

REPORT FORMAT: V-L2 (Medium - Bank) | Version: 11.0\_2022

CASE NO.VIS (2022-23)-PL295-Q071-275-505

Dated: 11.10.2022

# FIXED ASSETS VALUATION REPORT

## OF

NATURE OF ASSETS	LAND & BUILDING
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PROJECT LAND & BUILDING

SITUATED AT

M/S. ALICON CASTALLOY LIMITED BEARING KHEWAT NO. 671, KHATA NO. 798, RECTANGLE NO. 90, MUSTIL NO. 90, KILA NO. 6/1/2/1 (2-0), 6/1/2 (5-0), 3 (8-0), 4(7-5), 3/2(1-7), 2/1(2-15), 2/2(2-17), BHORA KALAN, TEHSIL PATUDI, DISTRICT GURUGRAM, HARYANA 122413

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Asset Monitoring (ASM)

■ Project Techno-Financial Advisers

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR  
BANK OF MAHARASHTRA, PUNE

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

*NOTE: As per ISA & 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](http://www.rkassociates.org) for reference.*

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

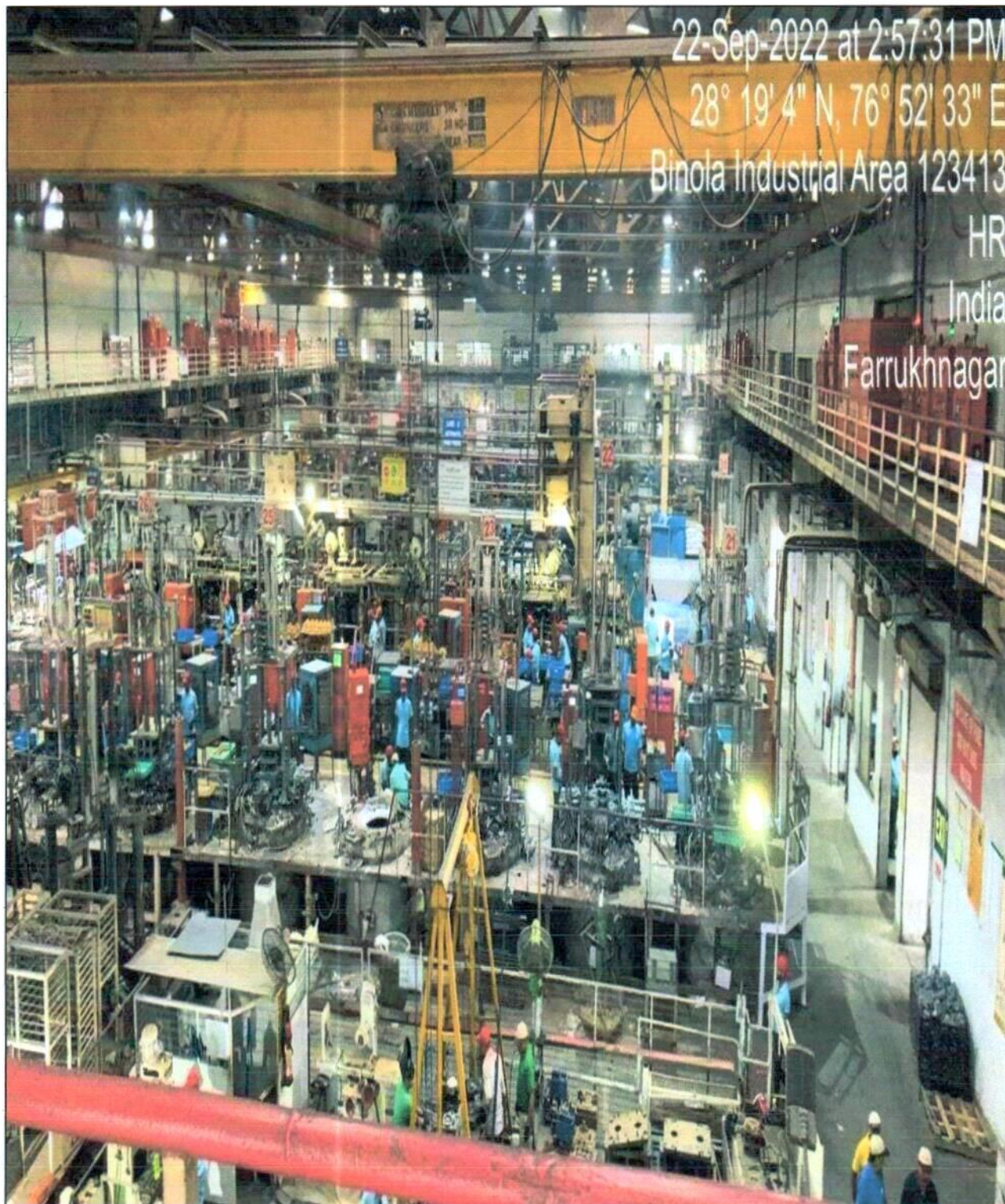
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**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**



**57-58 KM MILE STONE, DELHI-JAIPUR HIGHWAY, INDUSTRIAL AREA BINOLA  
DIST. GURGAON (HARYANA)- 123413 INDIA**



**PART B**

**SBI FORMAT OF OPINION REPORT ON VALUATION**

<b>Name &amp; Address of Branch</b>	Bank of Maharashtra, Pune
<b>Name of Customer (s)/ Borrower Unit</b>	M/s. Alicon Castalloy Limited
<b>Work Order No. &amp; Date</b>	Email dated 18 <sup>th</sup> August, 2022

Sr. No.	CONTENTS	DESCRIPTION						
<b>1.</b>	<b>INTRODUCTION</b>							
a.	Name of Property Owner	M/s. Alicon Castalloy Private Limited (As per copy of documents provided to us. Pl. ref. description for more information)						
	Address & Phone Number of the Owner	Registered Address: Survey No 1426, Village Shikrapur, Taluka – Shirur, Pune, Maharashtra- 412 208						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	22 <sup>nd</sup> September, 2022						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Sunil Tripathi</td><td>Owner's Representative</td><td>+91 95400 53527</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Sunil Tripathi	Owner's Representative	+91 95400 53527
Name	Relationship with Owner	Contact Number						
Mr. Sunil Tripathi	Owner's Representative	+91 95400 53527						
d.	Date of Valuation Report	11 <sup>th</sup> October, 2022						
e.	Name of the Developer of the Property	Property built by owner self-resources.						
	Type of Developer	Not Known to us.						

**2. PHYSICAL CHARACTERISTICS OF THE PROPERTY**

**BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION**

This opinion on Valuation report is prepared for the property situated at the aforesaid address. For the purpose of the valuation, we have been provided copies of excerpts of sale deeds and non-approved building plan apart from other misc. documents.

As per the copy of sale deed the ownership of land area admeasuring 16 Kanal (Approx. 2 Acre) belongs to M/s. Enkei Cast alloy Limited & ownership of land area admeasuring 5 Kanal (Approx. 0.63 Acres) belongs to M/s. Alicon Castalloy Limited. Reason for this difference in ownership names was sought from the company. Accordingly, the company verbally informed that in 2009 Enkei Castalloy demerges into Alicon Castalloy Ltd. & Enkei Wheels India Ltd. However no supporting document was provided to us in this regard. Although the same information is also available on companies' website. Snapshot of the same is attached as annexure with this report.

For our valuation purpose we have considered M/s Alicon Castalloy Ltd. as the owner of all the land parcels on which the unit is situated since in CLU application also the current owner is shown as M/s Alicon Castalloy Ltd. only.

We have done some further analysis based on Cadastral maps sourced from <https://hsac.org.in/eodb/> and copies of deeds provided to us. Accordingly, our observation based on the same are as below:



1. From the Cadastral maps it appears that the subject property lies on Murabba No. 90 with Khasra numbers as 90//3, 90//4, 90//6/1/1 and 90//6/1/2. Copies of the same are attached as annexure with this report.
2. From the Jamabandi records sourced from <https://jamabandi.nic.in/land%20records/NakalRecord> for these Khasra Nos. it appears that Khasra No. 90//3, Khasra No. 90//4 and Khasra No. 90//6/1/2 are owned by M/s. Alicon Castalloy Private Limited. However, Khasra No. 90//6/1/1 is owned by Hanut singh son and others. Copies of the same are attached as annexure with this report.
3. The aggregate area of all the Khasra nos. as per cadastral maps is approximately 21 Kanal 6 Marla (2.66 Acre/ 10,775.14 Sq. mtr.).
4. As per the copies of deeds provided to us with reg. Nos 1872, 2374, 810 and 2838 the total land area owned by the company ad measures 21 Kanal.
5. The Killa nos. (Khasra No's as per cadastral maps) mentioned in the deeds were verified on Cadastral maps sourced from <https://hsac.org.in/eodb/>. After our analysis it was observed that the owner of Killa Nos/Khasra Nos mentioned in Deed Nos. 1872 (Killa No. 6/1/2), 2374 (Killa No. 3, Killa No. 4), and 2838 (Killa No. 6/1/2/1) is M/s Alicon Castalloy Limited. However, the owner of Killa nos/Khasra Nos mentioned in Deed No. 810 (Killa Nos. 3/2, Killa Nos. 2/1, Killa Nos. 2/2) is different than the actual owners as per registry deeds which is M/s Alicon Castalloy Limited. Bank to take note of this and is advised to have a legal opinion on mutation status of all these land parcels along with other Land title related verifications since the same is out of our scope of work. Copies of the Jamabandi nakals are attached as annexure with this report.
6. Jamabandi Nakal records for Killa Nos. 3/2, Killa Nos. 2/1, Killa Nos. 2/2 is inaccessible on <https://jamabandi.nic.in/land%20records/NakalRecord> due to certain interface errors on the website. Therefore, it was not possible to do general ownership verification of these land parcels.
7. We have also tried to verify the mutation status of these deeds from <https://jamabandi.nic.in/DSNakal/CheckMutStatus>. However, the URL link was unresponsive as on the date of this valuation exercise.
8. For our valuation purpose we have adopted land area admeasuring 21 Kanal only since the same is as per the final copies of registries provided to us by the company. Copies of the registries is attached as annexure with this report

As per the copy of deeds the subject land is purchased in the form of an agricultural land. Conversion of land use status was sought from the company. Accordingly, the company has informed that they were issued with the NOC for industrial purpose vide document No. 579 dated 26<sup>th</sup> April 2005 for land area admeasuring 15 Kanal 6 Marle (Approx. 15.3 Kanal/ 1.91 Acres). However, recently they got informed about the CLU necessity for the land. Accordingly, the company applied for CLU of all the plot area admeasuring 21 Kanal (2.62 acre/10,602.76 sq. mtr.) vide certificate no. G0C2022I846 dated 3<sup>rd</sup> September 2022.

Bank to note that as on date of this valuation report out of total land area ad measuring 21 Kanal the company is having Industrial use NOC only for 15 Kanal 6 Marle (Approx. 15.3 Kanal/ 1.91 Acres) and fresh CLU of complete 21 Kanal land area is in progress. Copy of NOC and CLU application is attached as annexure with this report.

Some important extracts from the sale deed are mentioned below:





Deed Reg. No. 1872			
1	Date of deed	13-10-2017	
2	Area	3	Kanal
3	Khewat No.	671	
4	Khata No.	798	
5	Mustil No.	90	
6	Kila No.	6/1/2(5-0)	
7	Owner	Alicon Castalloy Limited	
8	Government Reference number	30839592	
9	Certificate No.	GD12017/19	

Deed Reg. No. 810			
1	Area	0.70	Kanal
2	Date of deed	24-06-2005	
3	Khewat No.	110, 115	
4	Khata No.	141, 148	
5	Mustil No.	33	
6	Kila No.	3/2(1-7), 2/1(2-15), 2/2(2-17)	
7	Owner	M/s. Enkei Castalloy Limited	
8	Government Reference number	-	
9	Certificate No.	-	

Deed Reg. No. 2374			
1	Area	15.3	Kanal
2	Date of deed	08-02-2005	
3	Rectangle No.	90	
4	Khata No.	-	
5	Mustil No.	-	
6	Kila No.	3 (8-0), 4(7-5)	
7	Owner	M/s. Enkei Castalloy Limited	
8	Government Reference number	-	
9	Certificate No.	-	

Deed Reg. No. 2838			
1	Area	2	Kanal
2	Date of deed	24-01-2018	
3	Khewat No.	671	
4	Khata No.	798	
5	Mustil No.	90	
6	Kila No.	6/1/2/1 (2-0)	
7	Purchaser	Alicon Castalloy Limited	
8	Government Reference number	33262823	
9	Certificate No.	GDW2018A20	

The subject property comprises of various civil structures. Details of the same is obtained from the owner and cross verified on sample basis during the site inspection. As per the copy of Architect Plan which was proposed for the building structures total built-up area of the property (Existing + Proposed) is 7,402.61 sq. mtr. whereas as permissible Floor area ratio for industrial property is 1.25. and built-up area considered in the old valuation report is 8,080.81 sq. mtr. and the same has been considered for the purpose of this valuation exercise. Details of built-up area considered for valuation assessment is attached below:

Sr. No.	Floor	Type of Structure	Area (in sq.mtr)	Area (in sq.ft)	Height (in ft.)	Year of Construction
1	Ground Floor	RCC framed pillar beam column structure on RCC slab	771.61	8,306	12	2005
2	Ground Floor	RCC framed pillar beam column structure on RCC slab	294.41	3,169	12	2005
3	Ground Floor	GI Shed mounted on iron tresses resting on RCC framed beam ,column (Brick wall)	3,414.77	36,757	50	2005
4	Ground Floor	Tin Shed mounted on Iron Pillars	596.13	6,417	12	2005
5	Ground Floor	Tin Shed mounted on Iron Pillars	422.62	4,549	12	2005
6	Ground Floor	Cast Iron Shed	432.00	4,650	16.5	2018
7	Ground Floor	Tin Shed mounted on Iron Pillars	45.70	492	10	2005
8	Ground Floor	Tin Shed mounted on Iron Pillars	30.03	323	10	2005
9	Ground Floor	Tin Shed mounted on Iron Pillars	27.72	298	10	2005
10	Ground Floor	Tin Shed mounted on Iron Pillars	31.41	338	10	2005
11	Ground Floor	Tin Shed mounted on Iron Pillars	39.39	424	16.5	2005
12	Security Cabin (Ground Floor)	RCC framed pillar beam column structure on RCC slab	45.00	484	11	2005
13	First Floor	RCC framed pillar beam column structure on RCC slab	771.61	8,306	12	2005
14	First Floor	RCC framed pillar beam column structure on RCC slab	294.41	3,169	12	2005
15	First Floor	Cast Iron Shed	432.00	4,650	16.5	2018
16	Second Floor	Cast Iron Shed	432.00	4,650	16.5	2018
Total			8,080.81	86,982		



The subject property is used for industrial purpose for the manufacturing of Die Casting used components used in the automobile sector.

The subject is located in Binola Industrial area which is not a notified industrial area with average infrastructure facilities like roads, sewerage facilities e.t.c. The subject property is located at internal road of Binola Industrial area having road width of approx. 40 feet which further connects it to NH8 which is around 1.5 Kms. Away from the subject property.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. 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	Mark Exhaust System Ltd. II	
ii.	Postal Address of the Property	57-58 Km Stone, Delhi-Jaipur Highway, N.H-8, Industrial Area Binola, District Gurgaon 122413	
iii.	Type of Land	Solid Land/ on road level	
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: 28°19'03.6"N 76°52'29.5"E	
vi.	Details of the roads abutting the property		
	(a) Main Road Name & Width	NH-8	200 ft.
	(b) Front Road Name & width	Industrial Road	40 ft.
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	~1.5 Km.	
vii.	Description of adjoining property	Not an Industrial zone but many Industries are setup nearby	
viii.	Plot No. / Survey No.	Kindly refer sale deeds of the land	
ix.	Zone/ Block	Binola Industrial Area (Non notified)	
x.	Sub registrar	Pataudi and Farukhnagar	
xi.	District	Gurugram	
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 cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.		
(a) List of documents produced for perusal (Documents has been referred only for reference purpose)	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
	Total <b>05</b> documents requested.	Total <b>04</b> documents provided	Total <b>04</b> documents provided
	Property Title document	Sale Deeds (4 No.'s)	Please refer to deed details attached above
	Approved Map	Layout Plan	By Architect R.R Dhoot
	Change of Land Use	Change of Land Use for	Dated: 03/09/2022
	Last paid Electricity Bill	Last paid Electricity Bill	Dated 22/08/2022
	Last paid Municipal Tax Receipt	Property Tax Reciept	----
(b) List of documents produced for perusal (Documents has been referred only for reference purpose)	<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 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	Semi Urban	
(g) Characteristics of the locality	Average	Within unnotified Industrial area	
(h) Property location classification	Average location within locality	None	None
(i) Property Facing	West Facing		
<b>b. Area description of the Property</b>	<b>Land</b>	<b>Construction</b> Built-up Area	



	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.		21 Kanal / 10,632 sq. mtr. / 2.62 acres	8,080.81 sq. mtr. / 86,982 sq. ft.
<b>c. Boundaries schedule of the Property</b>				
i.	Are Boundaries matched		No, since no concerned documents provided.	
ii.	<b>Directions</b>	<b>As per Document</b>	<b>Actual found at Site</b>	
	East	No information available	Other's Property	
	West	No information available	Road	
	North	No information available	Other's Property	
	South	No information available	Other's Property	
<b>3. TOWN PLANNING/ ZONING PARAMETERS</b>				
a.	Master Plan provisions related to property in terms of Land use		Agricultural Land. However, NOC have been obtained for using it for industrial purpose for land area admeasuring 15.3 Kanal (Approx. 1.91) and CLU is under consideration for remaining land area admeasuring 5.7 kanal (Approx. 0.71 Acre)	
	i.	Any conversion of land use done	From Agricultural to Industrial for 15.3 Kanal land area.	
	ii.	Current activity done in the property	Used for Industrial purpose	
	iii.	Is property usage as per applicable zoning	Yes, as permission is granted by the competent authority to use it for industrial purpose.	
	iv.	Any notification on change of zoning regulation	No information available	
	v.	Street Notification	Not notified	
b.	Provision of Building by-laws as applicable		<b>PERMITTED</b>	<b>CONSUMED</b>
	i.	FAR/FSI	125% of plot area	~76%
	ii.	Ground coverage	60% area of the plot area	~58%
	iii.	Number of floors	Not defined	G + 2
	iv.	Height restrictions	21 meter / 68.89 feet	50 feet (max.)
	v.	Front/ Back/Side Setback	Not defined	----
	vi.	Status of Completion/ Occupational certificate	No information provided	No information provided
c.	Comment on unauthorized construction if any		Can't comment as copy of approved map is not provided to us by the owner however the considered built up area as measuring during site survey is within the permissible limit defined by the concerned authority.	



d.	Comment on Transferability of developmental rights	As per regulation of HUDA		
e.	i. Planning Area/ Zone	Haryana Urban Development Authority, Gurugram		
	ii. Master Plan Currently in Force	Gurgaon-Manesar Urban Complex-2031		
	iii. Municipal Limits	Area not within Municipal limits		
f.	Developmental controls/ Authority	HUDA, Gurugram		
g.	Zoning regulations	Agricultural		
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	Not an Industrial zone but many Industries are setup nearby		
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	Sale deed	None	None
b.	Names of the Legal Owner/s	M/s. Alicon Castalloy Limited  As per the copy of sale deed the ownership of land area admeasuring 16 Kanal (Approx. 2 Acre) belongs to M/s. Enkei Cast alloy Limited & ownership of land area admeasuring 5 Kanal (Approx. 0.63 Acres) belongs to M/s. Alicon Castalloy Limited. Reason for this difference in ownership names was sought from the company. Accordingly, the company verbally informed that in 2009 Enkei Castalloy demerges into Alicon Castalloy Ltd. & Enkei Wheels India Ltd.  However no supporting document was provided to us in this regard. Although the same information is also available on companies' website. Snapshot of the same is attached as annexure with this report.		
c.	Constitution of the Property	Free hold, complete transferable rights		
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	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No information available	---	





j.	Comment on whether the owners of the property have issued any guarantee ( <i>personal or corporate</i> ) as the case may be	Not Known to us	NA
k.	<b>Building plan sanction:</b>		
	i. Authority approving the plan	Approved building plan not provided by the company	
	ii. Name of the office of the Authority	Approved building plan not provided by the company	
	iii. Any violation from the approved Building Plan	No copy of approved map is provided to us.	
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	Yes agricultural land, however land conversion has been taken for using it for industrial purpose for land area admeasuring 15.3 Kanal (Approx. 1.91 Acre) and CLU is under consideration for remaining land area admeasuring 5.7 kanal (Approx. 0.71 Acre)	
m.	Whether the property SARFAESI complaint	Yes partially as Conversion of land use for 5.7 Kanal of land parcel is yet to be obtained/confirmed by the competent authority and it is still an agricultural property.	
n.	i. Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Property Tax	No information available
		Water Tax	No information available
		Electricity Bill	Yes, available.
	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	Information not available. Please confirm from the owner.	
	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

<b>5.</b>	<b>ECONOMIC ASPECTS OF THE PROPERTY</b>	
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			
d.	Property Insurance details	No information available			
e.	Monthly maintenance charges payable	No information available			
f.	Security charges, etc.	No information available			
g.	Any other aspect	NA			
<b>6.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>				
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.	Non-Notified industrial area			
b	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No			
<b>7.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>				
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	No			
iii.	Power Supply arrangements	Permanent	Yes		
		Auxiliary	Yes, D.G sets		
iv.	HVAC system	No			
v.	Security provisions	Yes/ Private security guards			
vi.	Lift/ Elevators	Yes			
vii.	Compound wall/ Main Gate	Yes			
viii.	Whether gated society	No			
<b>Internal development</b>					
<b>Garden/ Park/ Landscaping</b>		<b>Water bodies</b>	<b>Internal roads</b>	<b>Pavements</b>	<b>Boundary Wall</b>
No		Yes	Yes	No	Yes
<b>8.</b>	<b>INFRASTRUCTURE AVAILABILITY</b>				
a.	Description of Aqua Infrastructure availability in terms of:				



	i. Water Supply	Yes					
	ii. Sewerage/ sanitation system	Underground					
	iii. Storm water drainage	Yes					
<b>b.</b>	<b>Description of other Physical Infrastructure facilities in terms of:</b>						
	i. Solid waste management	Yes, by owner self-resources.					
	ii. Electricity	Yes					
	iii. Road and Public Transport connectivity	Yes					
	iv. Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity					
<b>c.</b>	<b>Proximity &amp; availability of civic amenities &amp; social infrastructure</b>						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	3 Km	5 Km	1 Km	1.5 Km	12 Km	20 Km	43 Km
	Availability of recreation facilities (parks, open spaces etc.)			No, It is a developing area and recreational facilities are planned to be developed nearby			
<b>9.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY</b>						
<b>a.</b>	<b>Marketability of the property in terms of</b>						
	i. Location attribute of the subject property	Average					
	ii. Scarcity	Agricultural Land parcels are easily available in this area.					
	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>b.</b>	Any other aspect which has relevance on the value or marketability of the property						No
	i. Any New Development in the surrounding area	No				NA	
	ii. Any negativity/ defect/ disadvantages in the property/ location	No				NA	
<b>10.</b>	<b>ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY</b>						
<b>a.</b>	Type of construction	<b>Structure</b>	<b>Slab</b>	<b>Walls</b>			
		Please refer to the sheet attached	Please refer to the sheet attached	Brick walls			
<b>b.</b>	Material & Technology used	<b>Material Used</b>		<b>Technology used</b>			
		Grade B Material		RCC Framed structure & Steel columns and trusses framed structure			
<b>c.</b>	<b>Specifications</b>						
	i. Class of construction	RCC Framed structure & Steel columns and trusses framed structure					





	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	PCC & Vitrified tiles	
	vi.	Doors/ Windows	Aluminum flushed doors & windows	
	vii.	Interior Finishing	Simple Plastered Walls	
	viii.	Exterior Finishing	Simple Plastered Walls	
	ix.	Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
	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	Approx. 17 years	Around year-2005	
f.	Total life of the structure/ Remaining life expected	Approx. 65-70 years	Approx. 50 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 RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available		
i.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.		
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 Hydrant System		
m.	Status of Building Plans/ Maps	Sanctioned by competent authority as per copy of Map provided to us		
	i.	Is Building as per approved Map	Cannot comment since no approved map given to us	
	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	No information provided	
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 present
<b>12.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY</b>	
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
<b>13.</b>	<b>VALUATION</b>	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to the <b>Part D: Procedure of Valuation Assessment</b> of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the <b>Sub-Point 'xxv' of Point 2 of Part D: Procedure of Valuation Assessment</b> 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 <b>Point 3 of Part D: Procedure of Valuation Assessment</b> of the report and the screenshot annexure in the report, if available.
d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report.
	<b>i. Guideline Value</b>	<b>Rs.2,95,75,000/-</b>
	<b>1. Land</b>	<b>Rs.2,95,75,000/-</b>
	<b>2. Building</b>	<b>---</b>
	<b>ii. Indicative Prospective Estimated Fair Market Value</b>	<b>Rs.14,35,00,000/-</b>
	<b>iii. Expected Estimated Realizable Value</b>	<b>Rs.12,19,75,000/-</b>
	<b>iv. Expected Forced/ Distress Sale Value</b>	<b>Rs.10,76,25,000/-</b>
	<b>v. Valuation of structure for Insurance purpose</b>	<b>---</b>
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 <b>Sub-Point 'xxv' of Point 2 of Part D: Procedure of Valuation Assessment</b> of the report and the screenshots of the references are annexed in the report for reference.
<b>14.</b>	<b>Declaration</b>	a. The information provided by us is true and correct to the best of our knowledge and belief.



		<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 &amp; 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 &amp; 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 <b>Gaurav Sharma &amp; Sachin Pandey</b> has visited the subject property on <b>22/9/2022</b> 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 <b>Bank of Maharashtra, Pune</b></p>
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**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	Not provided by the owner/ client
c.	Floor Plan	Not provided by the owner/ client
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.	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<p>i. <b>Part C: Area Description of the Property</b></p> <p>ii. <b>Part D: Procedure of Valuation Assessment</b></p> <p>iii. <b>Part E: Valuer's Important Remarks</b></p> <p>iv. Google Map</p> <p>v. References on price trend of the similar related properties available on public domain, if available</p> <p>vi. Photographs of the property</p> <p>vii. Copy of Circle Rate</p> <p>viii. Important property documents exhibit</p>
i.	<b>Total Number of Pages in the Report with enclosures</b>	<b>87</b>



**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Land Area considered for Valuation	5.7 Kanal/ 0.71 Acre (Agricultural land) + 15.3 Kanal/ 1.91 Acre (Industrial Land) = 21 kanal (2.62 acres)	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to vastness of the property	
	Remarks & observations, if any	As per the copy of deeds the subject land is purchased in the form of an agricultural land. Conversion of land use status was sought from the company. Accordingly, the company has informed that they were issued with the NOC for industrial purpose vide document No. 579 dated 26 <sup>th</sup> April 2005 for land area admeasuring 15 Kanal 6 Marle (Approx. 15.3 Kanal/ 1.91 Acres). However, recently they got informed about the CLU necessity for the land. Accordingly, the company applied for CLU of all the plot area admeasuring 21 Kanal (2.62 acre/10,602.76 sq. mtr.) vide certificate No. G0C2022I846 dated 3 <sup>rd</sup> September 2022.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	8,080.81 sq.mtr (86,982 sq.ft)
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	As per the copy of non-approved architect plan provided to us by the owner the proposed built-up area of the subject property is 7,402.81 sq. mtr. whereas actual built-up area as per site survey admeasures 8,080.81 sq. mtr.. The same is well within the Permissible FAR therefore we have considered the actual built up area of the subject property.	

**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.



**PART D**

**PROCEDURE OF VALUATION ASSESSMENT**

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		18 August 2022	22 September 2022	11 October 2022	11 October 2022
ii.	Client	Bank of Maharashtra, Pune			
iii.	Intended User	Bank of Maharashtra, Pune			
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 type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed		
		<input checked="" 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	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	Not Applicable	
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.	Property Use factor	Current/ Existing Use	Highest & Best Use	Considered for Valuation purpose

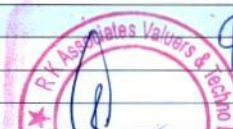


			(in consonance to surrounding use, zoning and statutory norms)		
		Industrial	Industrial	Industrial	Industrial
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation 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	
		Irregular	Large	Normal Layout	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Village	Ordinary	None	Ground + 2
		Semi Urban	Normal	None	
			Within unnotified Industrial area	None	
		Property Facing			
		West Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Not Available, managed by owner self-resources.	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.)	Non notified industrial area			
xiii.	Neighbourhood amenities	Average			



xiv.	Any New Development in surrounding area	None	---														
xv.	Any specific advantage/ drawback in the property	<b>DRAWBACKS:</b> 1. The pollution from the industries is objectionable by the farmers having the surrounding Land. 2. No Sewage or water treatment plant is available in the area.															
xvi.	Property overall usability/ utility Factor	Normal															
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 Comments: ---															
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)	<b>Fair Market Value</b> 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	<b>Fair Market Value</b> 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	<b>INDUSTRIAL UNIT</b> <table border="1"> <thead> <tr> <th>Approach of Valuation</th> <th>Method of Valuation</th> </tr> </thead> <tbody> <tr> <td>Mixture of Market &amp; Cost Approach</td> <td>Market Comparable Sales Method &amp; Depreciated Replacement Cost Method</td> </tr> </tbody> </table>		Approach of Valuation	Method of Valuation	Mixture of Market & Cost Approach	Market Comparable Sales Method & Depreciated Replacement Cost Method										
Approach of Valuation	Method of Valuation																
Mixture of Market & Cost Approach	Market Comparable Sales Method & Depreciated Replacement Cost Method																
xxv.	Type of Source of Information	Level 3 Input (Tertiary)															
xxvi.	<b>Market Comparable</b>																
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1.	<table border="1"> <tr> <td>Name:</td> <td>Mr. Shiv Kumar</td> </tr> <tr> <td>Contact No.:</td> <td>+91-9999797960</td> </tr> <tr> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td>Size of the Property:</td> <td>2 Acre</td> </tr> <tr> <td>Location:</td> <td>Non notified Binola Industrial Area</td> </tr> <tr> <td>Rates/ Price informed:</td> <td>Rs.2.00 – Rs.4.00 Crore per acre</td> </tr> <tr> <td>Any other details/ Discussion held:</td> <td>As per the discussion with the property dealer we came to</td> </tr> </table>	Name:	Mr. Shiv Kumar	Contact No.:	+91-9999797960	Nature of reference:	Property Consultant	Size of the Property:	2 Acre	Location:	Non notified Binola Industrial Area	Rates/ Price informed:	Rs.2.00 – Rs.4.00 Crore per acre	Any other details/ Discussion held:	As per the discussion with the property dealer we came to
Name:	Mr. Shiv Kumar																
Contact No.:	+91-9999797960																
Nature of reference:	Property Consultant																
Size of the Property:	2 Acre																
Location:	Non notified Binola Industrial Area																
Rates/ Price informed:	Rs.2.00 – Rs.4.00 Crore per acre																
Any other details/ Discussion held:	As per the discussion with the property dealer we came to																



				know that the cost of agricultural land in Binola industrial area ranges from Rs.2.00 crore to Rs.4 Crore per acre depending upon the various attributes of the land mainly the road width of the approach road.
		2.	Name:	Mr. Jaiswal
			Contact No.:	+91 98189 21194
			Nature of reference:	Property Consultant
			Size of the Property:	Not Specified
			Location:	Non notified Binola Industrial Area
			Rates/ Price informed:	Rs.3.00 Crore - Rs.4.00 Crore per acre
			Any other details/ Discussion held:	---
		3.	Name:	----
			Contact No.:	----
			Nature of reference:	----
			Size of the Property:	----
			Location:	----
			Rates/ Price informed:	----
			Any other details/ Discussion held:	----
		<b>NOTE: The given information above can be independently verified to know its authenticity.</b>		
xxvii.	Adopted Rates Justification	As per our discussion with the locals and property dealers of the subject locality we came to know that following are the concerns with the subject locality:  1.No Sewage or Water Treatment Plant is available in the area.  2.The pollution from the industries is objectionable by the farmers having the surrounding Land.  Rates for agricultural land in the subject location varies within the range of Rs. 2.00 crore to Rs. 4.00 crore per acre depending upon the various attributes of the land mainly the road width of the approach road. Keeping in mind that road width of our subject property is around 40 feet, we are of the view to adopt an agricultural land rate of Rs.3,00,00,000/- per acre for the purpose of this valuation assessment.  <b>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.</b> <b>Related postings for similar properties on sale are also annexed with the Report wherever available.</b>		
xxviii.	<b>Other Market Factors</b>			
	Current Market condition	Normal		
		Remarks: ---		
		Adjustments (-/+): 0%		
				





	Comment on Property Salability Outlook	Salability of this property is related to its current use only and therefore limited only to the selected type of buyers involved in such kind of activities in large scale.	
		Adjustments (-/+): -5%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		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	Any Other. The subject property is very large and irregular in shape and No Sewage or Water Treatment Plant is available in the area.	
		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 (-/+): -5%	
xxxi.	Final adjusted & weighted Rates considered for the subject property	Rs.2,70,00,000/- per acre for Agricultural Land	
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"><li>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.</li><li>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.</li><li>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.</li></ul>		



for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.

- References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are



only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.

- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

**xxxiv. ASSUMPTIONS**

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

**xxxv. SPECIAL ASSUMPTIONS**

1. For our valuation purpose we have adopted land area admeasuring 21 Kanal only since the same is as per the final copies of registries provided to us by the company. However, as per Jamabandi Nakals available on public domain the company owns only 20.30 Kanal of land area. Copies of Jamabandi Nakals are attached as annexure with this report.
2. On date of this valuation report out of total land area ad measuring 21 Kanal the company is having Industrial use NOC only for 15 Kanal 6 Marla (Approx. 15.3 Kanal/1.91 Acre) and CLU of complete 21 Kanal land area is in progress. Copy of NOC and CLU application is attached



	as annexure with this report. The valuation is performed considering 15 Kanal 6 Marla (Approx. 1.91 Acres) as industrial land and balance 5.7 Kanal (Approx. 0.71 Acre) as agricultural land.
xxxvi.	<b>LIMITATIONS</b> <b>Any Other.</b> <p>As per our discussion with the locals and property dealers of the subject locality we came to know that following are the concerns with the subject locality:</p> <p>1.No Sewage or Water Treatment Plant is available in the area.</p> <p>2.The pollution from the industries is objectionable by the farmers having the surrounding Land.</p>

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.65,00,000/- per acres	Rs.2,00,00,000/- to Rs. 4,00,00,000/- per acres for agricultural land
b.	Rate adopted considering all characteristics of the property	Rs.1,30,00,000/- per acres (Industrial rates are twice of agricultural rates)	Rs.2,70,00,000/- per acres for agricultural land and Rs.2,73,00,000/- per acres for industrial land considering approx. 3 lakh per acre for CLU charges
c.	Total Land Area considered (documents vs site survey whichever is less)	5.7 Kanal/ 0.71 Acre (Agricultural land) + 15.3 Kanal/1.91 Acre (Industrial Land) = 21 kanal (2.62 acres)	5.7 Kanal/ 0.71 Acre (Agricultural land) + 15.3 Kanal/1.91 Acre (Industrial Land) = 21 kanal (2.62 acres)
d.	Total Value of land (A)	(Rs.65,00,000/- per acres X 0.71 acre) + (Rs.1,30,00,000/- per acres X 1.91 Acre) <b>Rs.2,95,75,000/-</b>	(Rs.2,70,00,000/- per acres X 0.71 Acre) + (Rs.2,73,00,000/- per acres X 1.91 acre) <b>Rs.7,13,13,000/-</b>

#### 4. VALUATION COMPUTATION OF BUILDING STRUCTURE

Sr. No.	Floor	Type of Structure	Area (in sq.mtr)	Area (in sq.ft)	Height (in ft)	Year of Construction	Total Life Consumed (in year)	Total Economical Life (in years)	Plinth Area Rate (in per sq.ft)	Gross Replacement Value (INR)	Depreciated Replacement Market Value (INR)
1	Ground Floor	RCC framed pillar beam column structure on RCC slab	771.61	8,306	12	2005	17	60	₹ 1,500	₹ 1,24,58,415	₹ 92,81,519
2	Ground Floor	RCC framed pillar beam column structure on RCC slab	294.41	3,169	12	2005	17	60	₹ 1,500	₹ 47,53,544	₹ 35,41,390
3	Ground Floor	GI Shed mounted on iron tresses resting on RCC framed beam ,column (Brick wall)	3,414.77	36,757	50	2005	17	30	₹ 1,500	₹ 5,51,34,893	₹ 2,70,16,097
4	Ground Floor	Tin Shed mounted on iron Pillars	596.13	6,417	12	2005	17	30	₹ 700	₹ 44,91,720	₹ 22,00,943
5	Ground Floor	Tin Shed mounted on iron Pillars	422.62	4,549	12	2005	17	30	₹ 700	₹ 31,84,357	₹ 15,60,335
6	Ground Floor	Cast Iron Shed	432.00	4,650	16.5	2018	4	30	₹ 900	₹ 41,85,043	₹ 36,82,838
7	Ground Floor	Tin Shed mounted on iron Pillars	45.70	492	10	2005	17	30	₹ 650	₹ 3,19,745	₹ 1,56,675
8	Ground Floor	Tin Shed mounted on iron Pillars	30.03	323	10	2005	17	30	₹ 650	₹ 2,10,108	₹ 1,02,953
9	Ground Floor	Tin Shed mounted on iron Pillars	27.72	298	10	2005	17	30	₹ 650	₹ 1,93,946	₹ 95,033
10	Ground Floor	Tin Shed mounted on iron Pillars	31.41	338	10	2005	17	30	₹ 650	₹ 2,19,763	₹ 1,07,684
11	Ground Floor	Tin Shed mounted on iron Pillars	39.39	424	16.5	2005	17	30	₹ 900	₹ 3,81,595	₹ 1,86,981
12	Security Cabin (Ground Floor)	RCC framed pillar beam column structure on RCC slab	45.00	484	11	2005	17	60	₹ 1,500	₹ 7,26,570	₹ 5,41,295
13	First Floor	RCC framed pillar beam column structure on RCC slab	771.61	8,306	12	2005	17	60	₹ 1,500	₹ 1,24,58,415	₹ 92,81,519
14	First Floor	RCC framed pillar beam column structure on RCC slab	294.41	3,169	12	2005	17	60	₹ 1,500	₹ 47,53,544	₹ 35,41,390
15	First Floor	Cast Iron Shed	432.00	4,650	16.5	2018	4	30	₹ 900	₹ 41,85,043	₹ 36,82,838
16	Second Floor	Cast Iron Shed	432.00	4,650	16.5	2018	4	30	₹ 900	₹ 41,85,043	₹ 36,82,838
Total			9,080.81	96,982						₹ 11,75,72,784	₹ 8,94,66,329



5. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY			
SR. NO.	PARTICULARS	SPECIFICATIONS	DEPRECIATED REPLACEMENT VALUE
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	----
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.35,00,000/- (For lifts and compound wall)
e.	<b>Depreciated Replacement Value (B)</b>	----	<b>Rs.35,00,000/-</b>
f.	<b>Note:</b> <ul style="list-style-type: none"> <li>Value for Additional Building &amp; Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above.</li> <li>Value of common facilities of society are not included in the valuation of Flat/ Built-up unit.</li> </ul>		

6. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs.2,95,75,000/-	Rs.7,13,13,000/-
2.	Total Buildings & Civil Works (B)	---	Rs.6,86,62,329/-
3.	Additional Aesthetic Works Value (C)	---	Rs.35,00,000/- (For Compound Wall only)
4.	<b>Total Add (A+B+C)</b>	<b>Rs.2,95,75,000/-</b>	<b>Rs.14,34,75,329/-</b>
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	<b>Rs.2,95,75,000/-</b>	<b>Rs.14,34,75,329/-</b>
8.	<b>Rounded Off</b>	<b>Rs.2,95,75,000/-</b>	<b>Rs.14,35,00,000/-</b>
9.	Indicative & Estimated Prospective Fair Market Value in words	Rupees Three Crore Ninety-Five thousand only	Rupees Fourteen Crore Thirty Five Lakhs only



10.	Expected Realizable Value (@ ~15% less)	---	Rs.12,19,75,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs.10,76,25,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	
13.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
14.	<b>Concluding Comments/ Disclosures if any</b>		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>g. This report only contains opinion based on technical &amp; market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>h. This report is prepared following our Standard Operating Procedures &amp; Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation &amp; working as described above.</p> <p>i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.</p>		
15.	<b>IMPORTANT KEY DEFINITIONS</b>		
	<i>Fair Value suggested by the competent Valuer is that prospective estimated amount in his expert &amp; prudent opinion of the subject asset/ property without any prejudice after he has carefully &amp;</i>		



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.

**16. 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: Important Property Documents Exhibit
- Enclosure VI: Annexure: VI - Declaration-cum-Undertaking
- Enclosure VII: Annexure: VII - Model code of conduct for valuers
- Enclosure VII: Part E - Valuer's Important Remarks





### **IMPORTANT NOTES**

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, 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](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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




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### **IF REPORT IS USED FOR BANK/ FIs**

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

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

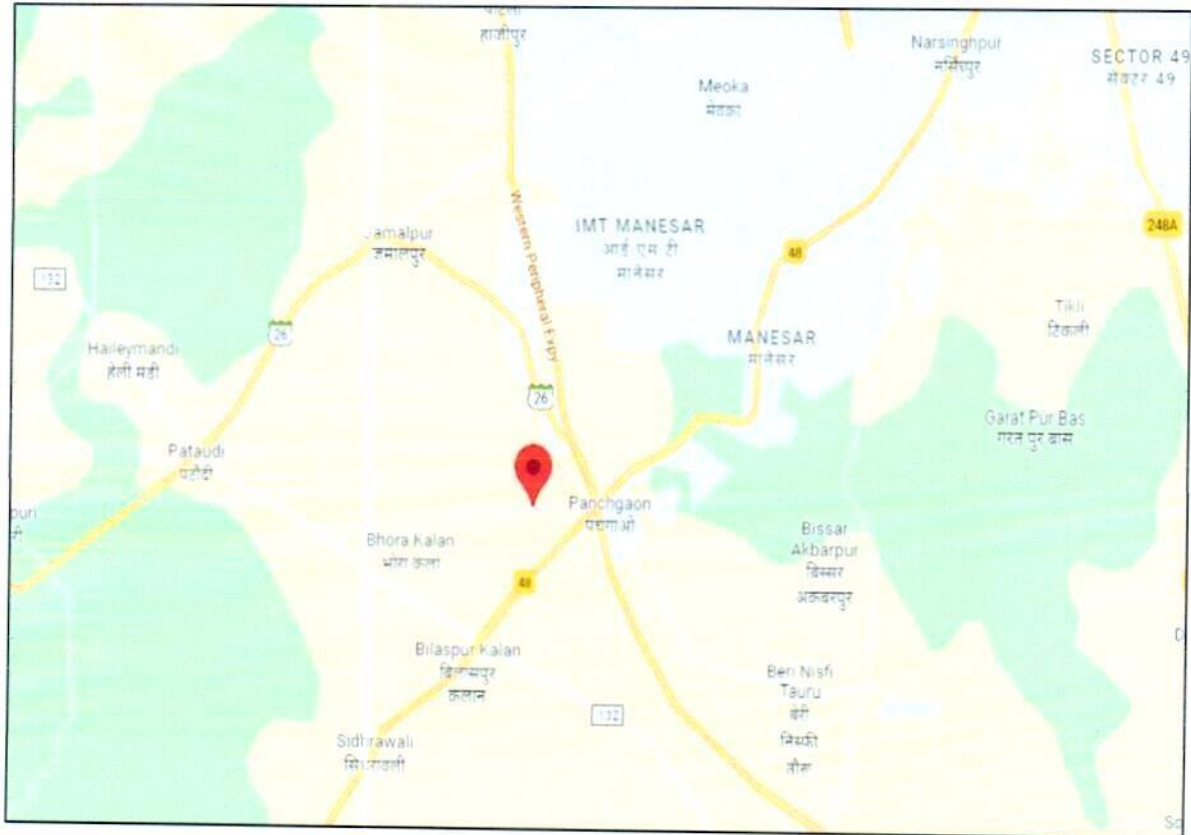
**Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.**

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Gaurav Sharma & Sachin Pandey	Gaurav Sharma	Tejas Bharadwaj/ Rajani Gupta
		





**ENCLOSURE: I – GOOGLE MAP LOCATION**





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



Photo not available  
Request Photos

Farm / Agriculture land for sale in Binola

₹ 8.75 Cr    108,900 sq.ft. ✓  
₹ 803/sq.ft.    (10117 sq.m.) Plot Area

Land for sale. Location - Binola village,teh- Manesar gurgaon. Land ... [more](#)

UNDER CONSTRUCTION    RESALE    AGRICULTURAL/FARM LAND


Posted on 18th Aug, 2022 by Dealer  
individual consultant

[View Phone Number](#)    [Contact Dealer](#)

https://www.realestateindia.com/property-detail/agricultural-farm-land-for-sale-in-binola-gurgaon-217800-sq-ft-10-cr-967762.htm

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Home > Property for Sale in Gurgaon > Property in Binola > Agricultural/Farm Land > 217800 Sq.ft. Agricultural/Farm Land



**Farm Land for Sale in Binola, Gurgaon**

Binola, Gurgaon by [Punjab Chauhan](#)    View Map

Call for Price @ ₹450    [GET PHONE NO.](#)    [ENQUIRY NOW](#)

[Share Property Feedback](#)    [Share this Property](#)

Location  
Binola, Gurgaon

Plot/Land Area  
217800 Sq.ft.

Ownership  
Others

Sale Type  
Resale

Type  
Farm Land

*[Handwritten signature]*

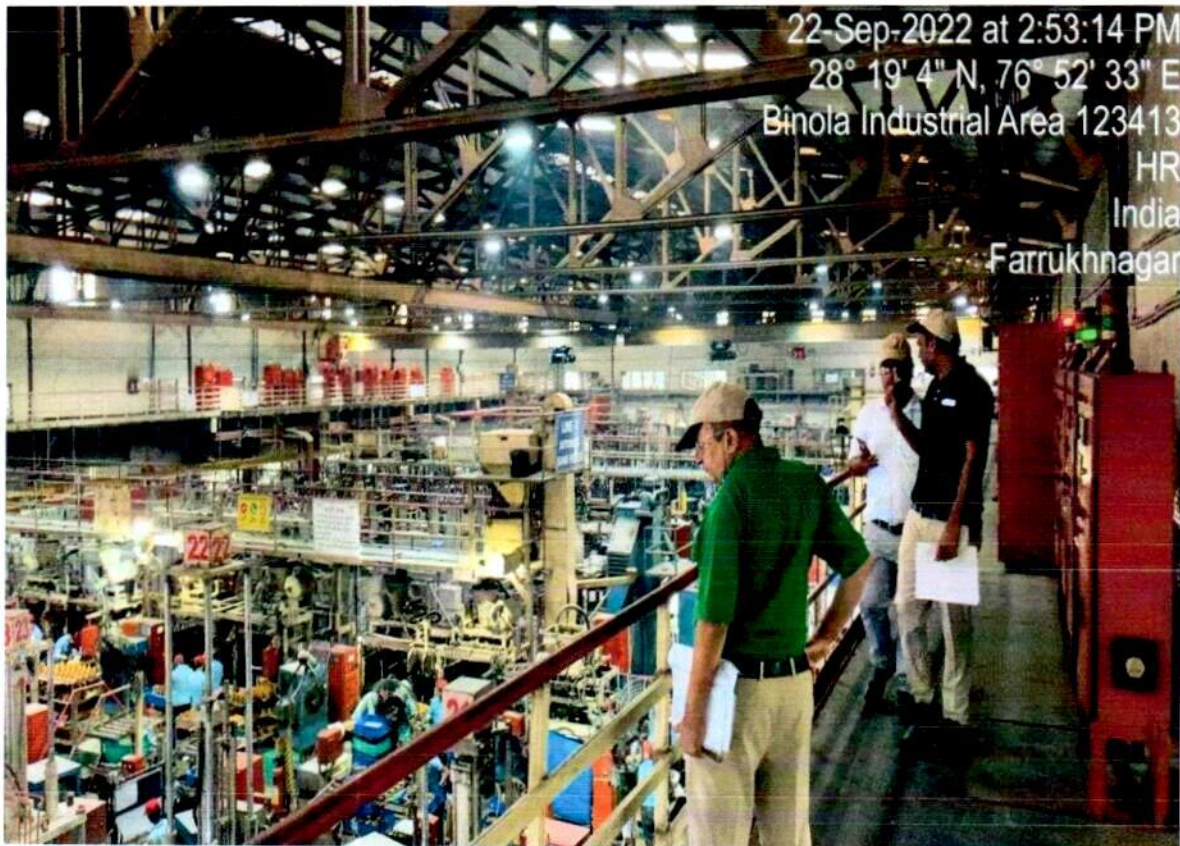
*[Circular stamp: RK Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]*



**ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY**



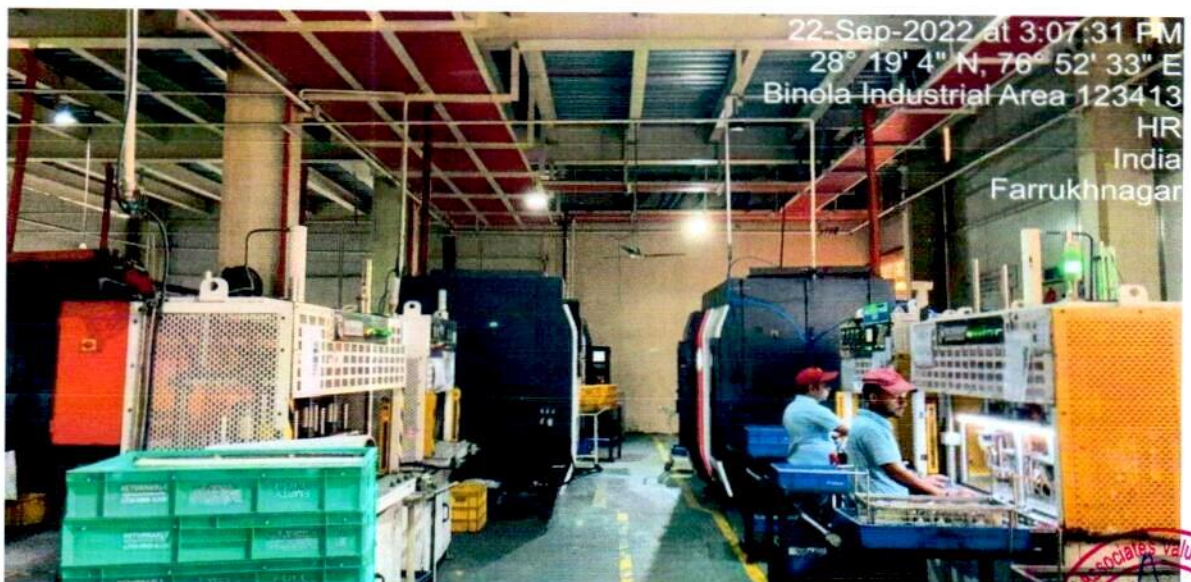








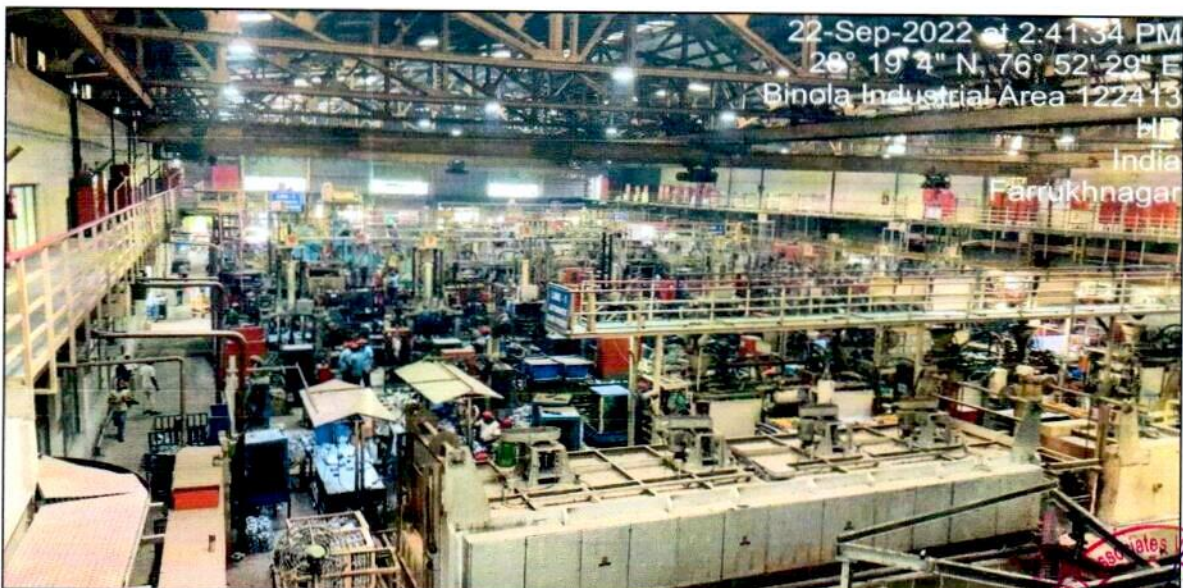
















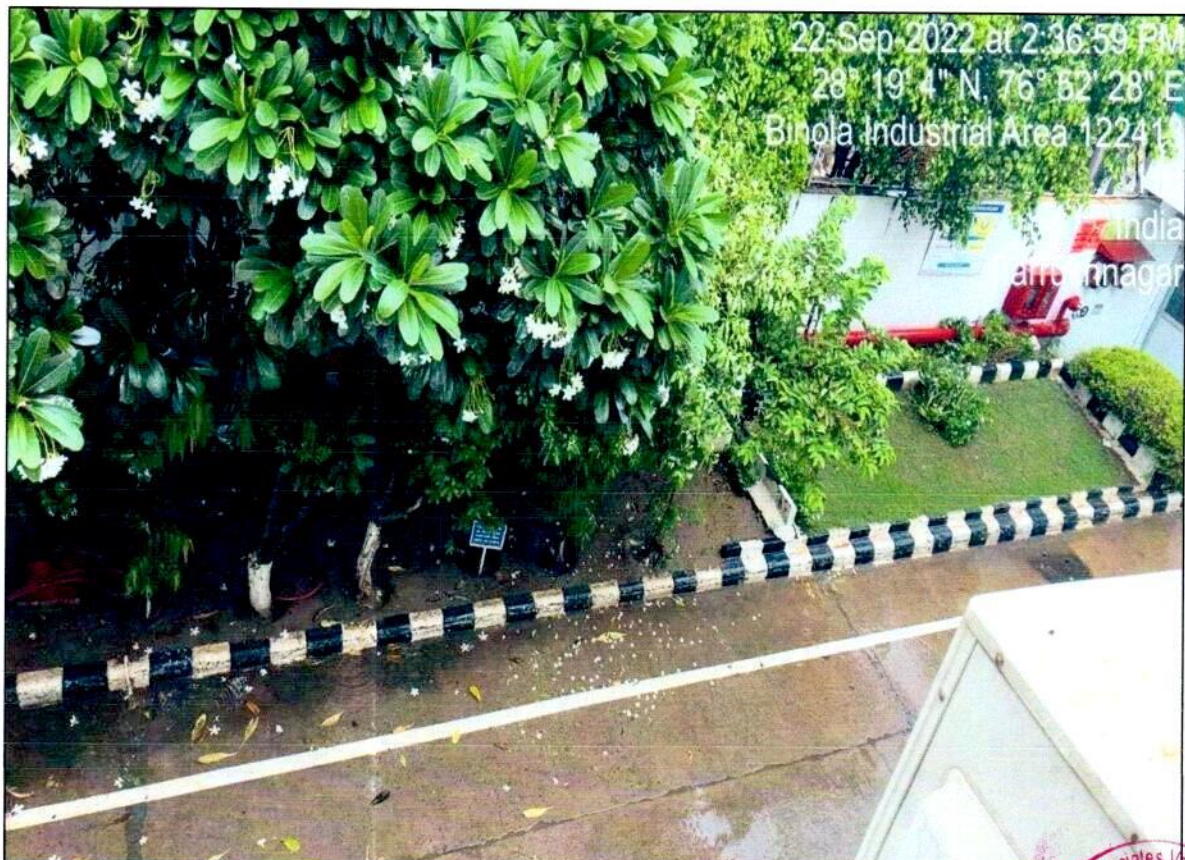


















**ENCLOSURE: IV – COPY OF CIRCLE RATE**

# Rate List Of Tehsil Pataudi, District Gurugram for the year 2021-2022 WEF :- 08-04-2021

Scanned with CamScanner

Sr. No.	Name of Village	Rates for the Year of 2020-2021 Moudi No.	Collector Rates for the Year 2020-21 (2nd Phase)					Collector Rates for the Year 2021-22				
			Agriculture (and which falls within 2 acre of NH-8) (Rupees Per Acre)	Agriculture (and which falls within 2 acre of NH-8) (Rupees Per Acre)	Agriculture (and which falls within 2 acre of NH-8) (Rupees Per Acre)	Residential (Rupees Per Sq. Yards.)	Commercial (Rupees Per Sq. Yards.)	Agriculture (and which falls within 2 acre of NH-8) (Rupees Per Acre)	Agriculture (and which falls within 2 acre of NH-8) (Rupees Per Acre)	Agriculture (and which falls within 2 acre of NH-8) (Rupees Per Acre)	Residential (Rupees Per Sq. Yards.)	Commercial (Rupees Per Sq. Yards.)
1	Abnagar		2600000	N/A	N/A	2300	3100	2600000	N/A	N/A	2500	3500
2	Bahwa		2600000	N/A	N/A	2300	3100	2600000	N/A	N/A	2500	3500
3	Dagari		2600000	N/A	2860000	2300	3100	2600000	N/A	2860000	2500	3500
4	Bahawal		2600000	N/A	N/A	2300	3100	2600000	N/A	N/A	2500	3500
5	Bar Pataudi		3100000	N/A	N/A	2300	3100	3360000	N/A	N/A	2500	3500
6	Bahawal		3000000	N/A	N/A	2300	3100	3000000	N/A	N/A	2500	3500
7	Deer Bahawal		3100000	N/A	N/A	2300	3100	3300000	N/A	N/A	2500	3500
8	Bahawal		3100000	N/A	N/A	2300	3100	3300000	N/A	N/A	2500	3500
9	Bahawal		6500000	8125000	7150000	6500	14000	6500000	8125000	7150000	6500	14000
10	Bahawal		2600000	N/A	N/A	2300	3100	2600000	N/A	N/A	2500	3500
11	Bahawal		2600000	N/A	N/A	2300	3100	2600000	N/A	N/A	2500	3500
12	Chowk Zone Residential And Commercial	Area with Residential/Commercial Zone Moudi No. 709-4-7-13-14-15-16-17-18-19-21- 22-23-24-25, 872-2-3-4-5-6-7-8-9-10-11-12-13- 14-15-16-17-18-19-20-21-22-23-24-25, 303-30- 31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2										



**ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT**

**DOCUMENT 1: EXTRACT OF DEED NO. 810**



4444 DE3851

मि. अलीकॉस्टलॉय लिमिटेड  
देवीगाँव रोड, 810  
मि. अलीकॉस्टलॉय लिमिटेड  
देवीगाँव रोड, 810  
7/6/12





810  
24-6-2005



किसम वसीका	मालियती	स्टाम्प	शब्द
बैयनामा आराजी	4,37,500 /-	26,250 /-	450

स्टाम्प नं० 4716 दिनांक 23.6.2005

स्टाम्प जारीकर्ता ट्रैजरी गुडगांवा

(15000x1)+(10000x1)+(1000x1)+(100x2)+(50x1)

मनके श्रीमति सावित्री देवी धर्मपत्नी श्री महेन्द्र सिंह यादव निवासी मकान नं० ए-14/6, डी.एल.एफ. सिटी, फेज-1, गुडगांवा तहसील व जिला गुडगांवा की हूँ। जो कि मैं अराजी जरई खेवट नं० 110 खाता नं० 141 मिन मुस्ततील नं० 33 किला नं० 3/2(1-7), रकबा 1 कनाल 7 मरले का 5/84 भाग बकदर 0 कनाल 1½ मरले व खेवट नं० 115 खाता नं० 148 मुस्ततील नं० 33 किला नं० 2/1(2-15), 2/2(2-17) रकबा तादादी 5 कनाल 12 मरले का 13/42 भाग बकदर 1 कनाल 14½ मरले, कुल रकबा तादादी 1 कनाल 16 मरले वाका रकबा मौजा फखरपुर सब-तहसील फरुखनगर व

पेज नं० 2

7/6/12





.2.

जिला गुडगांवा की बरुये रजिस्टरी बयनामा वसीका नं0 2698 दिनांक 29.3.2005 सबै-रजिस्ट्रार, फरुखनगर व बरुये इन्तकाल नं0 928 तारीख फैसला 21.4.2005 मालिक व काबिज हूँ। रकबा तादादी 1 कनाल 16 मरले में से 0 कनाल 14 मरले रकबा बय कर रही हूँ। यह आराजी एक्वायरशुदा नहीं है, ना ही इस आराजी की बाबत एक्वायर का नोटिस मिला है। यह आराजी सरपलस रकबे का भाग नहीं है। इस आराजी का बेचने का सौदा किसी दीगर व्यक्ति से नहीं किया हुआ है। ना ही यह आराजी आज तक कहीं रहन, बैय, हिबे, पट्टे पर है। ना ही इस आराजी पर कोई सरकारी व गैर सरकारी व किसी बैंक आदि से कोई लोन लिया हुआ है। ना ही इस आराजी की बाबत कोई मुकदमा किसी अदालत में विचाराधीन है। ना ही इस आराजी की बाबत कोई कोर्ट डिग्री आदि की हुई है। यानि यह आराजी आज तक हर प्रकार के बार से पाक व साफ है। मुझे तरक्की व खरीद दीगर जायदाद आदि के लिए रुपये की जरूरत है। इसलिए आज अपने ठीक होश हवाश में अपनी मर्जी और खुशी से व बगैर किसी दबाव के उपरोक्त आराजी 1 कनाल 16 मरले में से 0 कनाल 14 मरले रकबा मजकूरा बाला, मये जुमला हक हकूक जो इसके बारे में मुझे हासिल हैं मये सर्व अधिकार सहित को बिलएवज मुबलिंग 4,37,500/- रुपये (चार लाख सैंतीस हजार पांच सौ रुपये केवल) जिसके आधे मुबलिंग 2,18,750/- रुपये होते हैं बदसत M/s Enkei Castalloy Limited, 1426, Shikrapur, Tal. Shirur, Dist. Pune को बैय व फिरोख्त कर दी। कुल जरे समन मुबलिंग 4,37,500/- रुपये (चार लाख सैंतीस हजार पांच सौ रुपये केवल) में से मुबलिंग 32,500/- रुपये बतौर ब्याना व जुजवी कीमत पहले वसूल पा चुकी हूँ व बाकि मुबलिंग 4,05,000/- रुपये बजरिये पे-आर्डर नं0 287137 दिनांक 23.6.2005 जारीकर्ता आई.सी.आई.सी.आई. बैंक लिमिटेड, नई दिल्ली, अजां खरीदार से रोबरु श्रीमान सब-रजिस्ट्रार साहब, गुडगांवा वसूल पाऊंगी। अब उपरोक्त आराजी-बयशुदा की बाबत कोई रुपया खरीदार से लेना बाकी नहीं रहा है। कब्जा मौके पर खरीदार को दे दिया है और खरीदार को अपनी तरह मालिक व काबिज बना दिया है। जिस तरह चाहे काम में लावे उजर न होगा। दाखिल खारिज कागजात माल में दर्ज व मंजूर करा दूंगी

पेज नं0 3

1/6/12





3.

अगर मैं ना कराऊं तो खरीदार को अधिकार होगा कि वह बरूये बैयनामा दस्तावेज हजा के खुद करा लेवे उजर न होगा। अगर टाईटल के किसी किसम के कानूनी नुक्स की वजह से उपरोक्त आराजी बयशुदा खरीदार के कब्जे से निकल गयी तो मैं और मेरे वारसान कुल जरे बैय व खर्चा हर्जा अदा करने के जिम्मेवार होंगे अगर उपरोक्त आराजी पर आज तक का किसी प्रकार का कोई भार साबित हुआ तो उसकी अदायगी की जिम्मेवारी बाया की होगी। खर्चा स्टाम्प वगैरा सब खरीदार ने लगाया है। मैं और मेरे वारसान इस तहरीर के पाबन्द रहेंगे। अतः यह बैयनामा तहरीर कर दिया ताकि सनद रहे और वख्त जरूरत पर काम आवे। तारीख तहरीर:

Drafted by  
Ram Niwas Vashishtha  
Advocate  
GURGAON

Sate Om

श्रीमति सावित्री देवी बाया।

11.07.2023 खरीदार।

गवाह :

गवाह :  
[Signature]  
[Signature]  
[Signature]

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

[Signature]  
21/07/23











**Indian-Non Judicial Stamp  
Haryana Government**



Date : 09/10/2017

to GDI2017J19  
30839592



Stamp Duty Paid : ₹ 575000  
(Rs. Only)  
Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Mahender Singh  
A14/6 Sector/Ward : Na LandMark : Dlf city phase 1  
Gurugram District : Gurugram State : Haryana  
9810175120



**Buyer / Second Party Detail**

Alicon Castalloy Limited  
Gr Sector/Ward : Na LandMark : Binola industrial area nh8  
Binola District : Gurugram State : Haryana  
9860794410

SALE DEED STAMPS

1872  
13-10-17

For authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nh.in>

किस्म वसीका  
मालयत  
स्टाम्प  
स्टीफिकेट नम्बर  
GRN No.  
वाका  
रकबा  
मद नम्बर

बयनामा जरई  
1,15,00,000 / - रुपया  
5,75,000 / - रुपया  
GDI2017J19 दिनांक: 09-10-2017  
30839592  
बोहडाकंला  
3 कनाल 0 मरला (कृषि भूमि)  
9

नोट: इस वसीका मे कोई प्रोपर्टी डीलर नहीं है ।

मै कि महेन्द्र सिंह (आधार नं 9253 5509 5110) पुत्र डीघराम निवासी  
कान नम्बर ए 14/6 डी एल एफ फेस-1 गुरुग्राम व बिस्वेदार बोहडाकंला

*Handwritten signature*





Reg. No. Reg. Year Book No.

दिनांक 13/10/2017

प्रलेख नः 1872

डीड संबंधी विवरण

डीड का नाम SALE OUTSIDE MC AREA

स्थित Bhora Kalan

तहसील/सब-तहसील पटोदी

गांव/शहर Bhora Kalan

भवन का विवरण

भूमि का विवरण

3 Kanal

चाही

धन संबंधी विवरण

राशि 11,500,000.00 रुपये

E-Stamp स्टाम्प नं gdi2017j19

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

कुल स्टाम्प ड्यूटी की राशि 575,000.00 रुपये

स्टाम्प की राशि 575,000.00 रुपये

DFC: JGOJPLPI

पेस्टिंग शुल्क 2.00 रुपये

Service Charge: 200.00 रुपये

Drafted By: jainarayan adv.

यह प्रलेख आज दिनांक 13/10/2017 दिन शुक्रवार समय 1:19:00PM बजे श्री/श्रीमती/कुमारी mahender singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी dhigram निवासी h no-14/6 dlf phase I, gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया

उप / सयुक्त पंजीयन

पटोदी

हस्ताक्षर प्रस्तुतकर्ता

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधि  
इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र प्राप्त कर लिया गया है।

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधि  
इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र की आवश्यकता नहीं है।

उप / सयुक्त पंजीयन

पटोदी

दिनांक

श्री mahender singh

उपरोक्त विवेता व श्री/श्रीमती/कुमारी thru-arvind kumar thakur केला हाजिर है। प्रस्तुत प्रलेख के तथ्यों को  
तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि केला ने मेरे समक्ष विवेता  
को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।  
दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी rohtas singh numberdar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी f  
व श्री/श्रीमती/कुमारी sukhbir singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी suresh kumar निवासी baspadamka  
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता

उप / सयुक्त पंजीयन

पटोदी

दिनांक 13/10/2017

यह प्रमाणित किया जाता है कि पंजीकृत पक्षों की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप /  
पटोदी

114DIS-EX





तहसील पाटौदी जिला गुरुग्राम का हूँ। जो कि आराजी जरई खेवट नम्बर 671 खाता नम्बर 798 मुस्तील नम्बर 90 किला नम्बर 6/1/2 (5-0) चाही किता 1 तादादी 5 कनाल 0 मरला मे से मिन पर्शिम 3 कनाल 0 मरला पैमाईश 20 करम गुणा 27 करम वाका रकबा बोहडाकैला तहसील पाटौदी जिला गुरुग्राम बमुजिब जमाबन्दी साल 2004-05 मिलकियती वा मकबूजयती मेरी है। जो ताहाल हर किस्म के भार से पाक वा साफ है, इस पर किसी प्रकार का सरकारी वा गैरसरकारी कर्जा ना लिया हुआ है, ना ही रहन बय हिब्य व पट्टे आदि पर है, ना ही किसी अन्य दिगर शख्स के साथ सौदा बय तय किया हुआ है, ना ही उपरोक्त आराजी की बाबत कोई मुकदमा किसी अदालत में विचाराधिन है। वास्ते खर्चा वा दिगर तरक्की कार्य रुपया की जरूरत है। लिहाजा बदुरुस्ती होश वा हवांश बरजामन्दी खुद अब मैने आराजी तादादी 3 कनाल 0 मरला को मय हक हकूक हर किस्मी बम्य मालकाना वा सर्व अधिकार के बदले मुबलिग 1,15,00,000/- रुपया (एक करोड पन्द्रह लाख रुपया) आधे जिसके मुबलिग 57,50,000/- रुपये होते है बाहक ALICON CASTALLOY LIMITED ,57-58 KM STONE, DELHI-JAIPUR HIGHWAY NH-8 INDUSTRIAL AREA BINOLA DISTT. GURUGRAM THROUGH Mr. ARVIND KUMAR THAKUR S/O LATE. UPENDRA THAKUR R/O D-4, 3<sup>RD</sup> FLOOR, PLOT NO-135, WARD NO-1, NEAR RAMANUJ SARVODYA KANYA VIDYALAYA, MEHRAULI, NEW DELHI-110030 को कतई बय वा फिख्त कर दी है तथा जरे समन तमाम का तमाम मुबलिग 1,15,00,000/- रुपया (एक करोड पन्द्रह लाख रुपया) निम्न प्रकार प्राप्त किए:-

राशी	चैक नम्बर	दिनांक	बैंक का नाम	नाम
15,00,000	004809	22-08-2017	कोटक महिन्द्रा बैंक	महेन्द्र सिंह

*[Handwritten signature]*

*[Handwritten signature]*  
6/10/17





1,00,00,000	005016	11-10-2017	-do-	-do-
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मैं बाया प्राप्त कर चुका हूँ। अब तस्दीक बयनामा के समय मेरा एक दाम लेना बाकी नहीं रहा है तथा कब्जा आराजी मुबैया पर खरीदार का करा दिया है। खरीदार अब पूर्ण मालिक वा काबिज अराजी मुबैया का हो गया है। यदि किसी नूक्स कानूनी वा वाकाती के कब्जा आराजी मुबैया मुशत्ररी से निकल जावे तो वापिस कुल जरे बय वा निज कुल हर्जा वा खर्चा मुकदमा मुशत्ररी की जिम्मेदार जात खास मेरी वा जायदाद दिगर मनकुला वा गैर मनकुला होगी। खर्चा रजिस्टरी तमाम का तमाम खरीदार ने अपने पास से किया है। दाखिल खारिज बनाम मुशत्री मन्जूर करा दूंगा। मैं वा मेरे वारसान तहरीर हाजा के पाबन्द रहेगे। लिहाजा यह बयनामा जरई लिख दिया कि सनद रहे और समय पर काम आवे।

दिनांक: 13-10-2017

शुक्रवार

महेन्द्र सिंह बाया

*[Signature]*

अरविन्द कुमार ठाकुर मिन जानिब खरीदार

*[Signature]*

साक्षी: रोहतास सिंह नम्बरदार

बोहडाकला

*[Signature]*

साक्षी: सुखबीर सिंह पुत्र सुरेश कुमार

निवासी बांसपदमका

*[Signature]*

*[Signature]*





**DOCUMENT 3: EXTRACT OF DEED NO. 2374**



44AA 063852

मि. अशोक - न्यायिक

कसबा नं. 2374

दिनांक 01/2/2005 को मालिकाना हक  
पत्र - सादा - सादर है।

1/02/2005  
2/6/2005





**SALE DEED**

CONSIDERATION VALUE: Rs. 80,32,500/-  
STAMP DUTY: Rs. 4,82,000/-  
STAMP NO 16542 dated 8.2.2005  
Stamp Issued by Treasury Gurgaon  
(20000x24)+(1000x2)

2374  
8-2-05

This Sale Deed is executed at Gurgaon on this 8th day of Feb., 2005,

**BETWEEN**

1. **Shri Hanut Singh Son of Shri N. B. Singh resident of S - 22 B Windsor Court DLF City Phase 4 Gurgaon, Haryana hereinafter referred to as the VE** DOR No 1
2. **Shri N. B. Singh Son of Shri Jagdish Singh resident of G - 1/22 Garden Estate Gurgaon hereinafter referred to as the VENDOR** No 2

and Collectively hereinafter referred to as the VENDORS which expression shall, unless proposed or repugnant to the context or expressly excluded by the context or by law, mean and include their heirs, legal representatives, administrators, executors, nominees and assigns of the FIRST PART

**AND**

M/S Enkei Castalloy Ltd., a Company registered under the Companies Act 1956 having its registered office at Gat No. 1426, Shikrapur Taluka Shirur, Distt Pune in the state of Maharashtra, having a Pin Code 412208 hereinafter referred to as the VENDEE, which expression shall, unless opposed or repugnant to the context or expressly excluded by the context or by law, mean and include its/ their successors, liquidators, receivers, survivors, legal representatives, administrators, executors, nominees, directors and assigns and any Companies firm/ firms corporation/ corporations or entity/ entities with which it/ they may be amalgamated or merged with of the SECOND PART and presently acting through Mr. Sumant Ahuja son of Late Shri M. D. Ahuja resident of 102/47 Silver Oaks DLF Gurgaon Enclave Gurgaon, Haryana who has been presently authorised to act by the Managing Director of the

*[Signature]*

*[Signature]*

1





Company vide Resolution passed at the meeting of the Board of Directors held on 30<sup>th</sup> October 2004 at the Registered office of the Company at Pune.

**WHEREAS:**

On the representations made to the Vendor that:

- I. The **VENDORS** are the absolute owner/s and in possession of 15 Kanal 6 Marla comprised in Rectangle No. 90 Killa No. 3(8 Kanal 0 Marla), 4(7 Kanal 6 Marla), situated at Vill. Bhora Kalan Teh. Faruk Nagar Distt. Gurgaon, the share of the Vendor No 1 being 256/338 share and the share of the Vendor No 2 being 82/338 share herein before by way of Mutation Intkal No. 12004 date of decision 8-1-05 and hereinafter referred to as the Vendors Collective Agricultural Land.
- II. The Vendors have further demarcated 15 Kanal 6 Marla and more particularly described in the Schedule of property appearing hereinafter and demarcated and delineated in Red in the site plan annexed with this Sale Deed and hereinafter referred to as the Said Agricultural land.
- III. The Vendors are the legal owners and in complete and legal possession of the Said Agricultural Land
- IV. The Vendors are the recorded and absolute owner and in possession of the afore Said Agricultural Land to the exclusion of all others and nobody else besides the vendors has any sort of interest, right or claim whatsoever of any kind in the afore Said agricultural land and the afore Said agricultural land is free from all sorts of encumbrances including and amongst other litigation, disputes, previous sale, gift, mortgage, lease and liens, attachments, injunctions, notices, mandatory or prohibitory, charges, demands, liabilities, religious and legal disputes of all kinds whatsoever.
- V. The afore Said Agricultural Land is not a subject matter of any surety, security or guarantee and that no loan or taccavi has been availed of by the Vendor by keeping this land as security.
- VI. The Vendor's name has been recorded in the record of rights, in the revenue records of Bhora Kalan Tehsil Faruknagar District Gurgaon, in the state of Haryana.





North: Passage  
South: Land belonging to Shri + jiv Sehgal Son of Shri P. S.  
Sehgal  
East: Land belonging to Shri ahinder Singh and Shri N. B.  
Singh  
West: Passage

And more particularly demarcate and delineated in Red in the  
site plan (Aks Shajra) annexed to this deed of sale and  
hereinabove referred to as the S d Agricultural land.

IN FAITH AND TESTIMONY THE PART ES HERETO HAVE SET THEIR  
HANDS TO THIS SALE DEED ON HE DAY, MONTH AND YEAR  
HEREINABOVE FIRST WRITTEN IN THE RESENCE OF WITNESSES.

*Drafted by m*  
*Advocate*  
*Gurgaon*

**WITNESSES:**

1.

*Sohan Singh*

*श्री सोहन सिंह*  
*बिलासपुर*

2. *Mahesh Singh*  
*870 Smt Durgam*  
*14/6 DLF Phase I*  
*Gurgaon*



*[Signature]*  
VENDORS *[Signature]*

*[Signature]*

*7/9/20*

*[Signature]*  
VENDEE



10





**DOCUMENT 4: EXTRACT OF DEED NO. 2838**

Non Judicial

**Indian-Non Judicial Stamp**  
**Haryana Government**

Date : 23/01/2018

Certificate No. GDW2018A20  
GRN No. 33262823

Stamp Duty Paid : ₹ 335000  
(Rs. Only)  
Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Mahender Singh  
H.No/Floor : A14/6 Sector/Ward : Na LandMark : Dlf phase 1  
City/Village : Gurugram District : Gurugram State : Haryana  
Phone: 9810175120

**Buyer / Second Party Detail**

Name : Alico Castalloy Limited  
H.No/Floor : Gr Sector/Ward : Na LandMark : Binola industrial area nh8  
City/Village : Binola District : Gurugram State : Haryana  
Phone : 9540053511

Purpose : SALE DEED STAMPS

2838  
24-01-18

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

किस्म वसीका बयनामा जरई  
मालयत 67,00,000/- रूपया  
स्टाम्प 3,35,000/-रूपया  
स्टीफिकेट नम्बर GDW2018A20 दिनांक: 23-01-2018  
GRN No. 33262823  
वाका बोहडाकंला  
रकबा 2 कनाल 0 मरला (कृषि भुमि)  
मद नम्बर 9

नोट: इस वसीका मे कोई प्रोपर्टी डीलर नही है तथा बाया अपना सालम हिस्सा बय कर रहा है।

मै कि महेन्द्र सिंह (आधार नं० 9253 5509 5110 पैन नं० AAAPY3776D)  
पुत्र डीघराम निवासी ए 14/6 डी एल एफ फेस -1 गुडगांव व बिस्वेदार

Certified & Attested to be True  
of The Original

RAM NIWAS MALIK, ADVOCATE  
NOTARY GURUGRAM HR. (INDIA)

For Alico Castalloy Limited





Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 23/01/2018

Certificate No. GDW2018A20

GRN No. 33262823



Stamp Duty Paid : ₹ 335000

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Mahender Singh

H.No/Floor : A14/6

Sector/Ward : Na

LandMark : Dlf phase 1

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 9810175120

**Buyer / Second Party Detail**

Name : Alicon Castalloy Limited

H.No/Floor : Gr

Sector/Ward : Na

LandMark : Binola industrial area nh8

City/Village : Binola

District : Gurugram

State : Haryana

Phone : 9540053511

Purpose : SALE DEED STAMPS

2838  
24-01-18

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

किस्म वसीका

मालयत

स्टाम्प

स्टीफिकेट नम्बर

GRN No.

वाका

रकबा

मद नम्बर

बयनामा जरई

67,00,000/- रूपया

3,35,000/-रूपया

GDW2018A20 दिनांक: 23-01-2018

33262823

बोहडाकंला

2 कनाल 0 मरला (कृषि भुमि)

9

नोट: इस वसीका मे कोई प्रोपर्टी डीलर नही है तथा बाया अपना सालम हिस्सा बय कर रहा है।

मै कि महेन्द्र सिंह (आधार नं० 9253 5509 5110 पैन नं० AAAPY3776D)  
पुत्र डीघराम निवासी ए 14/6 डी एल एफ फेस -1 गुडगांव व बिस्वेदार

Certified & Attested to be True  
of The Original

RAM NIWAS MALIK, ADVOCATE  
NOTARY GURUGRAM HR. (INDIA)

For Alicon Castalloy Limited

Authorized Signatory





प्रलेख न: 2838

दिनांक 24/01/2018

<b>डॉड संबंधी विवरण</b>		
डॉड का नाम SALE OUTSIDE MC AREA		
तहसील/सब तहसील पटौदी	गांव/शहर Bhora Kalan	स्थित Bhora Kalan
<b>भवन का विवरण</b>		
<b>भूमि का विवरण</b>		
चाही	2 Kanal	
<b>धन संबंधी विवरण</b>		
राशि 6,700,000.00 रुपये	कुल स्टाम्प ड्यूटी की राशि 335,000.00 रुपये	
E-Stamp स्टाम्प न. gdw2018a20	स्टाम्प की राशि 335,000.00 रुपये	DFC: JJIMIOI
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये	

Drafted By: jainarayan adv.

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 24/01/2018 दिन बुधवार समय 4:15:00PM बजे श्री/श्रीमती/कुमारी mahender singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी dighamm निवासी dlf phase-I gurugram द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

*[Signature]*  
हस्ताक्षर प्रस्तुतकर्ता

उप/संयुक्त पंजीयन अधिकारी

पटौदी  
संयुक्त सब रजिस्ट्रार  
पटौदी

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित है। इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामिण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अन्तर्गत अधिसूचित नहीं है। इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ती प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक

*[Signature]*  
श्री mahender singh

उप/संयुक्त पंजीयन अधिकारी  
संयुक्त सब रजिस्ट्रार  
पटौदी

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी thru-arvind kumar thakur क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी rohtas singh गुम्बरदार पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी bhorakalan व श्री/श्रीमती/कुमारी sukhbir singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी suresh kumar निवासी baspadamka ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 24/01/2018

उप/संयुक्त पंजीयन अधिकारी

पटौदी

यह प्रमाणित किया जाता है कि पंजीकृत वसीका को स्कैन प्रति jamabandi.nic.in पर डाल दो गई है।

RAM NIKHIL MOHIL ADVOCATE  
NOTARY GURUGRAM HR. (INDIA)

उप/संयुक्त पंजीयन अधिकारी  
पटौदी

Revenue Department Haryana

HARIS-EX

NIC-HSU





मैं बाया प्राप्त कर चुका हूँ। अब तस्दीक बयनामा के समय मेरा एक दाम लेना बाकी नहीं रहा है तथा कब्जा आराजी मुबैया पर खरीदार का करा दिया है। खरीदार अब पूर्ण मालिक वा काबिज अराजी मुबैया का हो गया है। मैं बाया उपरोक्त अराजी की पूर्व दिशा मे 9 करम चौड़ाई के साथ 6 करम चौड़ा रास्ता लगाकर दूंगा। यदि किसी नूक्स कानूनी वा वाकाती के कब्जा आराजी मुबैया मुशत्ररी से निकल जावे तो वापिस कुल जरे बय वा निज कुल हर्जा वा खर्चा मुकदमा मुशत्ररी की जिम्मेदार जात खास मेरी वा जायदाद दिगर मनकुला वा गैर मनकुला होगी। खर्चा रजिस्टरी तमाम का तमाम खरीदार ने अपने पास से किया है। दाखिल खारिज बनाम मुशत्ररी मन्जूर करा दूंगा। मैं वा मेरे वारसान तहरीर हाजा के पाबन्द रहेगे। लिहाजा यह बयनामा जरई लिख दिया कि सनद रहे और समय पर काम आवे।

दिनांक: 24-01-2018

बुधवार

महेन्द्र सिंह बाया

*[Signature]*



अरविन्द कुमार ठाकुर मिन जानिब खरीदार

*[Signature]*

साक्षी: रोहतास सिंह नम्बरदार

*[Signature]*  
बोहडाकंला  
21.12.2018

साक्षी: सुखबीर सिंह पुत्र सुरेश कुमार  
निवासी बांसपदमका

*[Signature]*

For Alicon Castalloy Limited  
*[Signature]*  
Authorized Signatory

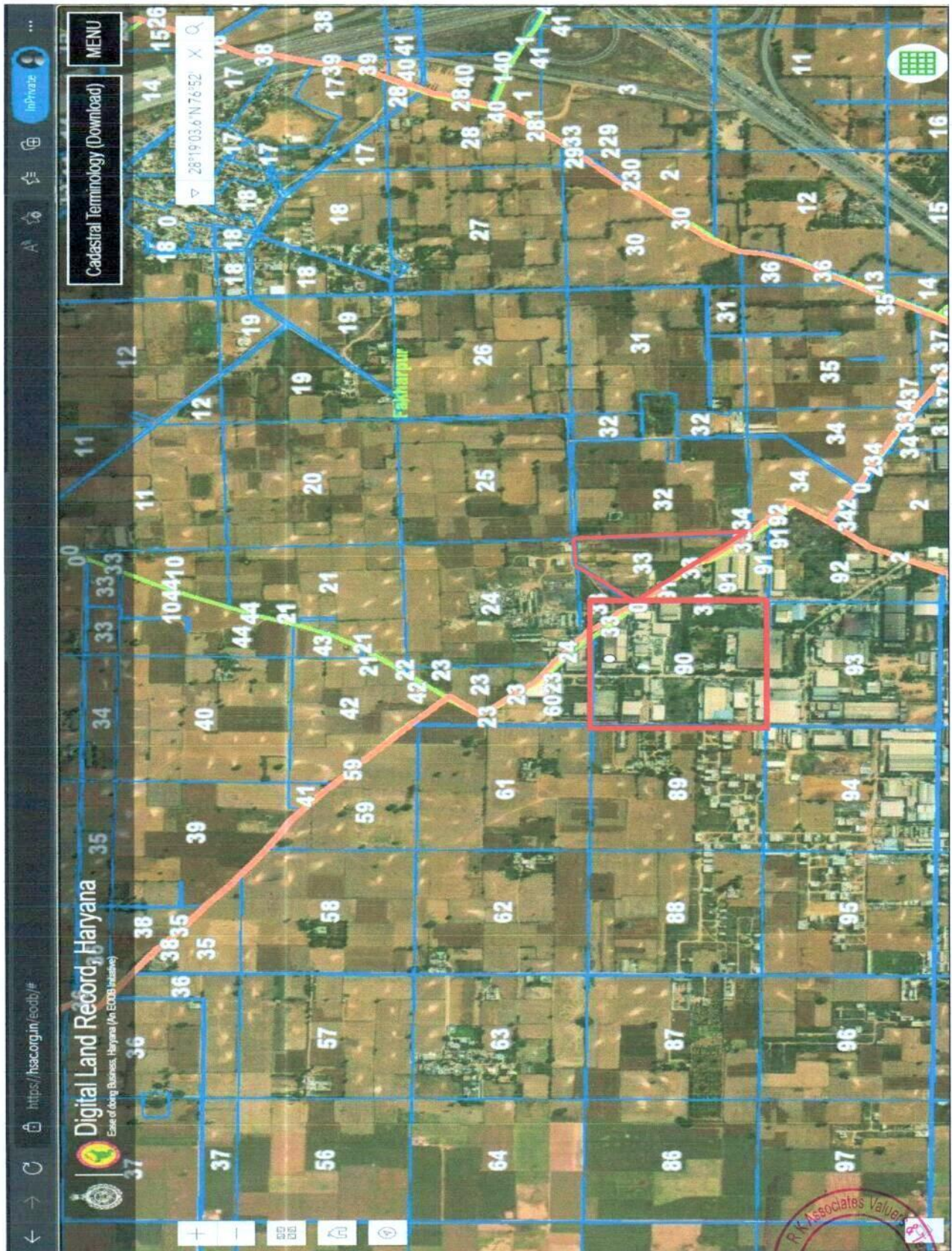
Certified & Attested to be True Copy  
of The Original

RAM NIWAS MALIK, ADVOCATE  
NOTARY GURUGRAM H.R. (INDIA)





**DOCUMENT 5: CADASTRAL MAP SNAPSHOTS**









**Digital Land Record, Haryana**  
Ease of doing Business, Haryana (An EODB Initiative)

28°19'03.6"N 76°52'29.5"E - Google Maps

Asset Based Search

https://hsac.org.in/lead/#

Revenue Directory - Haryana

WEB-HALRIS Haryana | Jamabandi

https://hsac.org.in/lead/#

28°19'03.6"N 76°52'29.5"E

**Search**

Search Owners by Khastia

Gurugram

Pataudi

Bohara Kalan

90

3

PRINT

District Name	Tehsils Name	Village Name	Khewat	Khatoni	Murabba	Khastia	Owner Name
Gurugram	Pataudi	Bohara Kalan			90	3	Allicon Castalloy Ltd. Reg. Office Gate No. 1426 Shikarpura Taluka Sirur Pune Maharashtra



64 of 87



Private

At 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Pataudi

Bohara Kalan

90

6/1/1

PRINT

Search Owners by Khewat

Naughtly Jamabandi

PRINT

28°19'03.6"N 76°52'

+

-

30m

10m

5m

28°19'03.6"N 76°52'

←

→

↺

↻

⌂

https://hsac.org.in/soib/#

**Digital Land Record, Haryana**  
Ease of Doing Business, Haryana (An EODB Initiative)

District Name	Tehsils Name	Village Name	Khewat	Khatoni	Murabba	Khasra	Owner Name
Gurugram	Pataudi	Bohara Kalan			90	6/1/1	Hanut Singh son and Smt. Gayatri Singh daughter and Smt. Geeta Singh Jagdish Singh every three sambhagwasi Kapasheda Estate Farm No.





**Digital Land Record, Haryana**  
Ease of doing Business, Haryana (An EODB Initiative)

28°19'03.6"N 76°52'29.5"E - Google Maps

Revenue Directory - Haryana

WEB-HALDIS Haryana | Jamabandi

Asset Based Search

https://hsac.org.in/eodb/#

https://hsac.org.in/eodb/#

Pataudi Bohara Kalan 90 6/12

PRINT

Search Owners by Khewat

Naughtly Jamabandi

District Name	Tehsils Name	Village Name	Khewat	Khatoni	Murabba	Khasra	Owner Name
Gurugram	Pataudi	Bohara Kalan			90	6/12	No Owners Name





**Digital Land Record, Haryana**  
Ease of doing Business, Haryana (An EODS Initiative)

Farukhnagar

Fakharpur

33

2/1

PRINT

Search Owners by Khewat

Jamabandi Nakal

District Name	Tehsils Name	Village Name	Khewat	Khatoni	Murabba	Khasra	Owner Name
Gurugram	Farukhnagar	Fakharpur			33	2/1	No Owners Name

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Disclaimer Note: All the revenue information displayed on these maps is based on the data provided by Haryana Revenue Department. HARSAC is not responsible for any discrepancy in the data, if any. This information on the map is not



**Digital Land Record, Haryana**  
Ease of doing Business, Haryana (An EODB Initiative)

Farukhnagar

Fakharpur

33

2/2

PRINT

Search Owners by Khewal

Jamabandi Nakal

PRINT

District Name	Tehsils Name	Village Name	Khewat	Khatoni	Murabba	Khasra	Owner Name
Gunugram	Farukhnagar	Fakharpur			33	2/2	श्रीमती सावित्री देवी पत्नी महेन्द्र सिंह पुत्र वासी

These maps are based on the data provided by Haryana Revenue Department. HARSAC is not responsible for any discrepancy in the data, if any. This information on the map is not for any dispute in the court of law. It is for viewing purpose only.

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**Digital Land Record, Haryana**  
Ease of doing Business, Haryana (An EODB Initiative)

Farrukhnagar	Fakharpur	33	3/2	PRINT	Search Owners by Khewat	Jamabandi Nakal
--------------	-----------	----	-----	-------	-------------------------	-----------------

**District Name**

Gurugram

**Tehsils Name**

Farrukhnagar

**Village Name**

Fakharpur

**Khewat**

**Khatoni**

**Murabba**

33

**Khasra**

3/2

**Owner Name**

No Owners Name

PRINT

**Disclaimer Note: All the r**

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**DOCUMENT 6: JAMABANDI NAKAL RECORDS FROM**

**<https://jamabandi.nic.in/land%20records/NakalRecord>**

Nakal Generated on: 19-10-2022 01:23:03 PM

जमाबंदी नकल  
पटवारी कानूनगो फॉर्म नं. 10

गांव: बोहडा कलौ	हदबस्त नं.:	134	तहसील: Pataudi	जिला: गुर्राम	साल 2019-2020	माल और सवाई के ब्योरे सहित मांग	अभियुक्ति			
खेवट या जमाबंदी नं.	खतौनी नं.	नाम पत्नी	विवरण सहित मासिक नाम	विवरण सहित काश्तकार	कुंए या सिचाइ के अन्य साधन का नाम	नम्बर खसरा या मुरबे और किले का नम्बर	रकबा और किसम जमीन	दर और संख्या के ब्योरे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का डंग	पड़ता बशरह खेवट नं.
1240	1385	सदा	एलिकोन कास्ट एलॉय लि	खुदकाश्त	90//	3	8-0 चाही	कब्जा		19509
1165			रजि0 ऑफिस गेट नं 1426 शिकारपुरा तालुका शिरूर पुणे महाराष्ट्र वासी							

यह नकल केवल सूचनार्थ है। सरकारी कार्य हेतु या प्रमाणित एवं हस्ताक्षर सहित नकल के लिये सम्बंधित तहसील में सम्पर्क करें।

**Take Print**









Nakal Generated on: 19-10-2022 01:21:22 PM

**जमाबंदी नकल**  
**पटवारी कानूनगो फॉर्म नं. 10**

गांव: बोहडा कलाँ	हदबस्त नं.:	134	तहसील: Pataudi	जिला:गुर्रग्राम	साल2019-2020	अभियुक्ति				
खेवट या जमाबंदी नं.	नाम	विवरण सहित मासिक नाम	विवरण सहित कायस्तकार	कुए या सिचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रक्बा और किस्म जमीन	दर और संख्या के ब्योरे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का ढंग	माल और सवाई के ब्योरे सहित मांग	
899	प्रताप भानी	हनुत सिंह पुत्र व	खुदकायत		90/2			कब्जा		14571 विरासत
/	प्रसाद नम्बरदार सिंह	श्रीमती गायत्री सिंह			6/1/1	1-0 चाही		पड़ता बशरह खेवट		17720 सहित
831		पुत्री व श्रीमती गीता सिंह						न.1		
		बिधवा ऐन.बी.सिंह पुत्र								
		जगदीश सिंह हर तीन समभाग								
		वासी कापसहेडा इस्टेट फार्म नं. वासी 1								

यह नकल केवल सूचनार्थ है। सरकारी कार्य हेतु या प्रमाणित एवं हस्ताक्षर सहित नकल के लिये सम्बन्धित तहसील में सम्पर्क करें।

**Take Print**





Nakal Generated on: 19-10-2022 01:25:28 PM

**जमाबंदी नकल**  
**पटवारी कानूनगो फॉर्म नं. 10**

गांव: बोहडा कलौ	हदबस्त नं.:	134	तहसील: Pataudi	जिला:गुरूप्राम	साल:2019-2020							
खेवट या जमाबंदी नं.	खतौनी नं.	नाम तरफ या पत्नी	विवरण सहित मासिक नाम	विवरण सहित काश्तकार	कुए या सिंचाइ के अन्य साधन का नाम	नम्बर	नम्बर खसरा या मुरब्बे और किले का नाम	रक्बा और किस्म जमीन	दर और संख्या के ब्योरे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का ढंग	माल और सवाई के ब्योरे सहित मांग	अभियुक्ति
901	1001	प्रताप भानी	एलिकोन कास्ट एलौय लिड	खुदकाश्त व		90//				कब्जा		19759 बेय
/		प्रसाद नम्बरदार	वासी	मकबूजा		4		7-6 कुल		पड़ता बशरह खेवट		19945
832 मिन				मालक				6-16 चाही		न.1		19509 त. म.
833								0-10 गै. मु.				
								2-0 चाही				
								3-0 चाही				
								-----				
								-----				
								12-6				
								कुल गैर मजरुआ				
								-----				
								0-10				
								-----				
								11-16				
								-----				
								0-10 गै. मु.				






यह नकल केवल सूचनार्थ है। सरकारी कार्य हेतु या प्रमाणित एवं हस्ताक्षर सहित नकल के लिये सम्बंधित तहसील में सम्पर्क करें।

**Take Print**





**DOCUMENT 7: COPY OF CLU APPLICATION**

Bond		 <b>Indian-Non Judicial Stamp</b> <b>Haryana Government</b> 		Date : 03/09/2022
Certificate No.	G0C2022I846		Stamp Duty Paid : ₹ 101	
GRN No.	93959858		(Rs. Only) Penalty : ₹ 0 (Rs. Zero Only)	
<b>Deponent</b>				
Name :	Alicon Castalloy Limited			
H.No/Floor :	Na	Sector/Ward :	Na	Landmark : 5758 km stone delhi jaipur highway
City/Village :	Binola	District :	Gurugram	State : Haryana
Phone :	93*****45			
Purpose : Indemnity Bond to be submitted at Concerned office		 		

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>





Casting the Future

**INDEMNITY BOND**

(To be typed on non-Judicial stamp paper of Rs 100/- and attested by the notary public)

This indemnity bond is executed on this \_\_\_\_\_ day of \_\_\_\_\_ (YEAR) by M/S **ALICON CASTALLOY LIMITED, 5758 KM STONE DELHI JAIPUR HIGHWAY of & Gurugram** in favour of the Director, Town and Country Planning Haryana (herein referred as 'Director')

WHEREAS, the applicant who is engaged in **Manufacturing Industry (Industrial)** activities has applied to the Director for grant of permission for CLU.

AND whereas, the applicant has submitted copies of the revenue record showing him as the absolute/true/lawful owner of the land comprised in

**Land Schedule Details:**

District	Tehsil	Reve.Estate	Rectangle No.	Killa No.	Kanal	Marla	Sarsahi
Gurugram	Pataudi	Bohara kalan	90	3	8	0	0
0	0	0	Gurugram	Pataudi	Bohara kalan	90	4
7	6	0	0	0	0	Gurugram	Pataudi
Bohara kalan	33	2	0	14	0	0	0
Gurugram	Pataudi	Boharakalan	90	6/1/2/2	3	0	0
Gurugram	Pataudi	Boharakalan	90	6/1/2/1	2	0	0

in respect of the which the applicant has sought permission for CLU by applying online.

AND whereas, the applicant declares/affirms that there is no dispute or litigation of any sort in respect of the above said land, for which permission for CLU has been sought by applying online, and on litigation of any sort is pending against the applicant or any other person representing the applicant in any court of law or tribunal in India.

AND whereas, the applicant also declares/affirms that the above said land is free from all encumbrances or charge.

Alicon Castalloy Ltd  
Company Regd. in India under the Companies Act, 1956  
Incorporated in India  
CIN: U28199HR2022PL295-Q71-275-505

rk  
R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.  
CIN: U74101HR2019PP1000P, C059907





**FORM CLU-I**

(See rule 26-A)

Form of application by a person other than coloniser for permission under section 8 of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963,

To

The Director,  
Town and Country Planning Department,  
Haryana, Chandigarh.  
Controlled Area...Binola, Bhoralakan.....

Sir,

I/We beg to apply for permission to change the existing use of land for the purpose of developing the land into buildings for residential/industrial/commercial/other purposes.

Land Details

Mustasil No	Kila No	District	Tehsil	Revenue Estate
90	3	Gurugram	Pataudi	Bhorakalan
90	4	Gurugram	Pataudi	Bhorakalan
90	6/1/2/1	Gurugram	Pataudi	Bhorakalan
90	6/1/2/2	Gurugram	Pataudi	Bhorakalan
33	2/1/1	Gurugram	Farukhnagar	Fakarpur

I/We enclose the following documents in triplicate.

- (1) A survey of the land on a scale of 1" to forty feet showing the existing means of access to the said land.
- (2) Copy of the deed showing the title of the applicant to the land

Dated:-

Yours faithfully,  
Name and full address

*[Handwritten Signature]*

Authorized Signatory





**DOCUMENT 8: COPY OF NOC FOR INDUSTRIAL USE**

From

District Town Planner,  
Enforcement, Gurgaon.

To

M/S Enkei Castalloy Limited,  
Gate no. 1426, Shikra Pur,  
Tehsil-Shirur, Distt. Pune-412208.

Menu No.

579

Dated:

26-11-05

Sub:

Issuance of NOC for Industrial Purpose at village Bhora Kalan, Tehsil  
& Distt. Gurgaon.

Ref:

Your application dated 25.04.2005.

On the subject cited above, it is informed that the above site at Kh. No.00/3,4 measuring area 15 kanal 6 marla of village Bhora Kalan Tehsil & Distt. Gurgaon falls out side of the Controlled Areas notified under Act No. 41 of 1963 in District Gurgaon and Urban Areas under Act No. 8 of 1975 in the District Gurgaon. However, this information is being supplied on the following conditions :-

1. That the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Un-regulated Development Act, 1963 and Haryana Development and Regulation of Urban Area Act, 1975 will be applicable on the site under reference from the date of notification issued under the provisions of the above Acts.
2. This information does not provide immunity to any of the provisions of any other Act/Rules applicable in this area.

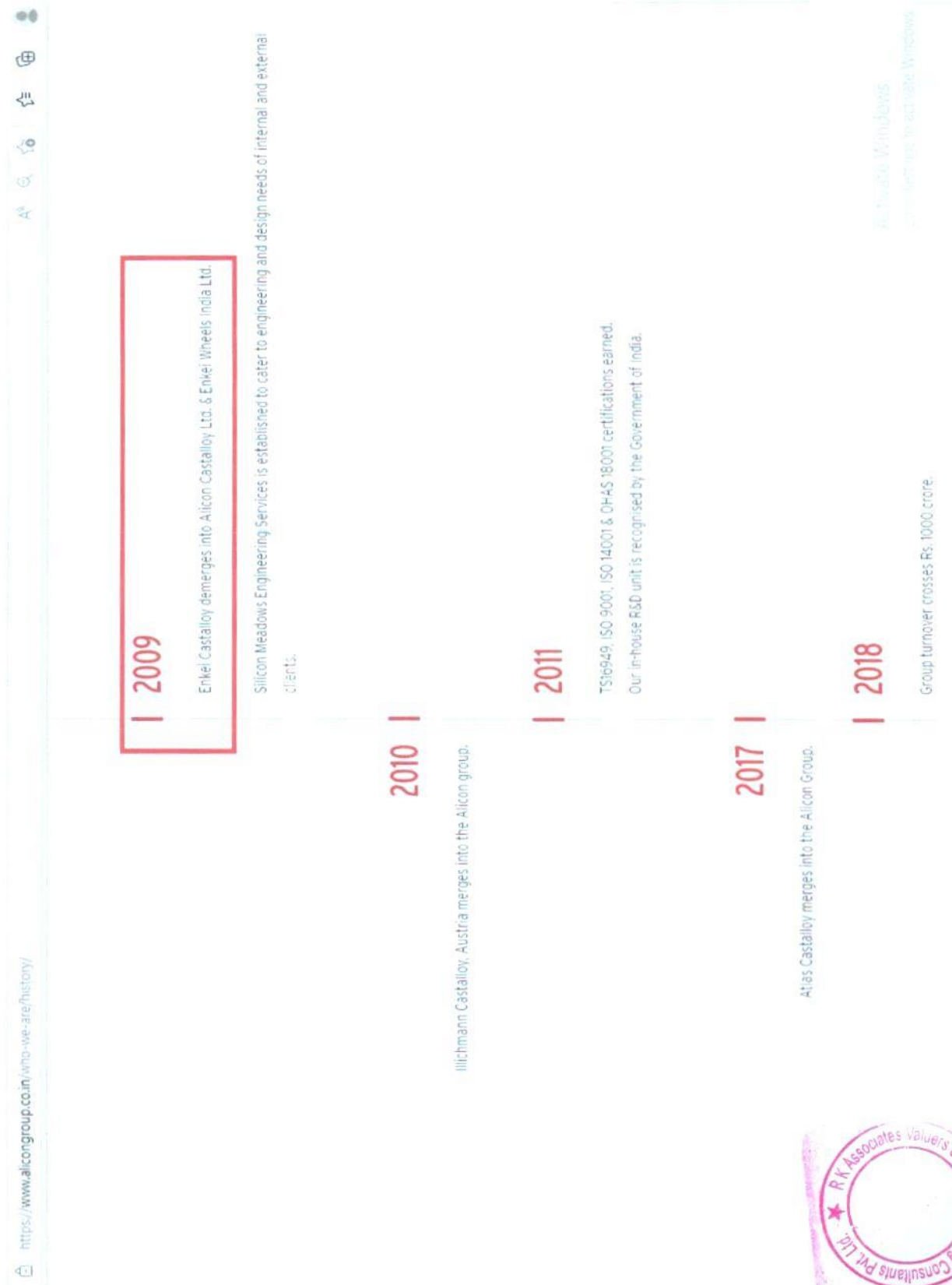
*[Signature]*  
District Town Planner,  
Enforcement, Gurgaon

ENKEI CASTALLOY LTD.  
27-58 KM. Stone Delhi - Jaipur  
Distt. Gurgaon  
Rajasthan





**DOCUMENT 9: COMPANY'S HISTORY FROM**  
<https://www.alicongroup.co.in/who-we-are/history/>





**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 11/10/2022 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. Gaurav Sharma & Mr. Sachin Pandey have personally inspected the property on 22/9/2022 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.

SR. NO.	PARTICULARS	VALUER COMMENT								
1.	Background information of the asset being valued	This is a industrial property located at aforesaid address having total land area as Approx, 21 Kanal/ 2.62 acres as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically 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-D of the Report.								
3.	Identity of the experts involved in the valuation	<b>Survey Analyst:</b> Er. Sachin Pandey & Er. Gaurav Sharma <b>Valuation Engineer:</b> Er. Gaurav Sharma <b>L1/ L2 Reviewer:</b> Er. Tejas Bharadwaj/Rajani Gupta								
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><b>Date of Appointment:</b></td><td><b>18/8/2022</b></td></tr><tr><td><b>Date of Survey:</b></td><td><b>22/9/2022</b></td></tr><tr><td><b>Valuation Date:</b></td><td><b>11/10/2022</b></td></tr><tr><td><b>Date of Report:</b></td><td><b>11/10/2022</b></td></tr></table>	<b>Date of Appointment:</b>	<b>18/8/2022</b>	<b>Date of Survey:</b>	<b>22/9/2022</b>	<b>Valuation Date:</b>	<b>11/10/2022</b>	<b>Date of Report:</b>	<b>11/10/2022</b>
<b>Date of Appointment:</b>	<b>18/8/2022</b>									
<b>Date of Survey:</b>	<b>22/9/2022</b>									
<b>Valuation Date:</b>	<b>11/10/2022</b>									
<b>Date of Report:</b>	<b>11/10/2022</b>									
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Harshit Mayank on 2/8/2022. Property was shown and identified by <b>Mr. Sunil Tripathi</b> (☎-9540053427)								
7.	Nature and sources of the information used or relied upon	Please refer to Part-D 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-D 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.  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								



		<p>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 &amp; void.</p> <p>This report only contains general assessment &amp; opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as 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 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 E of the Report and Valuer's Important Remarks enclosed herewith.

**Date: 11/10/2022**

**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: 11/10/2022

Place: Noida



**ENCLOSURE VIII**

**PART E**

**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.	<b>Defect Liability Period is 15 DAYS.</b> 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 <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> 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 up to 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 <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
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 at least 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.