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File No.: VIS(2022-23)-PL115-O97-184

Dated: 08.06.2022

CONSOLIDATED FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET
CATEGORY OF ASSETS	COMMERCIAL & INDUSTRIAL
TYPE OF ASSETS	COMMERCIAL & INDUSTRIAL

MS. SINTEX BAPL LIMITED

SITUATED AT

- Corporate Valuers
 - Business/ Enterprise/ Equity Valuations
- VARIOUS LOCATION ACROSS INDIA

- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)

- Agency for Specialized Account Monitoring (SAM)
 - Project Techno-Financial Advisors
- REPORT PREPARED FOR
HDFC BANK, PENINSULA BUSINESS PARK, LOWER PAREL,
MUMBAI

- Chartered Engineers

- Industry/ Trade Rehabilitation Consultants

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU
Banks

***Important - In case of any query/ issue or escalation you may please contact Incident Manager
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Part H: R.K Associates Important Notes and Enclosure: 1-Valuer's Remarks are integral part of this report and Value is assessment is subject to both of these sections. Reader of the report is advised to read all the points mentioned in these sections carefully.



PART A

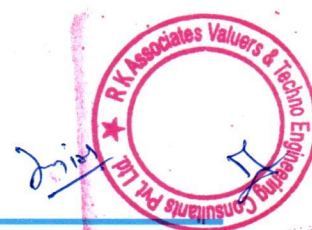
INTRODUCTION

1. **NAME OF THE PROJECT:** Desktop based fixed asset valuation report of various Industrial Plants/ properties of Ms. Sintex BAPL Limited situated at various location across India, based on the previous data/ information already available and latest audited financials of the company.



2. **EXECUTIVE SUMMARY:** Sintex-BAPL Limited, formerly known as Bright Auto Plastic Private Limited, was established on July 23, 2007 under the terms of the Companies Act. Sintex-BAPL Limited is a company that manufactures injection-molded plastic components for the automotive sector, among other things. Exterior systems (such as front and rear bumper systems, overhead systems, side wall systems, acoustic management, and seating systems) and hood systems are included in the product portfolio (such as air dams, nozzle defrosters and radiator fan blades). Sintex-BAPL Limited (SBAPL) is Sintex Plastics Technology Limited's wholly owned subsidiary (SPTL).

This valuation report is prepared for various plants of Ms. Sintex BAPL Limited across India. Details of the location of the subject plant is attached below:-



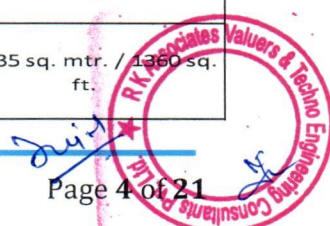
ASSET VALUATION REPORT

MS. SINTEX BAPL LIMITED

Address	Type of Property	Constitution of the Property	Total Area
Plot No. 04, Sector-01, Industrial Estate, Roz-Ka-Meo, Tehsil Nuh, District Mewat, Haryana	Industrial Land & Building and Plant & Machinery	Owned (Free Hold)	Land Area – 26575 sq.mtr/ 31780.112 sq.yds
Premises Bearing No. 417, 418, 419, On 4th Floor, Sahara Plaza Co-Operative Society Ltd. Mathuradas Vasanji (M.V Road), Andheri (E), Mumbai - 400059	Commercial Office Unit		145.48 sq. mtr/ 1566 sq. ft.
Plot Nos. 40(P) & 41, Uluberia Industrial Growth Centre, R.S. Plot Nos. 84(P), 91(P), 92, 93(P), 94(P), 98(P), 100(P), 101(P) & 216, Mouza-Harinarayan Chak, J.L.No.55, P.S. Uluberia, District Howrah, West Bengal	Industrial Land & Building and Plant & Machinery	Lease hold	5.099 acres/ 308.49 Katha/ 20634.88 sq.mtr
Survey No. 345/2 + 3/903 + / 904 / , Unit No. 903 – 904, Ninth Floor Shilp Near Gov. Survent Society, Navrangpura, Ahmedabad – 380009, Gujarat	Commercial Office Unit		140 sq.mtr./ 1517.6 sq.ft
Plot No- 186, Pithampur Industrial Area, District- Dhar, Madhya Pradesh	Industrial Land & Building and Plant & Machinery	Lease hold	4 Acres/ 16188 sq. mtr.
Plot No. C-11, Sipcot Industrial Park, Irrungattukottai, Sriperumbdur Taluk, Kancheepuram, Tamilnadu	Industrial Land & Building and Plant & Machinery	Lease hold	44529 sq.ft. (additional 5037 sq.ft.)
Survey No. 131- 135, 248, Ezhichur-Village, Sriperumbudur- Taluk, Kancheepuram- District, Tamil Nadu.	Industrial Land & Building and Plant & Machinery	Free hold	6.85 Acres/ 27,720.97 sq.mtr
Survey No. 927/1b Part, 927/3a Part, 927/3b Part, 927/2,927/5b, 927/5a, 930/2, Village Bairamanglam, Taluk Denkanikottai, District Krishnagiri, Tamil Nadu	Industrial Land & Building and Plant & Machinery	Lease hold	11903 sq. mtr/128114 sq. ft.
Village- Navani, Taluka & District- Namakkal, Tamil Nadu	Industrial Land & Building and Plant & Machinery	Free hold	47.25 Acres/ 1,91,214 sq.mtr.
Survey No. 14/8,14/9,14/10,14/11,15/1,15/2,15/4a, 15/5a,15/6a,36/1b2b, Village Sandhiyur Attaiyyampatti, Chandipur, & Chandiyur Adiyampatti, District Salem, Tamil Nadu.	Industrial Land & Building and Plant & Machinery		5.39 acres/ 21812.36 sq.mtr
Village- Bhatian, Tehsil- Nalagarh, District- Solan, Himanchal Pradesh	Industrial Land & Building and Plant & Machinery	Free hold	18.76 Acres/ 75917.16 sq.mtr.
All That Pieces of Land Parcels Pertaining to Sintex Bapl Ltd. Situated in Village Saij & Kalol, Taluka Kalol, District Gandhi Nagar, Gujarat	Industrial Land & Building and Plant & Machinery		109069 sq.mtr/ 45.87 bigha
Gat No. 1225, 1226/1, Village Sansawadi, Taluka- Shirur, Pune, Maharashtra	Industrial Land & Building and Plant & Machinery	Lease hold	Gat no. 1225 – (1 Hectare 59.2 Ares) Gat no. 1226/1 –(7000 sq. mtr)
Plot No. J-11, Butibori Industrial Area, Village – Mandwa, Taluka – Hingna, District - Nagpur	Industrial Land & Building and Plant & Machinery	Lease hold	40000 sq. mtr.
Flat No. 301, 3rd Floor, Swapnalok Complex, Sarojini Devi Road (Old Oxford Street), Secunderabad, Telangana	Commercial Office Unit		126.35 sq. mtr. / 1360 sq. ft.

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All the data, facts, assumptions and any other information related to this assignment is based upon the previous data and valuation report which is relied upon in good faith. It is assumed that physical status of the Plants/ properties remained to be same as it was during previous valuation exercise.

As this is a desktop based valuation report hence no site inspection of the assets has been carried out by us. In case of any change in physical status of the Plants/ properties then the valuation numbers may significantly vary.

Valuation of this Project is calculated in 3 different parts. Valuation of Project Land & Commercial Office Unit space as per Market Comparable Sales Approach. Valuation of Building as per Cost Approach & Valuation of Plant & Machinery as per Cost Approach using Wholesale Price Index.

- 3. TYPE OF REPORT:** Desktop Based Valuation Report.
- 4. PURPOSE OF THE REPORT:** To assess & determine Realisable Value of the Loan Exposure of HDFC Bank
- 5. SCOPE OF THE REPORT:** To compute estimated Market Valuation of the assets of M/s Sintex BAPL Limited located at various locations across India based on the previous data/ information in a consolidated report:
- Reassessment of the current Market rates of Land
 - Reassessment of the current Market rates of Office Spaces
 - Depreciated Replacement Valuation of Buildings
 - Depreciated Replacement Valuation of Plant & Machinery and equipment

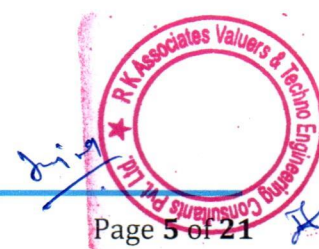
NOT IN SCOPE:

- *This valuation doesn't cover any Brand Value or Enterprise Valuation factors of the Project.*
- *Site survey of the properties.*

6. DOCUMENTS/DATA REFERRED:

- Old Valuation Report
- Documents/ data/ information available from old report.

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ASSET VALUATION REPORT

MS. SINTEX BAPL LIMITED

- Loan Exposure Sheet
- Memorandum of Entry (Dated 9th March, 2017)
- Memorandum of Entry (Dated 20th July, 2016)
- Loan Agreement (3 No's) (Dated 30th April, 2015)
- Loan Agreement (Dated 29th April, 2016)
- Sanction Letter (Dated 13th April, 2015)
- Sanction Letter (Dated 11th March, 2016)

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
		Not Applicable as per scope of work.	8 June 2022	8 June 2022
ii.	Client	Rajesh Kulakada, Department or Special Operations, HDFC Bank Ltd.		
iii.	Intended User	HDFC Bank Ltd.		
iv.	Intended Use	Only for the intended user, purpose of the assignment as per the scope of the assessment.		
v.	Purpose of Valuation	For internal 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 than as specified above.		
viii.	Manner in which the proper is identified	<input type="checkbox"/> Done from the name plate displayed on the property		
		<input type="checkbox"/> Identified by the owner		
		<input type="checkbox"/> Identified by the owner's representative		
		<input type="checkbox"/> Enquired from local residents/ public		
		<input 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 checked="" type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	No survey has been done as per scope of work.		

2.	ASSESSMENT FACTORS		
i.	Nature of the Valuation	Fixed Assets Valuation	
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET	Category COMMERCIAL & INDUSTRIAL
		Type COMMERCIAL & INDUSTRIAL	
		Classification	Income/ Revenue Generating Asset

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

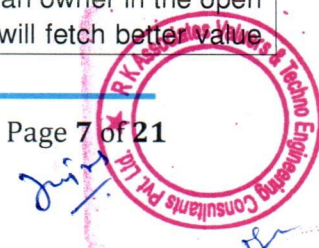
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ASSET VALUATION REPORT

MS. SINTEX BAPL LIMITED

iii.	Type of Valuation (<i>Basis of Valuation as per IVS</i>)	Primary Basis	Fair Market Value	
		Secondary Basis	On standalone basis	
iv.	Present market state of the Asset assumed (<i>Premise of Value as per IVS</i>)	Under Distress State		
		Reason: Asset under IBC Insolvency Resolution Process		
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 & INDUSTRIAL	COMMERCIAL & INDUSTRIAL	COMMERCIAL & INDUSTRIAL
vi.	Best Sale procedure to realize maximum Value (<i>in respect to Present market state or premise of the Asset as per point (iv) above</i>)	Fair Market Value		
		Slump Sale through private negotiation		
vii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value		
		Slump Sale through private negotiation		
viii.	Approach & Method of Valuation Used	Approach of Valuation	Method of Valuation	
		Market & Cost Approach. <i>Also please refer to attached sheet for more details.</i>	Market Comparable Sales Method & Depreciated Replacement Cost method. <i>Also please refer to attached sheet for more details.</i>	
ix.	Type of Source of Information	Level 3 Input (Tertiary)		
x.	Other Market Factors			
	Current Market condition	Unpredicted		
		Remarks: Presently market is growing but there are some factors due to which it is unpredicted like high inflation, geo political situation, supply constraint due to which in our assessment inspite of being growing it is unpredicted.		
	Comment on Property Salability Outlook	Sellability of this property is related to its current use only and therefore limited only to the selected type of buyers involved in such kind of activities.		
	Comment on Demand & Supply in the Market	Demand Moderate	Supply Specialised Asset	
		Remarks: Demand is related to the current use of the property only and only limited to the selected type of buyers		
xi.	Any other aspect which has relevance on the value or marketability of the property	Please refer to the old valuation report.		
		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.		



		<p>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.</p> <p>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.</p>
xii.	Basis of computation & working	<p>a. Valuation of the asset is done on desktop basis. Valuation assessment of the assets has been done on the basis of previous valuation report. No site survey of the properties has been conducted by us.</p> <p>b. Condition of the assets has been considered as it is as it was during the time of previous valuation assessment.</p> <p>c. 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.</p> <p>d. 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.</p> <p>e. 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.</p> <p>f. 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.</p> <p>g. 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.</p> <p>h. 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.</p>

- i. 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.
- j. 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.
- k. Verification of the area measurement of the property is done based on sample random checking only.
- l. 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.
- m. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- n. 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.
- o. 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.
- p. 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.
- q. 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.
- r. 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.
- s. 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.

xiii. 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,

	<p>legal or title concerns.</p> <p>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.</p> <p>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.</p> <p>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.</p>
xiv.	SPECIAL ASSUMPTIONS There is no material change in the physical/ legal/ marketable status of the Plants/ properties covered in this report as what has been known to us during previous valuation exercise carried out in 2020-21.
xv.	LIMITATIONS No fresh site inspection was conducted. This is only a desktop based valuation report based on previous valuation report data. All the data, facts, assumption made in this valuation is based upon the previous valuation report only.

PART C

CONSOLIDATED VALUATION ASSESSMENT OF PROJECT

Address	Type of Property	Constitution of the Property	Total Area	Fair Market Value (Land)	Fair Market Value (Building)	Fair Market Value (P&M)	Total Estimated Fair Market Value	Reliazaable Value	Distress Value
Plot No. 04, Sector-01, Industrial Estate, Roz-Ka-Meo, Tehsil Nuh, District Mewat, Haryana	Industrial Land & Building and Plant & Machinery	Owned (Free Hold)	Land Area – 26575 sq.mtr/ 31780.112 sq.yds	₹ 41,19,12,500	₹ 9,79,11,715	₹ 50,28,51,296	₹ 1,01,26,75,511	₹ 81,01,40,408	₹ 65,82,39,082
Premises Bearing No. 417, 418, 419, On 4th Floor, Sahara Plaza Co-Operative Society Ltd. Mathuradas Vasanji (M.V Road), Andheri (E), Mumbai - 400059	Commercial Office Unit		145.48 sq. mtr/ 1566 sq. ft.	₹ -	₹ 5,63,76,000	₹ -	₹ 5,63,76,000	₹ 4,51,00,800	₹ 3,66,44,400
Plot Nos. 40(P) & 41, Uluberia Industrial Growth Centre, R.S. Plot Nos. 84(P), 91(P), 92, 93(P), 94(P), 98(P), 100(P), 101(P) & 216, Mouza-Harinarayan Chak, J.L No.55, P.S. Uluberia, District Howrah, West Bengal	Industrial Land & Building and Plant & Machinery	Lease hold	5.099 acres/ 308.49 Katha/ 20634.88 sq.mtr	₹ 13,76,73,223	₹ 3,26,69,627	₹ 16,10,52,758	₹ 33,13,95,608	₹ 26,51,16,486	₹ 21,54,07,145
Survey No. 345/2 + 3/903 + / 904 / , Unit No. 903 – 904, Ninth Floor Ship Near Gov. Survent Society, Navrangpura, Ahmedabad – 380009, Gujarat	Commercial Office Unit		140 sq.mtr./ 1517.6 sq.ft	₹ -	₹ 87,26,200	₹ -	₹ 87,26,200	₹ 69,80,960	₹ 56,72,030
Plot No- 186, Pithampur Industrial Area, District- Dhar, Madhya Pradesh	Industrial Land & Building and Plant & Machinery	Lease hold	4 Acres/ 16188 sq. mtr.	₹ 6,56,25,000	₹ 7,08,35,946	₹ 5,74,25,651	₹ 19,38,86,597	₹ 15,51,09,278	₹ 12,60,26,288
Plot No. C-11, Sipcot Industrial Park, Irungattukottai, Sriperumbdur Taluk, Kancheepuram, Tamilnadu	Industrial Land & Building and Plant & Machinery	Lease hold	44529 sq.ft. (additional 5037 sq.ft.)	₹ -	₹ 3,86,009	₹ 19,43,06,833	₹ 19,46,92,841	₹ 15,57,54,273	₹ 12,65,50,347
Survey No. 131- 135, 248, Ezhichur-Village, Sriperumbudur- Taluk, Kancheepuram- District, Tamil Nadu.	Industrial Land & Building and Plant & Machinery	Free hold	6.85 Acres/ 27,720.97 sq.mtr	₹ 4,11,00,000	₹ 22,36,84,015	₹ 40,05,85,404	₹ 66,53,69,418	₹ 53,22,95,535	₹ 43,24,90,122
Survey No. 927/1b Part, 927/3a Part, 927/3b Part, 927/2,927/5b, 927/5a, 930/2, Village Bairamanglam, Taluk Denkanikottai, District Krishnagiri, Tamil Nadu	Industrial Land & Building and Plant & Machinery	Lease hold	11903 sq. mtr/128114 sq. ft.	₹ -	₹ -	₹ 16,79,94,352	₹ 16,79,94,352	₹ 13,43,95,482	₹ 10,91,96,329
Village- Navani, Taluka & District- Namakkal, Tamil Nadu	Industrial Land & Building and Plant & Machinery	Free hold	47.25 Acres/ 1,91,214 sq.mtr.	₹ 14,17,50,000	₹ 10,64,15,575	₹ 87,60,72,189	₹ 1,12,42,37,765	₹ 89,93,90,212	₹ 73,07,54,547
Survey No. 14/8,14/9,14/10,14/11,15/1,15/2,15/4a, 15/5a,15/6a,36/1b2b, Village Sandhiyur Attaiyampatti, Chandipur, & Chandiyur Adiyampatti, District Salem, Tamil Nadu.	Industrial Land & Building and Plant & Machinery		5.39 acres/ 21812.36 sq.mtr	₹ 2,96,45,000	₹ 2,22,12,090	₹ -	₹ 5,18,57,090	₹ 4,14,85,672	₹ 3,37,07,108
Village- Bhatian, Tehsil- Nalagarh, District- Solan, Himanchal Pradesh	Industrial Land & Building and Plant & Machinery	Free hold	18.76 Acres/ 75917.16 sq.mtr.	₹ 20,18,00,000	₹ 8,21,75,318	₹ 10,76,02,605	₹ 39,15,77,923	₹ 31,32,62,338	₹ 25,45,25,650
All That Pieces of Land Parcels Pertaining to Sintex Bapl Ltd. Situated in Village Saij & Kalol, Taluka Kalol, District Gandhi Nagar, Gujarat	Industrial Land & Building and Plant & Machinery		109069 sq.mtr/ 45.87 bigha	₹ 71,79,82,857	₹ 57,04,61,675	₹ 5,76,05,11,451	₹ 7,04,89,55,983	₹ 5,63,91,64,787	₹ 4,58,18,21,389
Gat No. 1225, 1226/1, Village Sansawadi, Taluka- Shirur, Pune, Maharashtra	Industrial Land & Building and Plant & Machinery	Lease hold	Gat no. 1225 – (1 Hectare 59.2 Ares) Gat no. 1226/1 – (7000 sq. mtr)	₹ -	₹ -	₹ 46,23,49,134	₹ 46,23,49,134	₹ 36,98,79,307	₹ 30,05,26,937
Plot No. J-11, Butibori Industrial Area, Village – Mandwa, Taluka – Hingna, District - Nagpur	Industrial Land & Building and Plant & Machinery	Lease hold	40000 sq. mtr.	₹ 13,00,00,000	₹ 3,94,37,575	₹ 14,54,79,940	₹ 31,49,17,515	₹ 25,19,34,012	₹ 20,46,96,385
Flat No. 301, 3rd Floor, Swapnalok Complex, Sarojini Devi Road (Old Oxford Street), Secunderabad, Telangana	Commercial Office Unit		126.35 sq. mtr. / 1360 sq. ft.	₹ -	₹ 81,60,000	₹ -	₹ 81,60,000	₹ 65,28,000	₹ 53,04,000
Office No. 2011, Situated on 2nd Floor, Building Known As "Farena Corporate Park", Village- Hadapsar & District – Pune, Maharashtra	Office Equipment's & Other Items	Lease hold	6890 sq.ft.	₹ -	₹ -	₹ 20,45,730	₹ 20,45,730	₹ 16,36,584	₹ 13,29,725
Total				₹ 1,87,74,88,580	₹ 1,31,94,51,744	₹ 8,83,82,77,343	₹ 12,03,52,17,667	₹ 9,62,81,74,134	₹ 7,82,28,91,484
Rounded off							₹ 12,03,50,00,000	₹ 9,62,80,00,000	₹ 7,82,27,50,000

Note: Backend working is not attached herewith for the sake of brevity.

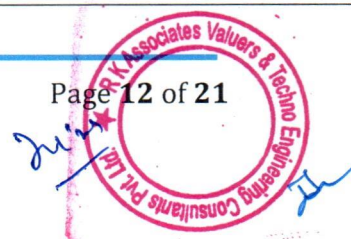
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Valuation Terms of Service & Valuer's Important Remarks are available at www.rkassociates.org

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S.No.	Description	Value (INR)
1.	Total Land (A)	Rs. 1,87,74,88,580/-
2.	Total Buildings & Civil Works (B)	Rs. 1,24,61,89,544/-
3.	Total Office/ Commercial Spaces (C)	Rs. 7,32,62,200/-
4.	Plant & Machinery, Other Fixed Assets & Spares (D)	Rs. 8,83,82,77,343/-
5.	Additional Premium if any	---
	Details/ Justification	---
6.	Deductions charged if any	---
	Details/ Justification	---
7.	Consolidated indicative and estimated Fixed Asset Valuation (E)	Rs. 12,03,52,17,667/-
8.	Rounded Off (Depreciated Replacement Market Value)	Rs. 12,03,50,00,000/-
9.	Total Realizable/ Fetch Value of the Plant (Minimum Depreciated Replacement Market Value)	Rs. 9,62,80,00,000/-
10.	Forced/ Distress Sale Value (Orderly Liquidation Value of the assets on On-going Basis)	Rs. 7,82,27,50,000/-
11.	Concluding Comments/ Disclosures if any <ol style="list-style-type: none"> The above values are only reassessment and computation of current market rates as on date of valuation based on the previous valuation reports. Valuation of the asset is done on desktop basis. Valuation assessment of the assets has been done on the basis of previous valuation report. No site survey of the properties has been conducted by us. This is just core asset valuation and doesn't cover any prospective sale value of the Project as a whole. This valuation assessment doesn't cover any Value addition or Enterprise Valuation factors of the Project which may have additional premium or discounting impact on the overall Project Value due to various other conditions of the Project We are independent of client/ company and do not have any direct/ indirect interest in the property. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts. 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. 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 	



ASSET VALUATION REPORT

MS. SINTEX BAPL LIMITED

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.

- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.

12. 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.

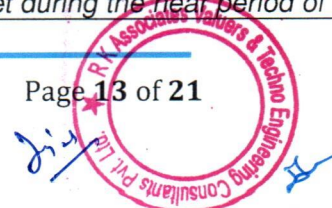
Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him 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

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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.



PART D

VALUE OF LOAN EXPOSURE

Description	Value (in Cr)
Total Secured Term Debt of Consortium	1741.3
Total Secured Term Debt of HDFC Bank	40.9
Total Secured Working Capital Debt of Consortium	458.40
Total Secured Working Capital Debt of HDFC Bank	32.6
Total Secured Junior Charges of Consortium	234.5
Total Secured Junior Charges of HDFC Bank	0
Total Unsecured Debt of Consortium	732.30
Total Unsecured Debt of HDFC Bank	182.00
Total Debt of Consortium	3166.5
Total Debt of HDFC Bank	255.50
Total Secured Debt	2434.11
Total secure Debt of HDFC Bank	73.5
% Share of HDFC Bank in secured debt	3.02%
Total Estimated Fair Market Value	1203.5
Estimated fair Market Value of HDFC Bank in Secured Debt	36.34
Total Realizable/Fetch Value of HDFC Bank in Secured Debt	29.07
Forced/Distress Sale Value (Orderly Liquidation Value) of HDFC Bank in Secured Debt	23.62
Note:- We have not considered the value of Unsecured Debt as there are no securities associated with it.	

S.No.	Description	Value (INR)
1	Consolidated indicative and estimated Fixed Asset Valuation	Rs. 36,34,00,000/-
2	Total Realizable/ Fetch Value of the Plant	Rs. 29,07,00,000/-
3	Forced/ Distress Sale Value (Orderly Liquidation Value of the assets on On-going Basis)	Rs. 23,62,00,000/-



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.

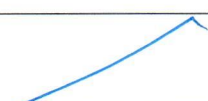


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IF REPORT IS USED FOR BANK/ FIs

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.

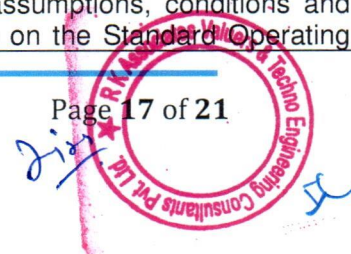
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
No survey has been done Not Applicable as per scope of work.	Gaurav Sharma	Engineering Department
		

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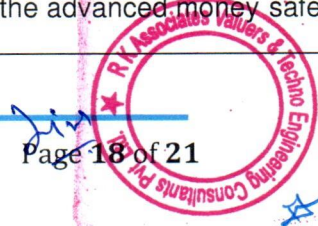
1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us 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



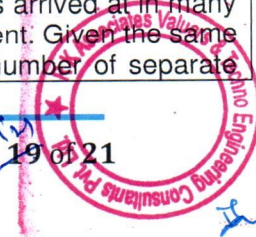
ASSET VALUATION REPORT

MS. SINTEX BAPL LIMITED

	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 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 as <u>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 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.
35.	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.
36.	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.
37.	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.
38.	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.
39.	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.
40.	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.
41.	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

ASSET VALUATION REPORT

MS. SINTEX BAPL LIMITED

	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.
42.	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.
43.	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.
44.	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.

