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REPORT FORMAT: V-L3A (Large with P&M - Bank) | Version: 11.0_2022

CASE NO. VIS(2022-23)-PL190-163-390

Dated: 30.09.2022

FIXED ASSETS VALUATION REPORT

OF

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

SITUATED AT

SURVEY PLOT NO. 205(P), 206(P), 207(P), 208(FULL), 209(P), 210(FULL), 211(P)
LARGE SECTOR, INDUSTRIAL AREA ADITAYAPUR, VILLAGE KALIKAPUR,
DISTRICT SARAIKELLA-KHARSAWA, JHARKHAND.

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

REPORT PREPARED FOR
STATE BANK OF INDIA, IFB, KOLKATA

*For any query/ issue or escalation you may please contact Incident Manager
at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

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

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

CORPORATE OFFICE:

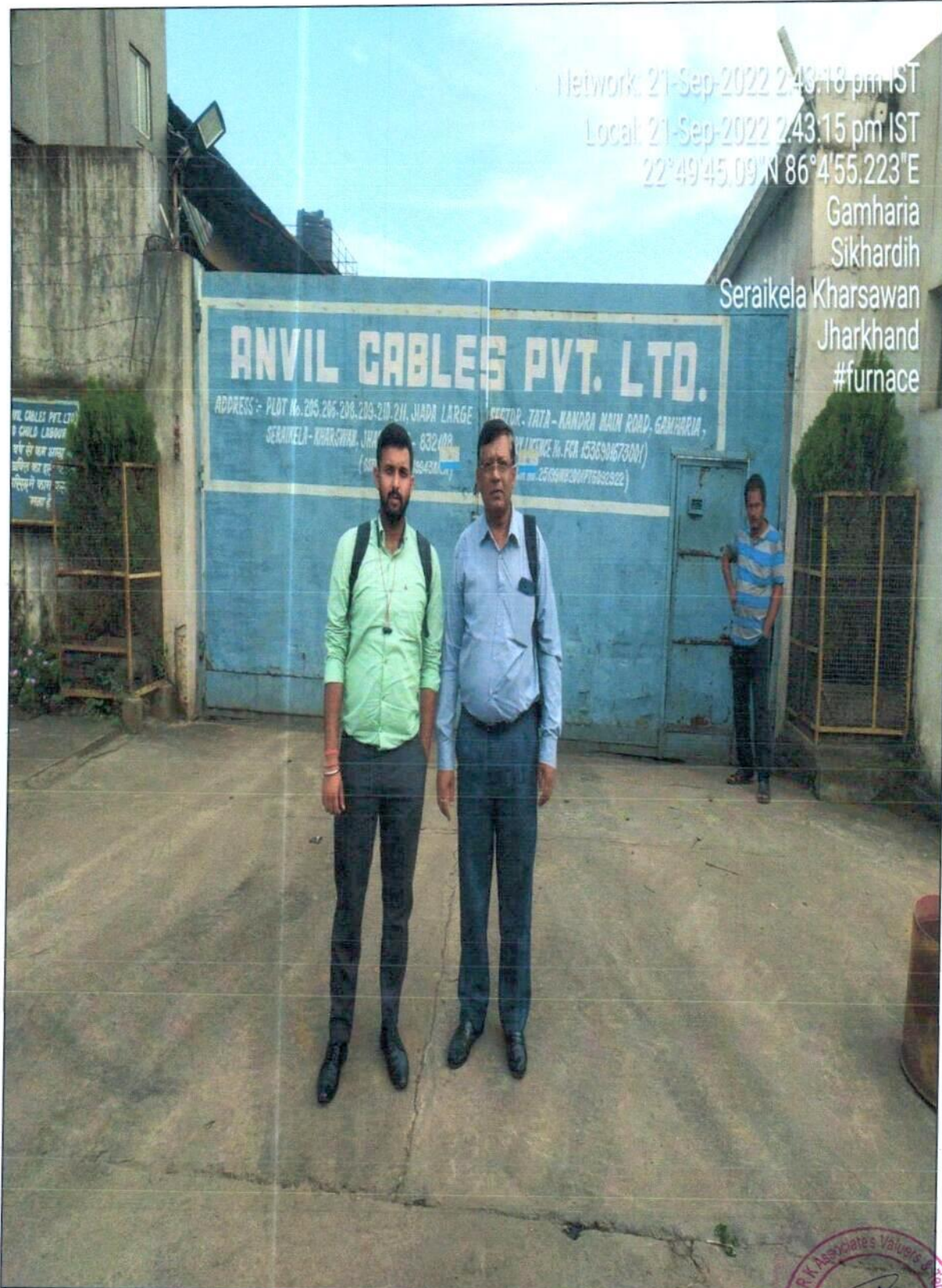
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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



PART B
SBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	STATE BANK OF INDIA, IFB, KOLKATA
Name of Customer (s)/ Borrower Unit	M/s. Anvil Cables Private Limited.
Work Order No & Date	Engagement Letter No. Dated 20 th July, 2022

S.NO.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of Property Owner	M/s. Anvil Cables Private Limited (as per copy of documents provided to us)						
	Address & Phone Number of the Owner	Registered Office: - 20, Ballygunge Circular Road, Kolkata 700019, West Bengal.						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
	Date of Inspection of the Property	21 September 2022						
c.	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Soumen Chatterjee</td><td>Manager Operations</td><td>+91- 9674095117</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Soumen Chatterjee	Manager Operations	+91- 9674095117
Name	Relationship with Owner	Contact Number						
Mr. Soumen Chatterjee	Manager Operations	+91- 9674095117						
d.	Date of Valuation Report	30 September 2022						
e.	Name of the Developer of the Property	Private Builder						
	Type of Developer	Property built from owner self resources						

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY
Land:

The subject property is a Manufacture of Aerial Bundle Conductors/ Cable with a capacity of 29,000 MTPA. As per the copy of Lease deed dated 16th June 2022, it is spread over a land parcel of area admeasuring 2.00 acres/ 87,120 sq.ft. The subject property is an industrial property and located in the notified industrial area.





As the subject site is large, we have verified the same through satellite measurement tools and it was observed that the total land area comes out to be ~2acres, which is in-line (as per industrial best practices) with the area mentioned in the ownership document.

Building and Civil Work:

Buildings constructed in the subject premise consists of shed structure such as iron pillar truss structure with shed roofing. As per the technical details of the buildings shared by the management of the company and site measurement during the survey total built-up area of all the structures in the premise is 6137.898 sq mtr or 66,068.33 sq ft. Year of construction, type of construction, and Physical condition of various buildings are mentioned in the Building and Civil Work valuation Section "Part-B" of the report.

Project Location:





The Project site is located in Large Sector, Industrial Area Aditayapur, Village Kalikapur, District Saraikella-Kharsawa, Jharkhand. It is an industrial hub and one of the biggest industrial belt of india. The Aditayapur Industrial Area Development Authority is the governing body of the region and looks after the development of the industrial region. However. The nearest railway stations are Ghamaria junction and Kandra Junction which are located at a distance of approx. ~6 Km and ~9 Km respectively. The nearest airport is Birsa Munda Airport which is about 115 km from the subject plant. The project site can easily be reached through a Aditayaur- Kandra Highway bituminous road of width 60 ft.

Status of Plant during Site Survey

The engineering team of RKA has visited the subject plant on 21st September 2022. During the site visit, the plant was in operational condition and structures of the building were average condition.

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. In case required, Bank may further engage district administration/ tehsil level to verify the identification of the property if it is the same matching with the document pledged.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. 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.

a. Location attribute of the property

i.	Nearby Landmark	Gamharia Thana, Jamshedpur	
ii.	Postal Address of the Property	Survey Plot No. 205(P), 206(P), 207(P), 208(Full), 209(P), 210(Full), 211(P) Large Sector, Industrial Area Aditayapur, Village Kalikapur, District Saraikella-Kharsawa, Jharkhand.	
iii.	Type of Land	Solid Land	
iv.	Independent access/ approach to the property	Clear independent access is available	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report	
		Coordinates or URL: 22°49'43.8"N 86°04'54.0"E	
vi.	Details of the roads abutting the property		
	(a) Main Road Name & Width	Tata Kandara Road	60 ft.
	(b) Front Road Name & width	IOC Road	30 ft.
	(c) Type of Approach Road	Cement Concrete Road	
	(d) Distance from the Main Road	~150 Mtr	
vii.	Description of adjoining property	Notified Industrial area so all adjacent land use is Industrial.	
viii.	Plot No. / Survey No.	Survey Plot No. 205(P), 206(P), 207(P), 208(Full), 209(P), 210(Full), 211(P)	
ix.	Zone/ Block	---	---
x.	Sub registrar	Jharkhand Industrial Area Development Authority.	
xi.	District	Seraikella-Kharsawa	
xii.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site. Getting sazra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.	

	Documents Requested	Documents Provided	Documents Reference No.
(a) List of documents produced for perusal (Documents has been referred only for reference purpose)	Total 06 documents requested.	Total 06 documents provided	Total 06 documents provided
	Property Title document	Lease Deed	Dated:- 16/06/2004
	Last paid Municipal Tax Receipt	Last paid Municipal Tax Receipt	Dated:- 03/06/2022 Received License:E/05/202 2/917318
	Copy of TIR	Copy of TIR	Dated:- 26/07/2022
	Labour License	Labour License	Dated:- 21/02/2018
	Pollution Certificate	Pollution Certificate	Dated:- 22/09/2020
	Last paid Electricity Bill	Last paid Electricity Bill	Bill No:- 003019833699
	(b) Identification procedure followed of the property	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done	
(c) Type of Survey			
Full survey (inside-out with approximate measurements & photographs).			
(d) Is property clearly demarcated by permanent/ temporary boundary on site			
Yes demarcated properly			
(e) Is the property merged or colluded with any other property			
No. It is an independent single bounded property			
(f) City Categorization	Village	Rural	
(g) Characteristics of the locality	Good	Within well developed notified Industrial Area	
(h) Property location classification	Road Facing	Good location within locality	None
(i) Property Facing	West Facing		

b.	Area description of the Property <i>Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.</i>	Land	Construction
			Built-up Area
		2.00 acres (Mortgaged Land)	6,137.89 sq mtr or 66,068.33 sq ft.
c. Boundaries schedule of the Property			
i.	Are Boundaries matched	No, boundaries are not matched in the documents.	
ii.	Directions	As per Sale Deed/TIR	Actual found at Site
	North	S.P.No. 205, 206 & 209/All Parts (Vacant Land)	Mal Metalliks Pvt Ltd.
	South	S.P.No. 211 (Women Polytechnic College)	Women Polytechnic College
	East	S.P.No. 209 & 211/ All Parts (Vacant Land)	JCB Plant
	West	S.P.No 205, 206, 207& 211/ All Parts (Road 80 Feet.	IOC Road
3. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Industrial corridor land	
i.	Any conversion of land use done	Not Applicable	
ii.	Current activity done in the property	Used for Industrial purpose	
iii.	Is property usage as per applicable zoning	Yes	
iv.	Any notification on change of zoning regulation	No	
v.	Street Notification	Industrial	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
i.	FAR/FSI	No information provided	Approved Plan provided by the client/bank but it is not readable.
ii.	Ground coverage	No information provided	No Information provided
iii.	Number of floors	No information provided	Ground Floor Only
iv.	Height restrictions	No information provided	None, that came to our knowledge
v.	Front/ Back/Side Setback	Not Applicable	Not Applicable
vi.	Status of Completion/ Occupational certificate	No information provided	No information provided
c.	Comment on unauthorized construction if any	Can't comment since approved plan is not readable.	
d.	Comment on Transferability of developmental rights	Lease hold, have to take NOC in order to transfer	

e.	i.	Planning Area/ Zone	Sreeram chandrapur Gram Panchayat.		
	ii.	Master Plan Currently in Force	Urban Agglomeration Master Plan 2027.		
	iii.	Municipal Limits	Not in Municipal Limits. It is under Gram Panchayat Area.		
f.	Developmental controls/ Authority		Jharkhand Industrial Area Development Authority		
g.	Zoning regulations		Industrial		
h.	Comment on the surrounding land uses & adjoining properties in terms of uses		Notified Industrial area so all adjacent land use is Industrial		
i.	Comment of Demolition proceedings if any		Not in our knowledge		
i.	Comment on Compounding/ Regularization proceedings		Not in our knowledge		
j.	Any other aspect		---		
	i.	Any information on encroachment	No		
	ii.	Is the area part of unauthorized area/ colony	No (As per general information available)		
4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY					
a.	Ownership documents provided		Lease Deed	Copy of TIR	None
b.	Names of the Legal Owner/s		M/s. Anvil Cables Private Limited.		
c.	Constitution of the Property		Lease hold, have to take NOC in order to transfer		
d.	Agreement of easement if any		Not required		
e.	Notice of acquisition if any and area under acquisition		No such information came in front of us and could be found on public domain		
f.	Notification of road widening if any and area under acquisition		No such information came in front of us and could be found on public domain		
g.	Heritage restrictions, if any		No		
h.	Comment on Transferability of the property ownership		Lease hold, have to take NOC in order to transfer		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any		Yes	State Bank of India, IFB, Kolkata	
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be		Not Known to us	NA	
k.	Building plan sanction:				
	i.	Authority approving the plan	Jharkhand Industrial Area Development Authority		
	ii.	Name of the office of the Authority	Jharkhand Industrial Area Development Authority		
	iii.	Any violation from the approved Building Plan	No, Approval certificate is provided dated 11/11/2014.		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated		No not an agricultural property		
m.	Whether the property SARFAESI complaint		Yes		
n.	i.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Property Rent	Provided	
			Water Tax	No information available	
			Electricity Bill	Provided	
	ii.	Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site		

	iii. Is property tax been paid for this property	Not within Municipal limits
	iv. Property or Tax Id No.	---
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as informed by owner/ owner representative.
p.	Qualification in TIR/Mitigation suggested if any	Can't comment since not a legal expert
q.	Any other aspect	This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.
	i. Property presently occupied/ possessed by	Owner

**NOTE: Please see point 6 of Enclosure: VIII – Valuer's Important Remarks*

5. ECONOMIC ASPECTS OF THE PROPERTY		
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	No Information available to us.
d.	Property Insurance details	No Information available to us.
e.	Monthly maintenance charges payable	No Information available to us.
f.	Security charges, etc.	No Information available to us.
g.	Any other aspect	NA
6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Rural Area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES						
a. Description of the functionality & utility of the property in terms of:						
i. Space allocation		Yes				
ii. Storage spaces		Yes				
iii. Utility of spaces provided within the building		Yes				
iv. Car parking facilities		Yes				
v. Balconies		No				
b. Any other aspect						
i. Drainage arrangements		Yes				
ii. Water Treatment Plant		Yes				
iii. Power Supply arrangements		Permanent	Yes			
		Auxiliary	Yes, D.G sets			
iv. HVAC system		Yes				
v. Security provisions		Yes/ Private security guards				
vi. Lift/ Elevators		Yes				
vii. Compound wall/ Main Gate		Yes				
viii. Whether gated facility		Yes				
Internal development						
Garden/ Park/ Land scraping		Water bodies	Internal roads	Pavements	Boundary Wall	
Yes		No	Yes	Yes	Yes	
8. INFRASTRUCTURE AVAILABILITY						
a. Description of Aqua Infrastructure availability in terms of:						
i. Water Supply		Yes from borewell/ submersible				
ii. Sewerage/ sanitation system		Underground				
iii. Storm water drainage		Yes				
b. Description of other Physical Infrastructure facilities in terms of:						
i. Solid waste management		Yes				
ii. Electricity		Yes				
iii. Road and Public Transport connectivity		Yes				
iv. Availability of other public utilities nearby		Transport, Market, Hospital etc. available within a radius of 6 Km				
c. Proximity & availability of civic amenities & social infrastructure						
School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
~2 K.M.	~2 K.M.	~2 K.M.	~6 Km	~6 K.M.	NA	~115 K.M.
Availability of recreation facilities (parks, open spaces etc.)			Yes, Yes ample recreational facilities are available in the vicinity.			
9. MARKETABILITY ASPECTS OF THE PROPERTY						
a. Marketability of the property in terms of						
i. Location attribute of the subject property			Normal			

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	ii. Scarcity	Similar kind of properties are not easily available in this area via allotment through authority.		
	iii. Demand and supply of the kind of the subject property in the locality	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.		
	iv. Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment		
b.	Any other aspect which has relevance on the value or marketability of the property	Property is located near to main road.		
	i. Any New Development in surrounding area	No	NA	
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	NA	
10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY				
a.	Type of construction	Structure	Slab	Walls
		Steel columns and trusses framed structure	Tin Shed and GI Shed	Brick walls
b.	Material & Technology used	Material Used		Technology used
		Grade B Material		Steel columns and trusses framed structure
c.	Specifications			
	i. Class of construction	Please refer to the attached specifications annexure		
	ii. Appearance/ Condition of structures	Internal - Class B construction (Good)		
		External - Class B construction (Good)		
	iii. Roof	Floors/ Blocks	Type of Roof	
		Please refer to the building sheet attached	Please refer to the building sheet attached	
	iv. Floor height	Please refer to the building sheet attached		
	v. Type of flooring	Please refer to the building sheet attached		
	vi. Doors/ Windows	Please refer to the building sheet attached		
	vii. Interior Finishing	Average		
	viii. Exterior Finishing	Average		
	ix. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure. except office area which is good internally finishing's.		
	x. Class of electrical fittings	Internal / Normal quality fittings used		
	xi. Class of sanitary & water supply fittings	Internal / Normal quality fittings used		
d.	Maintenance issues	No maintenance issue, structure is maintained properly		
e.	Age of building/ Year of construction	~8 year to ~17 year		Some structure were in 2004 and some of them in 2014.

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f.	Total life of the structure/ Remaining life expected	Approx. 45 years	Approx. 37 years subject to proper and timely maintenance
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Structure built on steel column and trusses framed structure so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	Structure built on steel column and trusses framed structure so it can be assumed as structurally stable. However no structural stability certificate is available	
j.	Visible damage in the building if any	No visible damages in the structure	
k.	System of air conditioning	Partially covered with window/ split ACs	
l.	Provision of firefighting	Fire Extinguishers available	
m.	Status of Building Plans/ Maps	Building approval letter has provided. However, approved map provided but it is not readable.	
	i. Is Building as per approved Map	Building approval letter has provided. However, approved map provided but it is not readable.	
	ii. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA
	iii. Is this being regularized	Yes	
11. ENVIRONMENTAL FACTORS			
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Not known to us	
b.	Provision of rainwater harvesting	No	
c.	Use of solar heating and lighting systems, etc.	No	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicular pollution and Industrial pollution present.	
12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY			
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Plain looking simple structure	
13. VALUATION			
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to the Part D: Procedure of Valuation Assessment of the report.	

b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'xxv' of Point 2 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Guideline Value	
	1. Land	Rs. 15,88,6910/- @ Rs. 79,43,455/- per acre
	2. Building	Buildings rate are not found as per AIADA
	ii. Indicative Prospective Estimated Fair Market Value	Rs.26,08,00,000/-
	iii. Estimated Realizable Value	Rs. 23,47,20,000/-
	iv. Estimated Forced/ Distress Sale Value	Rs. 20,86,40,000/-
	v. Valuation of structure for Insurance purpose	--
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy for determining the minimum valuation of the property for property registration purpose and Market rates are adopted based on prevailing market dynamics which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However, prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Sub-Point 'xxv' of Point 2 of Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference.
14.	Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks, the information came to knowledge during the course of the work and the property shown to us by the reported owner/ customer. Please see the Assumptions, Remarks & Limiting conditions described in the Report.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and has tried to apply the same to the best of our ability as much as practically possible in the limited time available</p>

		<p>d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.</p> <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>f. Our authorized surveyor Mr. Rajat Chaudhary and Mr. Anirban Roy has visited the subject property on 21/9/2022 in the presence of the owner's representative with the permission of owner.</p> <p>g. Firm is an approved Valuer of the Bank.</p> <p>h. We have submitted Valuation report directly to the Bank.</p> <p>i. This valuation work is carried out by our Engineering team on the request from State Bank of India, IFB, Kolkata.</p>
15.	ENCLOSED DOCUMENTS	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Unapproved plan is Enclosed with the report
c.	Floor Plan	Unapproved plan is Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not in scope of the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	No specific price trends available for this location on property search sites or public domain.
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<p>i. Part C: Area Description of the Property</p> <p>ii. Part D: Procedure of Valuation Assessment</p> <p>iii. Part E: Valuer's Important Remarks</p> <p>iv. Copy of Circle Rate</p> <p>v. Important property documents exhibit</p>
i.	Total Number of Pages in the Report with enclosures	66 pages



Rajat

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	2.00 acres	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	Area adopted from the copy of and Lease deed and TIR provided to us	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	Please refer to attached sheet
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	NA	

Note:

1. Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.



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PART D

PROCEDURE OF VALUATION ASSESSMENT – LAND & BUILDING

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		21 September 2022	30 September 2022	30 September 2022
ii.	Client	State Bank India, IFB, Kolkata		
iii.	Intended User	State Bank India, IFB, Kolkata		
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 Periodic Re-valuation of the mortgaged property		
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 type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by owner's representative	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<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.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET	INDUSTRIAL	INDUSTRIAL PLANT
		Classification	Income/ Revenue Generating Asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value	
		Secondary Basis	On-going concern basis	
v.	Present market state of the Asset assumed	Under Normal Marketable State		
		Reason: Asset under free market transaction state		

	(Premise of Value as per IVS)				
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)		Considered for Valuation purpose
		Industrial	Industrial		Industrial
vii.	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.			
viii.	Class/ Category of the locality	Middle Class (Ordinary)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Rectangle	Large	Normal Layout -	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Village	Average	Near to Main Road	Ground Floor and Mezzanine Floor.
		Rural	Normal	Normal location within locality	
			Within village area	Others	
		Property Facing			
		West Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from 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	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Rural Area			

xiii.	Neighbourhood amenities	Average		
xiv.	Any New Development in surrounding area	None	---	
xv.	Any specific advantage/ drawback in the property	None		
xvi.	Property overall usability/ utility Factor	Good		
xvii.	Do property has any alternate use?	No		
xviii.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary		
xix.	Is the property merged or colluded with any other property	No		
xx.	Is independent access available to the property	Clear independent access is available		
xxi.	Is property clearly possessable upon sale	Yes		
xxii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiv.	Approach & Method of Valuation Used	Built-up Unit	Approach of Valuation Mixture of Market & Cost Approach	Method of Valuation Market Comparable Sales Method & Depreciated Replacement Cost Method
xxv.	Type of Source of Information		Level 3 Input (Tertiary)	
xxvi.	Market Comparable			
	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:	Mr. Nitish Sahu
			Contact No.:	+91- 9031316442
			Nature of reference:	Property Consultant
			Size of the Property:	~up to 5 acres
			Location:	Near to Subject Propert.
			Rates/ Price informed:	Rs.500/- to Rs.600/- per sq.ft within a range of 500 mtr from the subject plant.
			Any other details/ Discussion held:	None
			2.	Name:

			Contact No.:	+91- 9934128111
			Nature of reference:	Property Consultant
			Size of the Property:	2-5 acres
			Location:	Near to Subject Property
			Rates/ Price informed:	Rs.500/- to Rs.600/- per sq.ft.
			Any other details/ Discussion held:	As per the discussion with the property consultant in AIADA Large sector near to our concerned property, on main road the rate will be some more.
		NOTE: The given information above can be independently verified to know its authenticity.		
xxvii.	Adopted Rates Justification	<ul style="list-style-type: none">• Since the land is under the notified industrial area of AIADA. The land availability near the subject property is less after discussing with the property consultants nearby, the authority allotting only some closed or shut down industries if it is available in this area. However the rates has been informed to us by nearby property consultants is Rs.500/- per sq.ft to Rs.600/- per sq.ft.• The subject property is a Leased property and it was allotted in the year of 2004 for 30 years.so, approximately 18 years of the lease is completed only 12 years of the lease period is remaining.• After discussion with the property consultants we have found two references in the nearby location of the property under valuation. First, the size of the subject property is 60,000 sq.ft and the sold out price is Rs. 3.60 Crore i.e Rs.600/- per sq.ft. The lease period remaining of the property is 20 years.• For second reference of the property, the size of the property is 33,000 sq.ft and the sold out price is Rs. 2.10 crore i.e. ~ Rs. 636 per sq.ft.The lease period remaining of the property is 25 years. However, we could not find any reference of the property of which the lease period remaining is 30years.• Therefore, after observing and calculating the rate of the above references we have taken Rs.350 per sq.ft of the subject property. Because the lease period remaining of the subject property is 12 years only.• The Valuation of the land in this Valuation Report, it is considered as on-is-where basis for the purpose it is used for which was found at the time of site survey.		
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.				
xxviii.	Other Market Factors	Normal		

	Current Market condition	Remarks: ---	
	Comment on Property Salability Outlook	Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Easily sellable	
		Adjustments (-/+): 0%	
		Demand	Supply
		Good	Low
		Remarks: Good demand of such properties in the market	
		Adjustments (-/+): 0%	
xxix.	Any other special consideration	Reason: ----	
		Adjustments (-/+): 0%	
xxx.	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%	
xxxi.	Final adjusted & weighted Rates considered for the subject property	Rs.350/- Per sq.ft	
xxxii.	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.	
xxxiii.	Basis of computation & working		
	<ul style="list-style-type: none">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.
- 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 based on the visual observations and appearance found during 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.

xxxiv. ASSUMPTIONS

- 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.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- 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.
- 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.
- 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.
- 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.
- 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.

xxxv. SPECIAL ASSUMPTIONS

None

xxxvi. LIMITATIONS

None



Rel

4.	VALUATION COMPUTATION OF BUILDING STRUCTURE
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FILE NO.: VIS(2022-23)-PL190-163-390
Valuation TOR is available at www.rkassociates.org

PART E

CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY

S.NO.	CONTENTS	DESCRIPTION												
1.	TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY													
a.	Nature of Plant & Machinery	Cable and Conductor Industry.												
b.	Size of the Plant	Medium scale Plant												
c.	Type of the Plant	Semi Automatic												
d.	Year of Installation/ Commissioning/ COD (<i>Commercial Operation Date</i>)	Year of Installation was 2005 (as per information provided to us).												
e.	Production Capacity	29,000 MTPA (Cable and Conductor)												
f.	Capacity at which Plant was running at the time of Survey	As per the information shared by the company officials the plant is running at 70% capacity of its total capacity.												
g.	Number of Production Lines	6 Production line of Wire drawn and Stranding line. 8 Production lines of Extrusion line of cables.												
h.	Condition of Machines	Good.												
i.	Status of the Plant	Fully operational												
j.	Products Manufactured in this Plant	• Manufacture of Aerial Bundle Conductor/Cable.												
k.	Recent maintenance carried out on	As per the information provided during the survey No major maintenance carried out only regular maintenance did by the company.												
l.	Recent upgradation, improvements if done any	NA												
m.	Total Gross Block & Net Block of Assets we have valued as per FAR.	<p style="text-align: center;"><i>As on 31/03/2022</i></p> <table> <tr> <th>Sr. No.</th><th>Particular</th><th>Gross Block</th></tr> <tr> <td>1</td><td>Plant & Machinery</td><td>₹ 19,74,12,253/-</td></tr> <tr> <td>2</td><td>Fixed Asset</td><td>₹ 2,40,51,275/-</td></tr> <tr> <td colspan="2">Total</td><td>₹ 22,14,63,528/-</td></tr> </table>	Sr. No.	Particular	Gross Block	1	Plant & Machinery	₹ 19,74,12,253/-	2	Fixed Asset	₹ 2,40,51,275/-	Total		₹ 22,14,63,528/-
Sr. No.	Particular	Gross Block												
1	Plant & Machinery	₹ 19,74,12,253/-												
2	Fixed Asset	₹ 2,40,51,275/-												
Total		₹ 22,14,63,528/-												
n.	Any other Details if any	NA												
2.	BRIEF ABOUT THE AERIAL BUNDLED CABLE AND CONDUCTOR.													
	<p>Aerial bundled cables (also aerial bundled conductors or simply ABC) are overhead power lines using several insulated phase conductors bundled tightly together, usually with a bare neutral conductor. This contrasts with the traditional practice of using uninsulated conductors separated by air gaps. This variation of bundled conductors utilizes the same principles as overhead power lines, except that they are closer together to the point of touching but each conductor is surrounded by an insulating layer (except for the neutral line).</p> <p>The main objections to the traditional design are that the multiple conductors are considered unappealing, and external forces (such as high winds) can cause them to touch and short circuit. The resultant sparks have been a cause of bushfires in drier climates. In the UK where some</p>													

supplies to rural property are converted to PME/MEN from TT Earthing system concerns have been expressed that the lower conductor alone may be broken, (by high vehicle or falling tree for example) but with the upper phase conductors intact. This is a potentially dangerous fault condition. With ABC, a simultaneous disconnection of all conductors is more likely.

In moister climates, tree growth is a significant problem for overhead power lines. ABC will not arc over if touched by tree branches. Although persistent rubbing is still a problem, tree-trimming costs can be reduced.

Areas with large trees and branches falling on lines are a problem for ABC as the line degrades over time. Due to the very large strain forces cracking and breaking insulation can lead to short circuit failures which can then lead to ground fires due to dripping of molten insulation.

Low voltage ABC has already been developed in several countries across the globe and promises to be cheaper, safer, more reliable, require less tree clearing and pruning, be more aesthetic, be less labor intensive, require less maintenance and eliminate bushfires being initiated by conductor clashing.

Market Outlook

In the field of product application, environmental protection has become the common external pressure and development trend faced by cable manufacturers all over the world in recent years. The United States, Japan and Europe are in the leading position and development and manufacture of environmental-friendly cables in the world, and the production technology is relatively mature. By the European Union requires that harmful substances such as lead, mercury, cadmium, hexavalent chromium, polybrominated diphenyl ethers and polybrominated biphenyls be prohibited from being used in new electronic and electrical equipment put on the market.

The worldwide Aerial Bundled Cable market size (value, capacity, production and consumption) in key regions like United States, Europe, Asia Pacific (China, Japan) and other regions. Aerial Bundled Cables are overhead power lines using several insulated phase conductors bundled tightly together, usually with a bare neutral conductor.

Cables & Conductors are one of the essential components required for the development and strengthening of any country's T&D network. The cables and conductors market in India has grown at a significant rate in the past few years on the back of investments in the power and infrastructure sectors. The current manufacturing base is well established with a large number of organized players.

As of today, due to growing emphasis on developing a robust T&D network in the country to meet the rising demand for reliable power, a number of government initiatives and programmers have been undertaken that have helped create a positive market for cables and conductors in the country. As per various estimates, it is expected that the industry which has been growing at the rate of around 15 percent currently will start growing at the CAGR of over 20 percent over the next five years.

	Though increasing industrialization and growing population requirement for reliable and efficient power supply have kept demand high for cables and conductors. Going forward, looking the investments infused in the power and infrastructure sectors by the government and various initiatives undertaken, this demand trend is expected to continue for the industry in the future as well. The world's market value of cables has reached around \$181.3 billion in 2018 which increased by 4%. It is projected to reach about \$210.47 Billion in 2021, at a CAGR of 4.5-5 percent, from 2018 to 2021.	
3.	MANUFACTURING PROCESS OF THE SUBJECT PLANT	
	Process Flow Chart Not Shared with us.	
4.	TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY	
a.	Technology Type/ Generation Used in this Plant	Aerial Bunched Cable for cable and High Temperature low sag (HTLS) conductors.
b.	Technological Collaborations If Any	Indigenous Machines and Lines
c.	Current Technology used for this Industry in Market	Cross-linked polyethylene (XLPE), high-density polyethylene, aerial bunched cables and spacer cable systems are some of the most commonly used for covered cables High-temperature superconductors (HTS)
5.	RAW MATERIALS REQUIRED & AVAILABILITY	
	Type of Raw Material	Aluminium wire, steel, XLPE compound, PVC Compound.
	Availability	Good
6.	AVAILABILITY & STATUS OF UTILITIES	
	Power/ Electricity	Contract Demand 400 KVA and/ Electricity supply through TATA Steel Utilities & Infrastructure Services.
	Water	Available
	Road/ Transport	Yes
7.	COMMENT ON AVAILABILITY OF LABOUR	
	Availability	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.
	Number of Labours working in the Factory	250
8.	SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY	
	On-going concern basis	
	Reason: This is a Large Scale Plant and can only be sold only as an Integrated Industry to preserve its value since complete process line & machines are special purpose machines and can't be used in any other Industry. So for fetching maximum value is through strategic sale to	

	the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry
9.	DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET
	Appears to be good as per general information available in public domain.
10.	SURVEY DETAILS
a.	Plant has been surveyed by our Engineering Team on dated 21/09/2022
b.	Site inspection was done in the presence of Owner's representative Mr. Soumen Chatterjee (Manager Operations) who were available from the company to furnish any specific detail about Plant & Machinery.
c.	Our team examined & verified the machines and utilities from the details of Plant & Machinery provided by the Company. Only major machinery, process line & equipment has been verified.
d.	Photographs have also been taken of all the Machines and its accessories installed there.
e.	During the course of our site visit the plant and machinery were found Operational and in working condition.
f.	Details have been cross checked as per the documents provided to us by the company and what was observed at the site.
g.	Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.
h.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.
i.	This is just the fixed asset valuation of the project based on the cost & market approach methodologies considering the utility of the asset for the business & the company as on-going concern basis. This Valuation shall not be construed as the transactional value of the Project which may be determined through Enterprise/ Business Valuation based on Income approach methodologies.
j.	This report only contains general assessment & opinion on the Depreciated market value of the assets of the project found on as is where is basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.
k.	As per the overall site visit summary, the subject plant appeared to be in good condition.



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PART F

INDUSTRY STATUTORY APPROVALS & NOCS DETAILS

S. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Consent for establishment (Air/Water)	Referencel No. JSPCB/HO/RNC/CTO- 7425497/2020/1519 Date: 22/09/2020	Obtained
2.	Fire NOC	Dated : 20/11/2021	Obtained
3.	Building plan approval letter	Letter Number: 140/8 Dated : 11/11/2014	Obtained
4.	Legal Entity Identifier India Limited.	LEI Code : 335800KFCR4HPM9TW574 Valid till Dated : 17 June 2023	Obtained
5.	Labor License	Licence No. – FCA1536901673001 Dated : 20/02/2018	Obtained
6.	Environment Clearance	---	Not Provided
7.	Factory License	---	Not Provided



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PART G

PROCEDURE OF VALUATION ASSESMENT – PLANT & MACHINERY

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		20 July 2022	21 September 2022	30 September 2022	30 September 2022
ii.	Client	State Bank of India, IFB, Kolkata			
iii.	Intended User	State Bank of India, IFB, Kolkata			
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, and considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property			
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 identification of the Assets is done	<input checked="" type="checkbox"/>	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine		
		<input checked="" type="checkbox"/>	Identified by the company's representative		
		<input type="checkbox"/>	Identified from the available Invoices		
		<input type="checkbox"/>	Identification of the machines could not be done properly		
		<input type="checkbox"/>	Due to large number of machines/ inventories, only major production lines & machines have been checked		
		<input type="checkbox"/>	Physical inspection of the machines could not be done		
ix.	Type of Survey conducted	Full survey (inside-out for verification of assets with photographs)			

2.	ASSESSMENT FACTORS		
i. Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii. Nature of the Valuation	Fixed Assets Valuation		
iii. Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
	PLANT & MACHINERY	INDUSTRIAL	INDUSTRIAL PLANT & MACHINERY
	Classification	Only business use asset	

iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value & Market Realizable Value		
		Secondary Basis	On-going concern basis		
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
vi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	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	
vii.	Neighbourhood amenities	Average			
viii.	Any New Development in surrounding area	None		None	
ix.	Any specific advantage/ drawback in the plant and machines	None			
x.	Machines overall usability/ utility Factor	Normal			
xi.	Subject Industrial sector/ product manufactured outlook	Positive and growing			
xii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xiii.	Hypothetical Sale transaction method assumed for the computation of valuation	Market Realizable Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xiv.	Approach & Method of Valuation Used	Approach of Valuation		Method of Valuation	
		Cost Approach		Depreciated Replacement Cost Method	
xv.	Type of Source of Information	Level 3 Input (Tertiary)			
xvi.	Any other aspect which has relevance on the value or marketability of the machines	The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material, usability, capacity.			

		<p>This Valuation report is prepared based on the facts of the assets & 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 assets market may go down, asset conditions may change or may go worse, plant vicinity conditions may go down or become worse, plant sector outlook may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the Plant may change, etc. Hence user of this report should take into consideration all such future risk while taking any business decision.</p>
xvii.	Basis of computation & working	
xviii.	<p>Main Basis:</p> <ol style="list-style-type: none"> Basic Methodology: For arriving at fair market value of P&M & other fixed assets our engineering team has rationally applied the mixture of '<u>sales comparison approach (market approach)</u>' and <u>the 'cost approach (depreciated replacement cost)</u>'. The fair market value of Plant & Machinery on the date of valuation is its cost of reproduction & commissioning on that date less the depreciation & other deterioration deductions (Technological, Economic, Functional obsolescence) or premium for good maintenance from the date of commissioning of the machinery to the date of its valuation. Core P&M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance & service and parts replacement availability of the machines and more importantly demand in the market. The main data point for the Valuation of Plant & Machinery is the Fixed Asset Register maintained by the company. Plant & Machinery FAR has been provided by the company which has been relied upon in good faith. Provided FAR included assets in different heads like Land, Building, Plant & Machinery, Electrical equipment's, Furniture & fittings, Office equipment, etc. Assets under different heads are segregated and are evaluated separately. From the Fixed Asset Register List two key inputs, Date of Capitalization and Cost of capitalization are taken which play vital role in evaluating used Plant & Machinery valuation. Provided Capitalization cost in FAR doesn't include any kind of soft cost like pre-operative, finance, IDC expenses, etc. incurred during establishment of the Project. For calculating Replacement Cost of the machines as on date, Cost Inflation Index is taken into consideration. For evaluating depreciation, depreciation chart prescribed in Companies Act-2013 and by other International organization such as American Society of Appraisers, Australian Assets Depreciating Chart 2015 or normal Industry practice for ascertaining useful life of different types of machines are followed. On the Depreciated Replacement Cost (DRC) deduction for obsolescence/ deterioration for additional depletion has been taken to arrive at the estimated Prospective Fair Market Value of the machines due to its poor condition. Underline assumption for the evaluation of this Plant & Machinery is that it will be sold as an Integrated Plant and not as discrete/ piecemeal machinery basis. 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. The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual value for machines shown is for illustration purpose, and may vary from market rates 	

since the valuation is done using cost approach method and finally cross verified from market approach as a whole plant and not individual machine.

- k. Valuation of the machines/ Plant is done taking into consideration that whether it is specific purpose machines or general used machines.
- l. Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List doesn't includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc.

Other Basis:

- m. 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.
- n. 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.
- o. Secondary/ Tertiary costs related to asset transaction like Installation, maintenance and Logistics costs pertaining to the sale/ purchase of the assets are not considered separately while assessing the indicative estimated Market Value and is assumed to be included in the Cost of capitalization provided by the client.
- p. The condition assessment and the estimation of the residual economic life of the machinery and assets are only based on the visual observations and appearance found during the site survey. We have not carried out any physical tests to assess the working and efficiency of the machines and assets.
- 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. 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.

xix. ASSUMPTIONS

- h. 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.
- i. 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.
- j. 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.
	k. Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal & informal payment components as per market trend.
	l. 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.
xx.	SPECIAL ASSUMPTIONS
	None
xxi.	LIMITATIONS
	None

SUMMARY OF PLANT & MACHINERY M/s. ANVIL CABLE PVT.LTD. | SITUATED AT PROPERTY SURVEY PLOT NO. 205(P), 206(P), 207(P), 208(FULL), 209(P), 210(FULL), 211(P) LARGE SECTOR, INDUSTRIAL AREA ADITAYAPUR, VILLAGE KALIKAPUR, DISTRICT SARAIKELLA-KHARSAWA, JHARKHAND

As per Balance Sheet Dated 31/03/2022				As per FAR Dated 31/03/2022		As on 30/09/2022	
S.no	Particulars	Gross Block (In ₹ Cr.)	Net Block (In ₹ Cr.)	Gross Block (In ₹ Cr.)	Net Block (In ₹ Cr.)	Estimated Reproduction Cost (In ₹ Cr.)	Fair Market Value (In ₹ Cr.)
1	Plant and Machinery and Other Fixed Assets	₹ 32.16	₹ 22.45	₹ 22.15	₹ 15.08	₹ 25.80	₹ 17.31
	Total	₹ 32.16	₹ 22.45	₹ 22.15	₹ 15.08	₹ 25.80	₹ 17.31

1. 1. Assets Items Pertaining To M/S. Anvil Cable Pvt.Ltd. | Situated At Property Survey Plot No. 205(P), 206(P), 207(P), 208(Full), 209(P), 210(Full), 211(P) Large Sector, Industrial Area Aditayapur, Village Kalikapur, District Saraikeella-Kharsawa, Jharkhand.

2. Anvil Cables Pvt Ltd. has provided us the Fixed Assets Register (FAR) for the purpose of valuation. This FAR has the capitalizations of items based on the capex incurred under various heads and shown it in. But the net block of the balance sheet does not match with the net block of the FAR provided by the Bank/client. However, the Fixed Assets Register has been considered for the purpose of valuation purpose.

3. For evaluating the useful life for calculation of depreciation, Central Electricity Commission Guidelines, chart of company's act 2013, and American society of appraisers (ASA) are preferred.

4. Useful life of Primary machines of the plant like stranding machines, spools tensile machine, Extruder machine, Wire Drawing machine etc is taken as 25 years. For other auxiliary machines & equipment varies from 5 to 15 years

5. We have received the consolidated Book value as per the fixed assets register provided to us from the client not for each and every asset.

5. For evaluating the Gross reproduction cost of the machines and equipment's, we have adopted the cost approach methodology (cost indexation factor).

6. During the site visit, the plant was in operational condition and running at the capacity of 70% of total capacity i.e.29000 Metric ton per year as per the information provided to us on site.



PART H
CONSOLIDATED VALUATION ASSESSMENT OF THE PLANT

S.No.	Particulars	Gross Block as per FAR	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs.13,95,341/-	Rs.3,04,92,000 /-
2.	Building Value (B)	Rs.6,09,58,119/-	Rs. 5,71,14,410 /-
3.	Additional Aesthetic Works Value (C)	NA	NA
4.	Plant & Machinery and Other Fixed Assets Value (D)	Rs.22,14,63,528/-	Rs. 17,31,85,442 /-
5.	Total Add (A+B+C+D)	Rs.28,38,16,988/-	Rs. 26,07,91,852 /-
6.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
7.	Deductions charged if any	NA	NA
	Details/ Justification	NA	NA
8.	Total Indicative & Estimated Prospective Fair Market Value	Rs.28,38,16,988/-	Rs. 26,07,91,852 /-
9.	Rounded Off	Rs.28,38,00,000/-	Rs.26,08,00,000/-
10.	Indicative & Estimated Prospective Fair Market Value in words	NA	Rupees Twenty Six Crores and Eight Lakhs Only
11.	Expected Realizable Value (@ ~10% less)	NA	Rs. 23,47,20,000/-
12.	Expected Distress Sale Value (@ ~20% less)	NA	Rs. 20,86,40,000/-
13.	Percentage difference between Circle Rate and Fair Market Value	~8%	
14.	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.	

15. Concluding Comments/ Disclosures if any

- a. In the present economic condition prevailing in the country, the demand for industrial properties in general is moderate.
- b. The liabilities and contingent liabilities are not featured in this valuation report. Therefore, it has to be factored separately to get the transactional value.
- c. We are independent of client/ company and do not have any direct/ indirect interest in the property.
- d. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- e. This Valuation is done for the property found on as is where is basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. During the site visit, the units of the plant was in operational (Maintenance work going on since, it is an off season). Our engineering team visited all the sections and manually inspected the machines and equipment's on the basis of their physical existence not on the basis technical.

16. 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.

17. Enclosures with the Report:

- 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: Change of Land of Land Use
- 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



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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.


COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

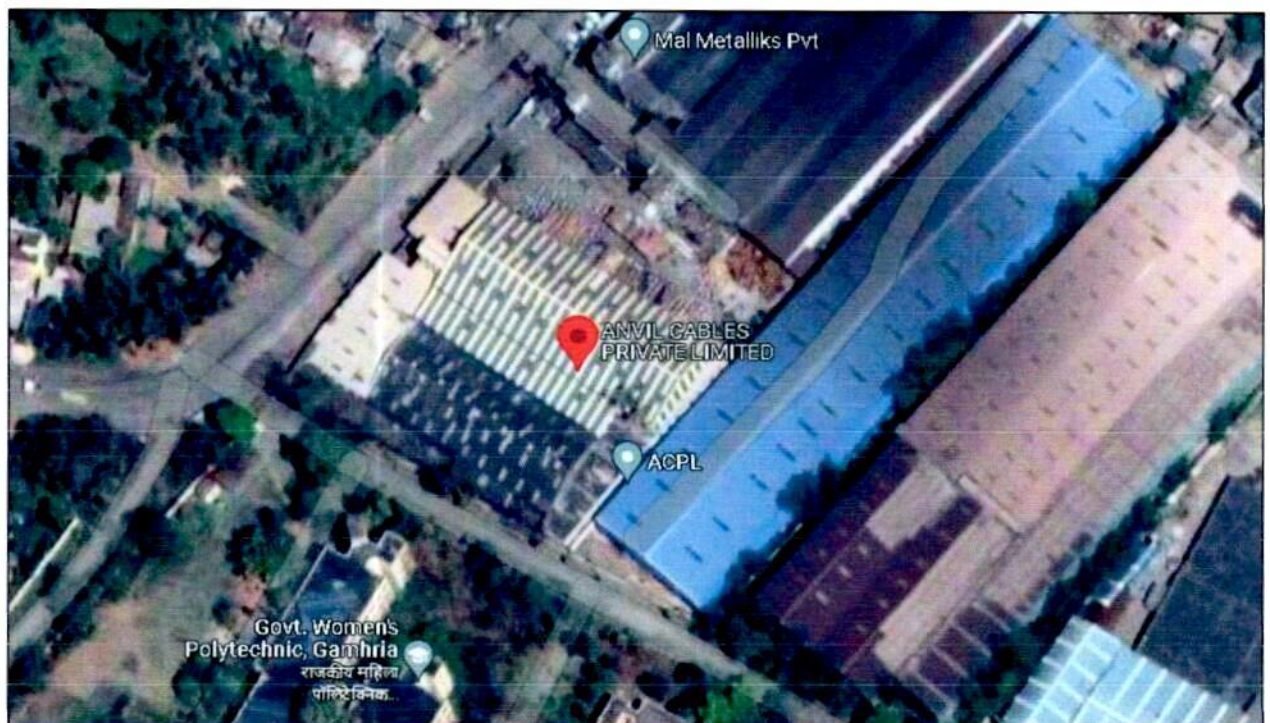
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the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

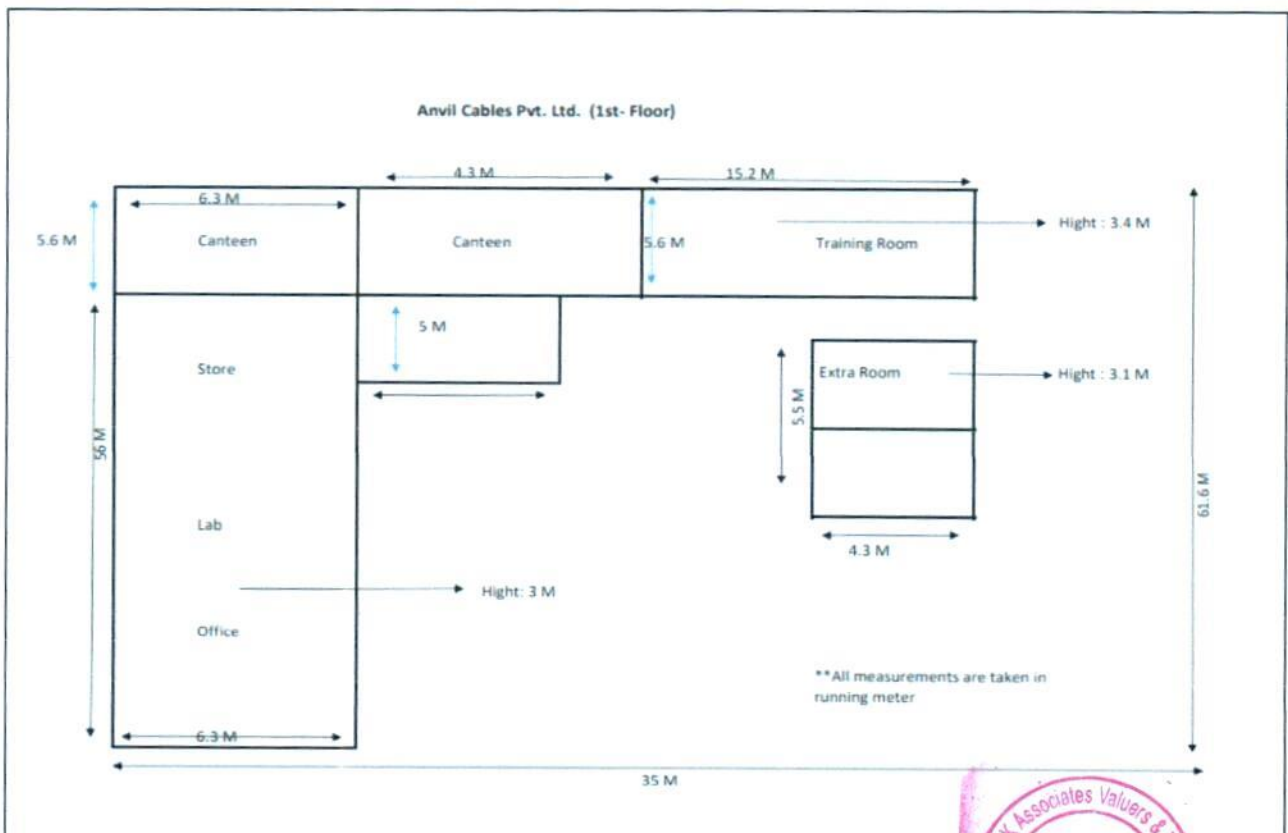
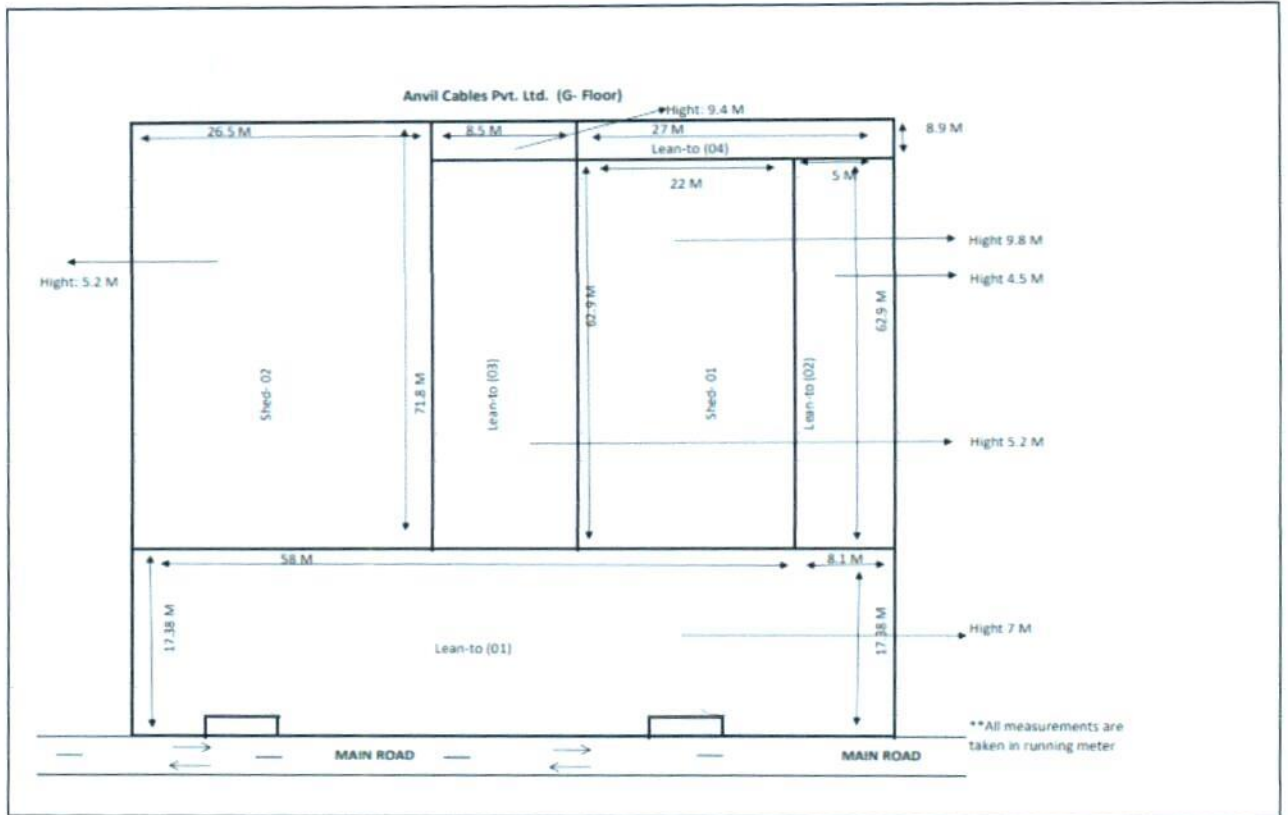
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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 and Rajat Chaudhary	Rahul Gupta	Ashish Sawe
		

ENCLOSURE: I – GOOGLE MAP LOCATION





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

ONLY ON MAGICBRICKS

Industrial Land for Sale in Adityapur

See on map

No Image Available

Posted: Sep 17, '22

Owner: Pradeep

BUILT AREA
107520 sqft

TRANSACTION
New Property

₹6.37 Cr ^①
₹593 per sqft

Contact Owner

Get Phone No. ^②

Share Feedback

Ideal property, if you are looking to make a good business inv...
[Read more](#)



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ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY







Network: 21-Sep-2022 4:09:44 pm IST
Local: 21-Sep-2022 4:09:44 pm IST
22°49'42.112"N 86°4'56.183"E
Gamharia
Kalikapur
Seraikela Kharsawan
Jharkhand
#main shed 2



Network: 21-Sep-2022 5:15:06 pm IST
Local: 21-Sep-2022 5:15:05 pm IST
22°49'41.869"N 86°4'55.341"E
Gamharia
Kalikapur
Seraikela Kharsawan
Jharkhand
#wire drawing mc









ENCLOSURE: IV – COPY OF RATE CHART OF LAND

RATE CHART OF LAND UNDER ADITYAPUR COMMAND AREA W.E.F. 01.04.2022

For 2022-23				
Sl No.	Area	For Manufacturing Units	For Service Industries	For Commercial Use
1	1st to Vith (1st to 6th) Phase, Industrial Estate & Medium Sector	4248857	5311072	42488570
2	VIth Phase	9636581	12295726	98365810
3	Large Sector & VIlth (8th) Phase	7943455	9929319	79434550

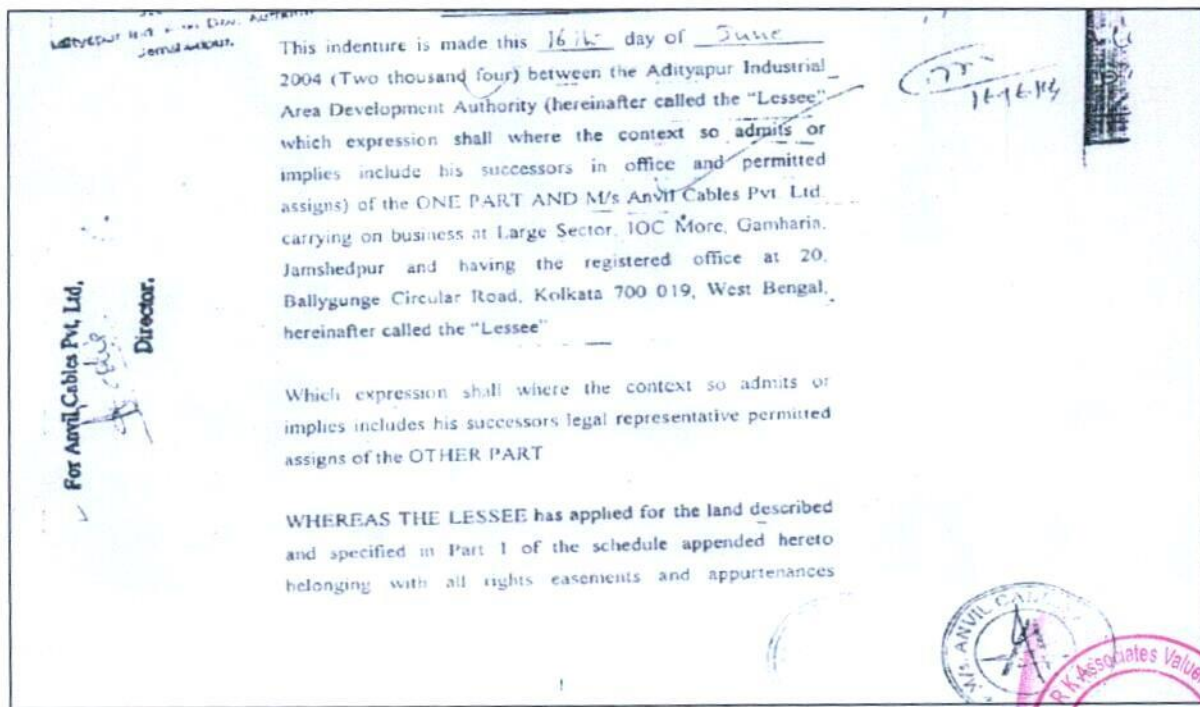
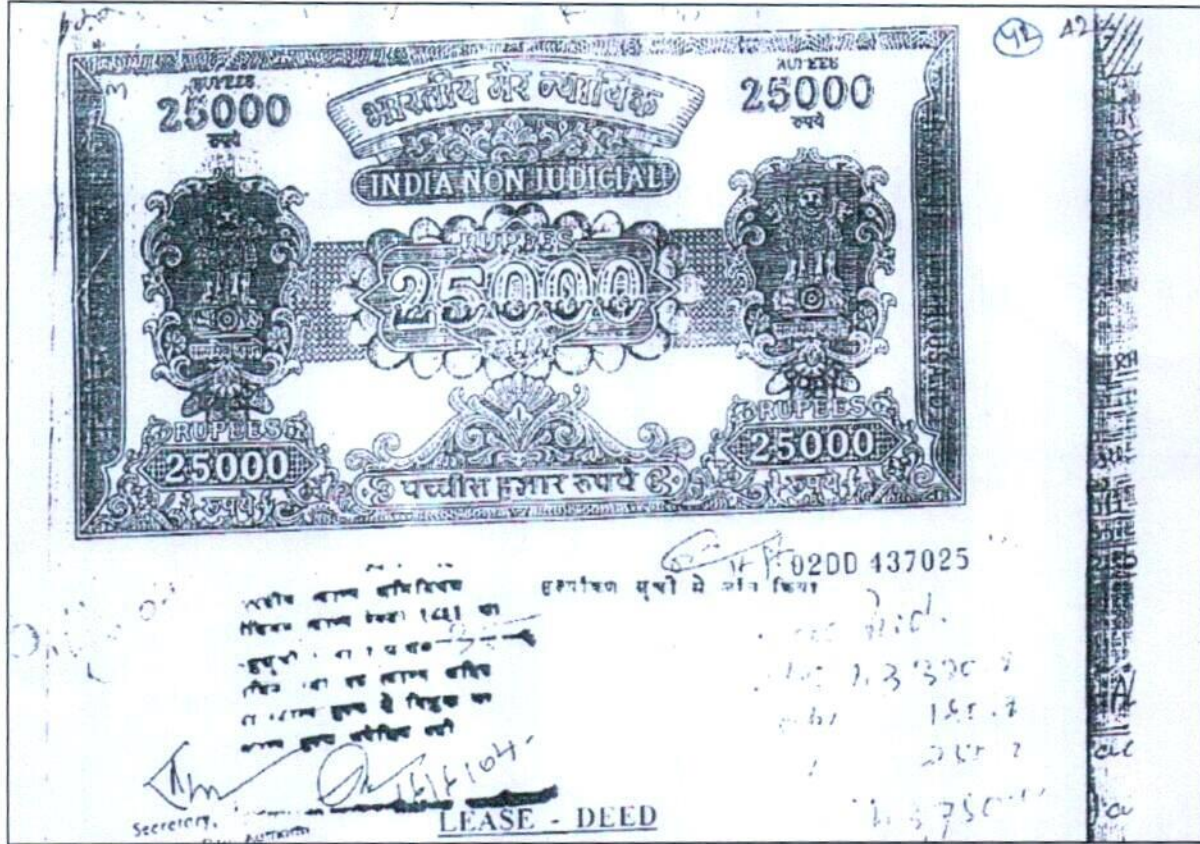
Note: For new Notification, these base rates will be increased by 2% for Administrative Charges.

1.4.22
Regional Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region



ENCLOSURE V: DOCUMENTS, APPROVAL AND CERTIFICATE

LEASE DEED





0200 437027

SCHEDULE

PART - I

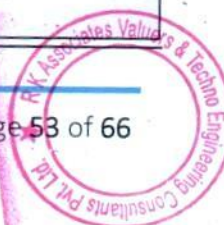
Details of the land to be leased out hereinafter referred as -

Secretary,
JSPUR Ind. Area Dev. Authority,
Jamshedpur

Village : Kalikapur
Thana No : 50
Thana : Seraikella
Distt : Seraikella-Kharsawa
Corresponding to : Large sector, Industrial Area,
Adityapur, Jamshedpur

Survey Plot No.	Khata No.
205 (P)	43
206 (P)	44
207 (P)	29
208 (Full)	33
209 (P)	39
210 (Full)	44
211 (P)	43
Total Area	2.00 Acres

For Anvil Cables Pvt. Ltd.



AS.



0200 437029

BOUNDARY

According to Survey Map According to Indl. Map

North : S.P.No. 205, 206 & 209/All parts	Vacant Land M-4 (P)
South : S.P.No. 211	Mukilla Poll. Area M-1 (P)
East : S.P.No. 209 & 211/All parts	Vacant Land M-4 (P)
West : S.P.No. 205, 206, 207 & 211/All parts	Road 8x10"

Possession taken over the plot on - 26.11.2002

TERMS AND CONDITIONS OF THE LEASE:

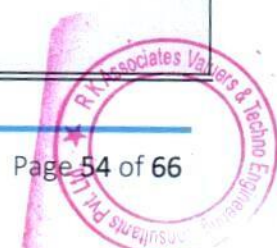
1. That the lease of land detailed in Part I of the Schedule in given for thirty years to the lessee by the lessor subject to renewal at the option of either part for such period as may be mutually agreed upon
2. That the lessee would pay to the Adityapur Industrial Area development Authority the proportionate cost of development of land so leased which would include the cost of construction of roads for communication purpose, laying of sewerage and water pipes, construction of electric lines

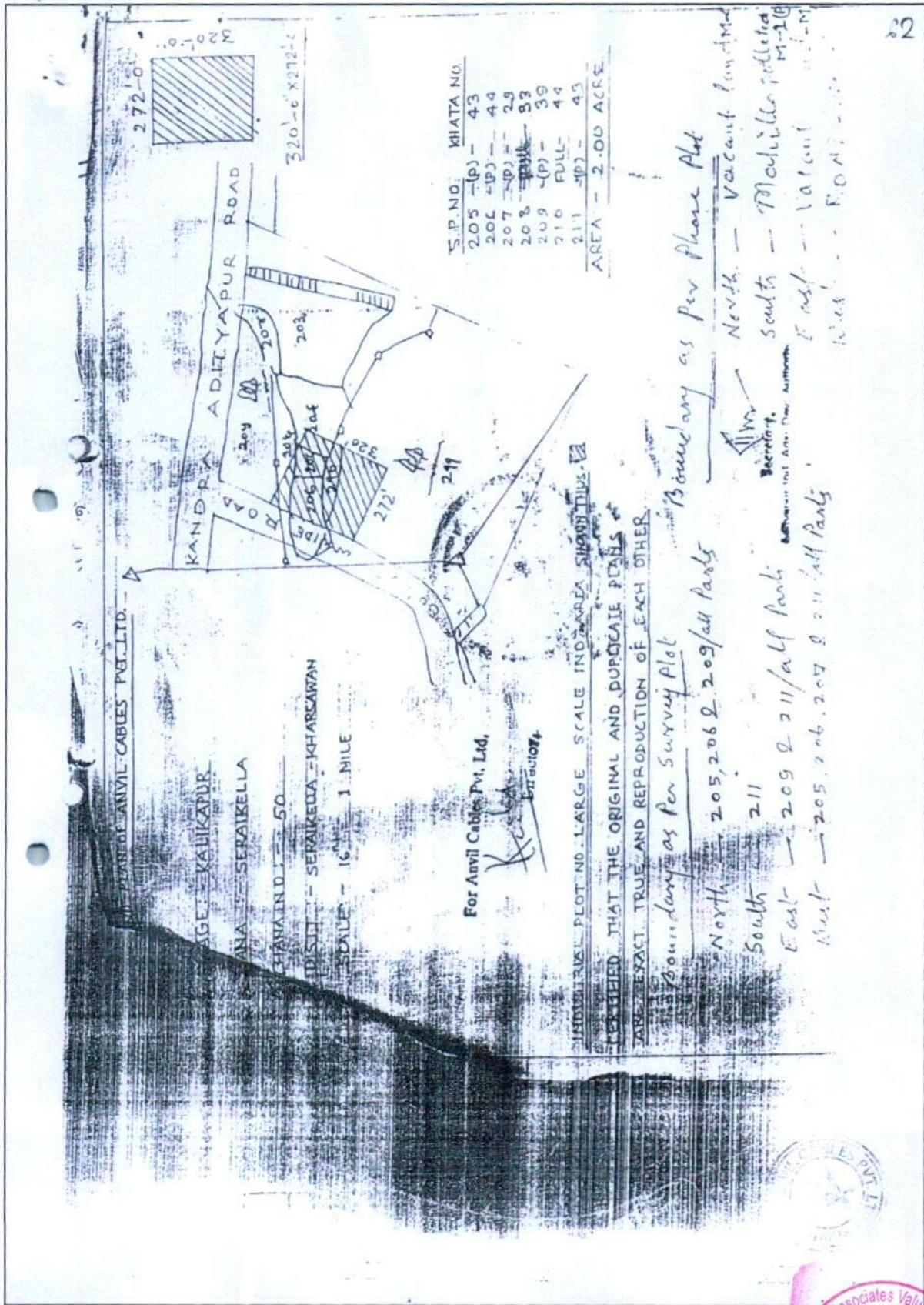
Secretary,

Adityapur Industrial Area Development Authority
Jamshedpur

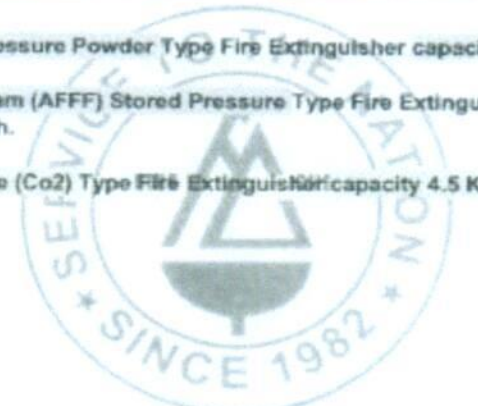

For Anvil Cables Pvt. Ltd.

Director.





FIRE NOC

Certificate ID: 000000703	Company ID: 000000442
FIRE CHECK (INDIA)	
A HOUSE OF TOTAL FIRE PROTECTION	
Regd. Office : 1/5, Mahendra Banerjee Road, Shivlok Aagha, P.O. & P.S. : Pameesa, Kolkata-700060 Head Office : P-45 (22/2 Old), New Ailpore, Block-J, Kolkata - 700 053 ☎ : 09007074577, Mobile : 09007026248 / 09433422791 Branch Office : Tata Kandra Main Road, Paul Complex, Gamharis, Jamshedpur, Jharkhand Mobile : 9204568244 / 9204568240 E-mail : mahendra0301gupta@gmail.com e fire_check.india@yahoo.co.in, Website : www.firecheckindia.in	
M/s. ANVIL CABLES PRIVATE LIMITED IOC More Gamharis, Large Sector, Adityapur Industrial Area, Kharsawan, Dist.: Saraikella, Jharkhand-832108	
Date November-20-2021	
<u>Fitness Certificate of Fire Extinguishers</u>	
This is to certify that we have supplied the following No. of New / Refill Fire Extinguishers To M/s. ANVIL CABLES PRIVATE LIMITED of IOC More Gamharis, Large Sector..... Adityapur Industrial Area, Kharsawan..... Dist. Saraikella, Jharkhand-832108..... on Dated November-20-2021	
1. Refill ABC Stored Pressure Powder Type Fire Extinguisher capacity 06 Kgs. each. (Qty: 05 Nos.) 2. Refill Mechanical Foam (AFFF) Stored Pressure Type Fire Extinguisher capacity 09 Ltrs. each. (Qty: 01 No.) 3. Refill Carbon-di-oxide (Co2) Type Fire Extinguisher capacity 4.5 Kgs. each. (Qty: 01 No.)	
	
Now it is confirmed that all the above fire Extinguishers are in good and working condition and its Chemicals :	
+ Pressure Type Valid upto November-19-2022	For FIRE CHECK (INDIA)  Sales & Service Dept.
+ Cartridge Type Valid upto November-19-2022	

ENCLOSURE VI: ANNEXURE: VI - DECLARATION-CUM-UNDERTAKING

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 30/9/2022 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Rajat Chaudhary and Mr. Anirban Roy have personally inspected the property on 21/9/2022 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.

- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment								
1.	Background information of the asset being valued	This is an Industrial Plant unit located at aforesaid address having total land area of 2 acres or 8,093.71 sq mtr. (Mortgaged land as per the Lease Deed considered for the valuation purpose) as found on as is where is 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.								
2.	Purpose of valuation and appointing authority	Please refer to Part-C of the Report.								
3.	Identity of the experts involved in the valuation	Survey Analyst: Er. Rajat Chaudhary and Er. Anirban Roy Valuation Engineer: Er. Rahul Gupta L1/ L2 Reviewer: Er. Ashish Sawe								
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.								
5.	Date of appointment, valuation date and date of report	<table><tr><td>Date of Appointment:</td><td>20/7/2022</td></tr><tr><td>Date of Survey:</td><td>21/9/2022</td></tr><tr><td>Valuation Date:</td><td>30/9/2022</td></tr><tr><td>Date of Report:</td><td>30/9/2022</td></tr></table>	Date of Appointment:	20/7/2022	Date of Survey:	21/9/2022	Valuation Date:	30/9/2022	Date of Report:	30/9/2022
Date of Appointment:	20/7/2022									
Date of Survey:	21/9/2022									
Valuation Date:	30/9/2022									
Date of Report:	30/9/2022									
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Mr. Rajat Chaudhary and Mr. Anirban Roy bearing knowledge of that area on 20/6/2022. Property was shown and identified by Mr. Soumen Chaterjee (☎-9674095117)								
7.	Nature and sources of the information used or relied upon	Please refer to Part-C of the Report. Level 3 Input (Tertiary) has been relied upon.								
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-C of the Report.								
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.								

		<p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in This report. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as is where is 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 which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please refer to Part C of the Report and Valuer's Important Remarks enclosed herewith.

Date: 30/9/2022

Place: Noida



Signature



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

ENCLOSURE VII: ANNEXURE: VII - MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person: _____

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

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

Date: 30/9/2022

Place: Noida



A handwritten signature in blue ink, appearing to be "Rahul", written next to the circular stamp.

PART I

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 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 provide only the general basic idea of the value of the property prevailing in the market 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 free market transaction.
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 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.



Handwritten signature

SURVEY SUMMARY SHEET

(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.	VIS(2022-23)-PL190-163-390		
2.	Name of the Surveyor	Anirban / Rajat		
3.	Borrower Name	M/S Anurag cables Pvt. Ltd.		
4.	Name of the Owner	u		
5.	Property Address which has to be valued	Same as pg. 2		
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside		
		Name	Contact No.	
		Soumen Banerjee	9674095117	
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
		2.00 Acre	1.95 Acre (google earth)	
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
17.	Any negative observation of the			



	property during survey	
18.	Is independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	Can not comment.
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person:
- b. Relation:
- c. Signature: *[Signature]*
- d. Date: 21.09.22

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- a. Name of the Surveyor:
- b. Signature:
- c. Date:

[Signature]
Anishan / Rajat
21.09.2022

