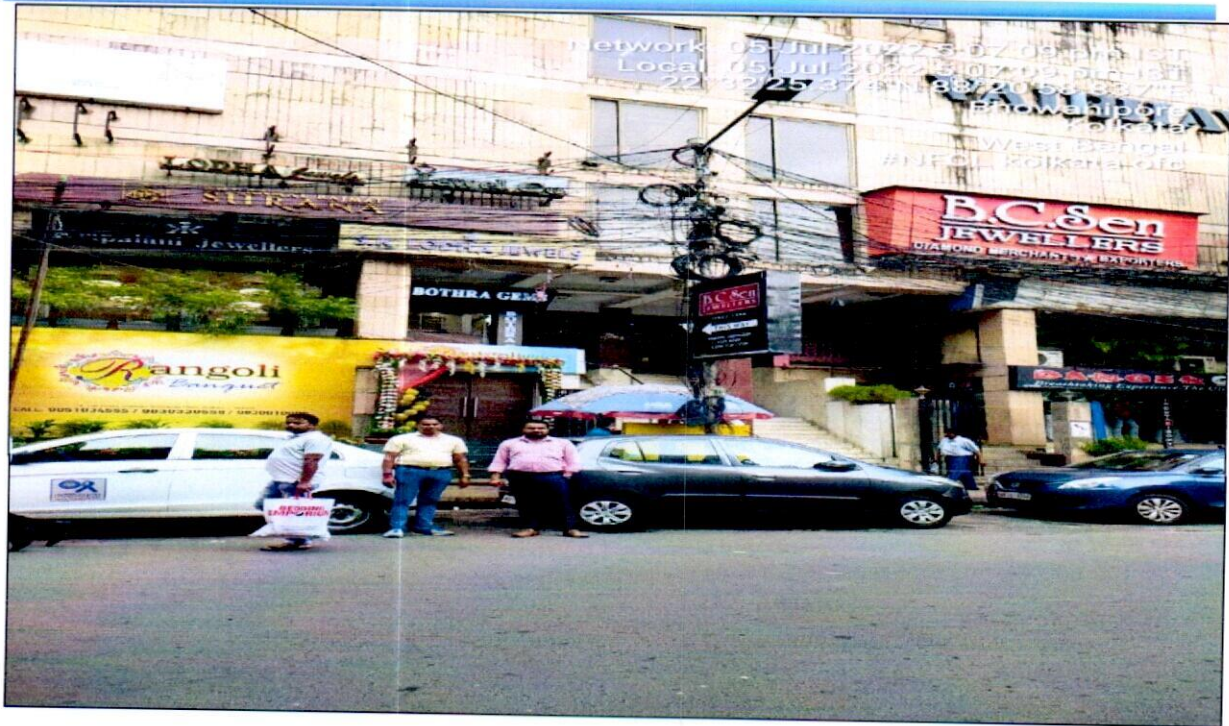
₹ 73 L 730 sq.ft. ✓
₹ 10,000/sq.ft. (68 sq.m.) Carpet Area

✓ Power Back-Up

Interested to sell, ready to move office space.Placed at Lenin sarani... [more](#)

RESALE READY TO MOVE OFFICE SPACE

ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY



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Valuation Terms of Service & Valuer's Important Remarks are available
at www.rkassociates.org



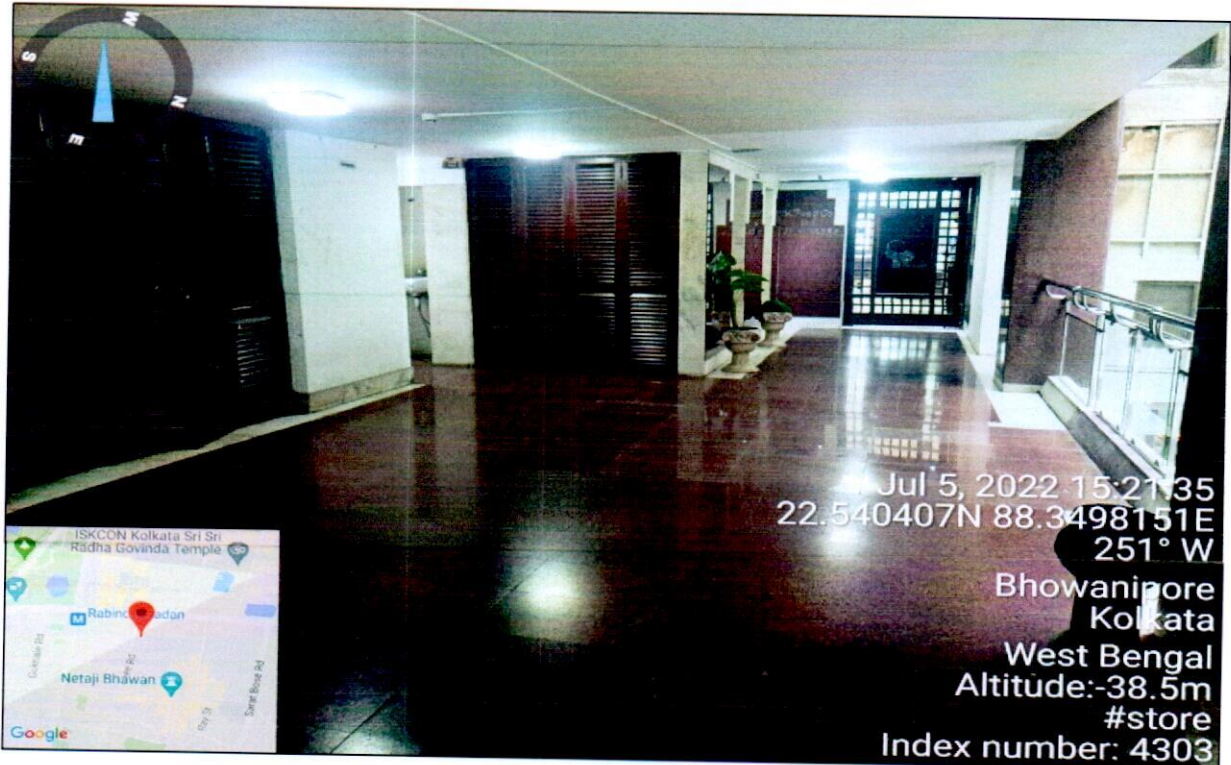


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 at www.rkassociates.org

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ENCLOSURE: IV – 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 <input type="button" value="Go"/> <input type="button" value="Officers Login"/>	
Market Value of Apartment			
District *	Kolkata	Thana *	Maidan
Local Body *	Kolkata Municipal Corporation	Mouza	Not Available
Road *	Red Road	Road Zone	Not Available
Premises No.	4	Ward No.	70
Jurisdiction of *	A.R.A. - II KOLKATA	Kolkata Municipal Corporation	KOLKATA MUNICIPAL CORPORATK
Plot No*	LR 0 / 0	Project Name	Not Available
Apartment Type *	<input type="checkbox"/> Covered Garage <input type="checkbox"/> Open Garage <input type="checkbox"/> Servent Quarter <input type="checkbox"/> Asbestos/Tin Shed Structure <input type="checkbox"/> Roof Right (With Construction Right)	Area in Sq. Feet	Covered Area <input type="text" value="Covered Area"/> Built-up Area <input type="text" value="4428"/>

Use of Flat *	Commercial	Floor Type *	Marble
Flat located in which floor	3	Flat No.	Flat No
Age of the Flat (in year)	35	Litigated Property?	No
Is property on Road	Yes	Width of Approach Road (In feet)	0
Encumbered By Tenant ?	No	Is Tenant is a Purchaser?	No
Is building has more than two floors ?	Yes		
Other Amenities <input checked="" type="checkbox"/> Lift Facility <input type="checkbox"/> Roof Garden <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Club Facility <input type="checkbox"/> Gymnasium <input type="checkbox"/> Shopping Complex			
Type the characters shown	<input type="text" value="J8D68"/>	<input type="button" value="Try new characters"/>	
Market Value:- Rs:5,76,23,501/-			
<input type="button" value="Display Market Value"/>			

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Valuation Terms of Service & Valuer's Important Remarks are available
at www.rkassociates.org



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ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

STAMP AFFIXED BY

STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE.

2

repugnant to the subject or context be deemed to mean and include its successor or successors and assigns) of the ONE PART AND NAGARJUNA FERTILIZERS AND CHEMICALS LIMITED, a Company incorporated under the Companies Act, 1956 and having its Registered office at Nagarjuna Hills, Hyderabad-500 462 hereinafter referred to as the "ASSIGNEE" (which expression

3366

Stamp Affixed By 3238

Stamp Superintendent, CALCUTTA COLLECTORATE.

Stamp under Rule 21 only stamps under the Indian Stamp Act-1899 as also as amended by W. Bengal Stamp Amendment Act-1968 Schedule IA No. 3452

Stamp Paid as under.

5-9-95

THIS DEED OF ASSIGNMENT made this 14th day of August One thousand nine hundred and ninety five BETWEEN LEE ROAD PROPERTIES PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at No.1/1A, Upperwood Street, Calcutta hereinafter referred to as the "ASSIGNOR" (which expression shall unless excluded by or

180730
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18087



THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT seven storied brick built messuage tenement and house together with a piece or parcel of land thereunto belonging whereon or on part whereof the same is erected and built containing an area of 16 Cottahs 8 Chittacks and 39 Square Feet be the same a little more or less situate lying at and being the Northern portion of the premises No.4, Lee Road, now known as O.C. Ganguli Sarani, Calcutta-700020 P.S. Bhowanipore of the South Division of the Town of Calcutta and butted as follows:-

On the North : By premises No.2, Lee Road, now known as O.C. Ganguli Sarani;
On the East : By public Road and a portion of premises No.6 Lee Road now known as O.C. Ganguli Sarani;
On the South : By Southern portion of the premises No.4, Lee Road now known as O.C. Ganguli Sarani;
and
On the West : By Lee Road now known as O.C. Ganguli Sarani, Calcutta.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT an office space containing a super built area of 4428 Square Feet more or less on the rear side on Third Floor and two car parking space in the basement of the building known as "VAIBHAV" situate lying at and being

[Handwritten signature]



PART D

VALUER'S IMPORTANT REMARKS

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
7.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. 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.
9.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10.	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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in

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	this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
12.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format to <u>provide only the general basic idea of the value of the property prevailing in the market</u> based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> .
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. 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.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it 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, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions 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. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	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.
26.	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 and the subject unit must be approved in all respect.
27.	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 the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	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.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	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, demand & supply prevailing in the market 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 take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	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. There may be

	<p>matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.</p>
35.	<p>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.</p>
36.	<p>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.</p>
37.	<p>As per IBA Guidelines & Bank Policy, 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.</p>
38.	<p>Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.</p>
39.	<p>Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.</p>
40.	<p>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.</p>
41.	<p>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 we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.</p>
42.	<p>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.</p>
43.	<p>We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.</p>
44.	<p>The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.</p>