

REPORT FORMAT: V-L2 (Medium - SBI) | Version: 12.0_Nov.2022

CASE NO. VIS (2022-23)-PL413-323-601

Dated: 12.12.2022

FIXED ASSETS VALUATION REPORT

OF

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

SITUATED AT

KHASRA NO. 54//6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55//11/2, 20, 21/1, 21/2, 70//1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71//5, & 6, VILLAGE DUDHOLA, DISTRICT PALWAL, HARYANA

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Audit Monitoring (ASAM)
- Project Techno-Financial Advisors

REPORT PREPARED FOR

STATE BANK OF INDIA, COMMERCIAL BRANCH, NEHRU PLACE, NEW DELHI

- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

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

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

CORPORATE OFFICE:

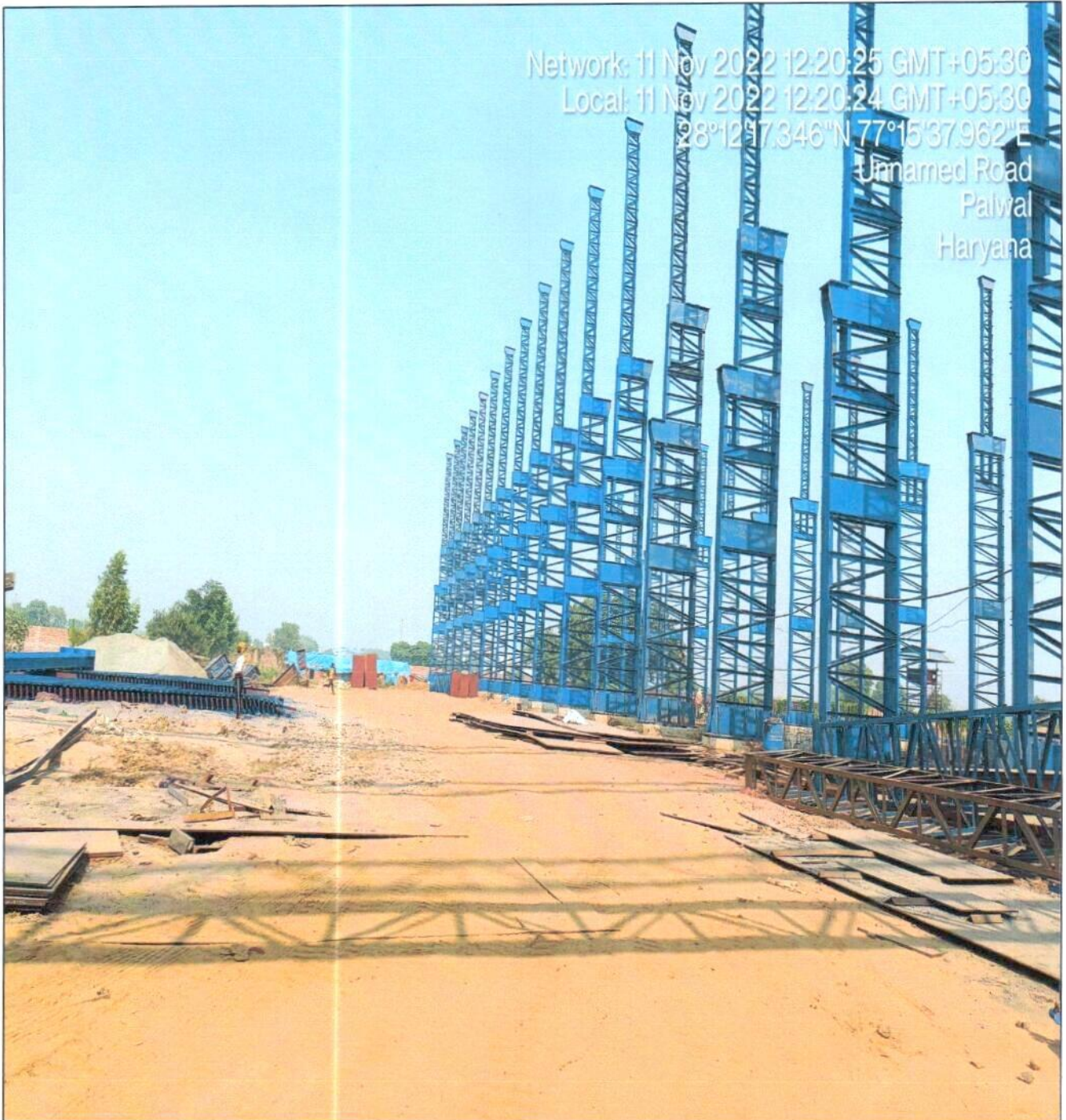
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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



KHASRA NO. 54//6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55//11/2, 20, 21/1, 21/2, 70//1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71//5, & 6, VILLAGE DUDHOLA, DISTRICT PALWAL, HARYANA



PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	State Bank of India, Commercial Branch, Nehru Place, New Delhi
Name of Customer (s)/ Borrower Unit	M/s. Prompt Enterprises Private Limited
Work Order No. & Date	Dated 3 rd November, 2022

S.NO.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of Property Owner	M/s. Prompt Enterprises Private Limited (as per copy of documents provided to us)						
	Address & Phone Number of the Owner	Address: Village-Gadpuri, Near Oriental Bank of Commerce, Palwal 121102						
b.	Purpose of the Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose						
c.	Date of Inspection of the Property	11 th November, 2022						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Sanjay Kapoor</td><td>Representative</td><td>+91 9625940017</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Sanjay Kapoor	Representative	+91 9625940017
Name	Relationship with Owner	Contact Number						
Mr. Sanjay Kapoor	Representative	+91 9625940017						
d.	Date of Valuation Report	12 th December, 2022						
e.	Name of the Developer of the Property	Owners themselves						
	Type of Developer	Property built by owner's themselves						

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. The subject land falls inside the existing industrial premises of M/s. Prompt Enterprises Private Limited. As per the information gathered on site, we came to know that the company is under expansion of the existing plant and for that purpose they have purchased more land. Details of land as per the copies of sale deed provided to us is given below: -

Sr. No.	Deed Dated	Land Area		Land Area (acres)	Land Area (sq.mtr.)	Ownership
		Kanal	Marla			
1	13-11-2020	50	2	6.26	25,343.46	M/s. Prompt Enterprises Private Limited
2	08-06-2022	1	6.77	0.17	677.09	
3	16-04-2021	6	3.5	0.77	3,123.67	
4	14-06-2021	12	0	1.50	6,070.29	
5	28-01-2021	16	0	2.00	8,093.72	
6	12-04-2021	19	4	2.40	9,712.46	
7	22-01-2021	30	3	3.77	15,251.60	
Total		134	19.27	16.87	68,272.30	

As per the copy of sale deeds the subject land is agricultural in nature. As per the copy of letter of conversion of land use by DTCP, Haryana 60,879.288 sq.mtr. has been converted for using the land for industrial purpose and the same has been considered for the purpose of this valuation assessment. The subject land is land locked until unless it does not hold any access from the adjacent land.

During the time of our visit, we have found that the subject land falls in the backside of the existing industrial premises for which no separate access is present at the site, after discussing this concern with the bank and



borrower we came to know that the existing industrial portion from where we access the subject property is already mortgaged with the bank and having the same ownership. Therefore, we have not considered any constraint with respect to the access of the subject property.

During the time of our site visit we have found that construction of industry on the subject land is under progress. Therefore, for the time being we have not calculated the construction cost for the purpose of this valuation assessment.



The subject property is located in a village area with some small/mid-scale industries in the locality. Approach road to the subject property is internal village road which further connects it to NH-2.

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.

	In case of discrepancy in the address/ property number 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 the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.							
a. Location attribute of the property								
i.	Nearby Landmark	Solven Power System						
ii.	Postal Address of the Property	M/s. Prompt Enterprises Private Limited, Khasra No. 54//6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55//11/2, 20, 21/1, 21/2, 70//1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71//5, & 6, Village Dudhola, District Palwal, Haryana						
iii.	Type of Land	Solid Land/ on road level						
iv.	Independent access/ approach to the property	Clear independent access is available through adjoining property under same ownership.						
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°12'06.9"N 77°15'40.0"E						
vi.	Details of the roads abutting the property							
	(a) Main Road Name & Width	Village Road	Approx. 30 ft. wide					
	(b) Front Road Name & width	Hisar road	Approx. 200 ft. wide					
	(c) Type of Approach Road	Bituminous Road						
	(d) Distance from the Main Road	On road						
vii.	Description of adjoining property	Most of the lands are lying vacant and few industrial units.						
viii.	Plot No. / Survey No.	Khasra No. 54//6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55//11/2, 20, 21/1, 21/2, 70//1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71//5, & 6						
ix.	Zone/ Block	Village	---					
x.	Sub registrar	Palwal						
xi.	District	Palwal						
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 (<i>Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner</i>)	Documents Requested	Documents Provided					
		Total 04 documents requested.	Total 03 documents provided					
		Property Title document	Sale Deed (07 No.'s)					
		Copy of TIR	Copy of TIR					
		Change of Land Use	Change of Land Use					
		Cizra Map	None					
	(b) Documents provided by	Documents Reference No.						
		Total 03 documents provided						
		Please refer to the sheet attached above.						
	(c) Identification procedure followed of the property	04/12/2022						
		Dated 20/05/2022						
	(b) Documents provided by	Bank						
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">Name</th> <th style="width: 33%;">Relationship with Owner</th> <th style="width: 33%;">Contact Number</th> </tr> <tr> <td>Mr. Mritunjay</td> <td>Bank official</td> <td>+91 8285238570</td> </tr> </table>		Name	Relationship with Owner	Contact Number	Mr. Mritunjay	Bank official
Name	Relationship with Owner	Contact Number						
Mr. Mritunjay	Bank official	+91 8285238570						
	(c) Identification procedure followed of the property	<input type="checkbox"/> Identified by the owner						
		<input checked="" type="checkbox"/> Identified by owner's representative						



	<input 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		
(d) Type of Survey	Full survey (inside-out with approximate measurements & photographs).			
(e) Is property clearly demarcated by permanent/ temporary boundary on site	No demarcation done and mixed with other adjoining Lands			
(f) Is the property merged or colluded with any other property	Yes, merged with the existing industrial setup which is already mortgaged with the bank and belongs to same company/group. -----			
(g) City Categorization	Village		Rural	
(h) Characteristics of the locality	Ordinary		Within backward village area	
(i) Property location classification	Ordinary location within the locality	None	None	
(j) Property Facing	North Facing			
b. Area description of the Property <i>Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.</i>	Land		Construction	
	60,879.288 sq.mtr.		Built-up Area	
			Under construction	
c. Boundaries schedule of the Property				
i.	Are Boundaries matched		No, since no concerned documents provided.	
ii.	Directions	As per Sale Deed/TIR	Actual found at Site	
	East	NA	Other's property	
	West	NA	Drain	
	North	NA	Other's Property	
	South	NA	Existing industrial portion with which our subject property is merged.	
3. TOWN PLANNING/ ZONING PARAMETERS				
a.	Master Plan provisions related to property in terms of Land use		Area not notified under Master Plan	
	i. Any conversion of land use done		From Agricultural to Industrial	
	ii. Current activity done in the property		Under construction	
	iii. Is property usage as per applicable zoning		It is a village area, no zoning regulations defined	
	iv. Any notification on change of zoning regulation		No information available	
	v. Street Notification		Not notified	
b.	Provision of Building by-laws as applicable		PERMITTED	CONSUMED

	i.	FAR/FSI	1.25	Under construction
	ii.	Ground coverage	60%	Under construction
	iii.	Number of floors	G + 2	Under construction
	iv.	Height restrictions	Upto 3 rd floor	Under construction
	v.	Front/ Back/Side Setback	No information available	----
	vi.	Status of Completion/ Occupational certificate	Not obtained	Not obtained
c.	Comment on unauthorized construction if any		Not applicable as the property is in under construction stage.	
d.	Comment on Transferability of developmental rights		Free hold, complete transferable rights	
e.	i.	Planning Area/ Zone	Property falls under village area.	
	ii.	Master Plan Currently in Force	NA	
	iii.	Municipal Limits	Not within municipal limits. Property comes under Gram Panchayat	
f.	Developmental controls/ Authority		HUDA, Rohtak	
g.	Zoning regulations		Not yet under zoning regulation	
h.	Comment on the surrounding land uses & adjoining properties in terms of uses		Most of the lands are lying vacant and few industrial units.	
i.	Comment of Demolition proceedings if any		Not in our knowledge	
i.	Comment on Compounding/ Regularization proceedings		None	
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
b.	Names of the Legal Owner/s		M/s. Prompt Enterprises Private Limited	
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	---
k.	Building plan sanction:			
	i.	Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us	
	ii.	Authority approving the plan	Permission for building construction is granted by DTCP, Haryana	
	iii.	Any violation from the approved Building Plan	Not Applicable as the property is in under construction stage.	----

	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	----
		<input type="checkbox"/> Not permitted alteration	----
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	Yes agricultural land, however land conversion has been taken	
m.	Whether the property SARFAESI complaint	Yes	
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Property Tax	Not Applicable
		Water Tax	Not Applicable
		Electricity Bill	Not Applicable
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii. Is property tax been paid for this property	Not within Municipal limits	
	iv. Property or Tax Id No.	NA	
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	<p>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.</p> <p>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.</p>	
	i. Property presently occupied/ possessed by	Owner	

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

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	No information available
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
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Rural Income Group

b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No				
7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES						
a.	Description of the functionality & utility of the property in terms of:						
	i.	Space allocation	Not applicable as the property is in under construction stage.				
	ii.	Storage spaces	Not applicable as the property is in under construction stage.				
	iii.	Utility of spaces provided within the building	Not applicable as the property is in under construction stage.				
	iv.	Car parking facilities	Not applicable as the property is in under construction stage.				
	v.	Balconies	Not applicable as the property is in under construction stage.				
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	No				
	vii.	Compound wall/ Main Gate	Yes				
	viii.	Whether gated society	No				
	Internal development						
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall		
	No	No	No	No	Yes		
8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i.	Water Supply	Yes				
	ii.	Sewerage/ sanitation system	Underground				
	iii.	Storm water drainage	Yes				
b.	Description of other Physical Infrastructure facilities in terms of:						
	i.	Solid waste management	Yes				
	ii.	Electricity	Yes				
	iii.	Road and Public Transport connectivity	No proper road & public transport connectivity available nearby. It is available at a distance of around 3 Kms.				
	iv.	Availability of other public utilities nearby	Transport, Market, Hospital etc. is not available in close vicinity				
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~ 7 Km.	~ 6 Km.	~ 3 Km.	~ 1.5 Km.	~ 15 Km.	NA	~ 61 Km.
	Availability of recreation facilities (parks, open spaces etc.)			No, This is a rural remote area. No recreational facility is available nearby.			
9.	MARKETABILITY ASPECTS OF THE PROPERTY						
a.	Marketability of the property in terms of						

	i. Location attribute of the subject property	Below Average		
	ii. Scarcity	Ample vacant land available nearby. There is no issue of land availability in this area.		
	iii. Demand and supply of the kind of the subject property in the locality	Good demand of such properties in the market.		
	iv. Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment		
b.	Any other aspect which has relevance on the value or marketability of the property	No		
	i. Any New Development in surrounding area	No	NA	
	ii. Any negativity/ defect/ disadvantages in the property/ location	None	NA	
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY			
a.	Type of construction	Structure	Slab	Walls
		Under construction property	Under construction property	Under construction property
b.	Material & Technology used	Material Used		Technology used
		Under construction		Under construction property
c.	Specifications			
	i. Roof	Floors/ Blocks		Type of Roof
		Under Construction		Under Construction
	ii. Floor height	Under Construction		
	iii. Type of flooring	Under Construction		
	iv. Doors/ Windows	Under Construction		
	v. Class of construction/ Appearance/ Condition of structures	Internal - Under construction		
		External - Under construction		
	vi. Interior Finishing & Design	Choose an item., Under construction		
	vii. Exterior Finishing & Design	Under Construction		
	viii. Interior decoration/ Special architectural or decorative feature	Under construction		
	ix. Class of electrical fittings	Internal / Under construction		
	x. Class of sanitary & water supply fittings	Internal / Under construction		
d.	Maintenance issues	Not applicable since it is a under construction property		
e.	Age of building/ Year of construction	Not Applicable		Not Applicable
f.	Total life of the structure/ Remaining life expected	Not Applicable		Not Applicable
g.	Extent of deterioration in the structure	Under construction		
h.	Structural safety	Not Applicable as this is a under construction property.		
i.	Protection against natural disasters viz. earthquakes etc.	Not Applicable as this is a under construction property.		
j.	Visible damage in the building if any	Under construction		
k.	System of air conditioning	Under construction property		
l.	Provision of firefighting	Under construction		
m.	Copies of the plan and elevation of the building to be included	Enclosed with the report		



11.	ENVIRONMENTAL FACTORS	
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Not Applicable as this is a under construction property
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	Normal industrial pollution present.
12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY	
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Not Applicable
13.	VALUATION	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Part D: Procedure of Valuation Assessment of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Guideline Value	Rs. 13,53,60,000/-
	1. Land	Rs. 13,53,60,000/-
	2. Building	NA
	ii. Indicative Prospective Estimated Fair Market Value	Rs. 35,00,00,000/-
	iii. Expected Estimated Realizable Value	Rs. 29,75,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 26,25,00,000/-
	v. Valuation of structure for Insurance purpose	NA
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 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.
	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 Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference.



14.	Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</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 followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available.</p> <p>d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.</p> <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>f. Our authorized surveyor Harshit Mayank has visited the subject property on 11/11/2022 in the presence of the owner's representative with the permission of owner.</p> <p>g. Firm is an approved Valuer of the Bank.</p> <p>h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>i. We have submitted the Valuation Report directly to the Bank.</p>
15.	ENCLOSED DOCUMENTS	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Not Applicable, as the building is under construction stage.
c.	Floor Plan	Not Applicable
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 along with other property photographs
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, Makaan.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. Part C: Area Description of the Property</p> <p>ii. Part D: Procedure of Valuation Assessment</p> <p>iii. Google Map</p> <p>iv. References on price trend of the similar related properties available on public domain, if available</p> <p>v. Photographs of the property</p> <p>vi. Copy of Circle Rate</p> <p>vii. Important property documents exhibit</p> <p>viii. Annexure: VI - Declaration-Cum-Undertaking</p> <p>ix. Annexure: VII - Model Code of Conduct for Valuers</p> <p>x. Part E: Valuer's Important Remarks</p>
i.	Total Number of Pages in the Report with enclosures	56



ENCLOSURE: I

PART C	AREA DESCRIPTION OF THE PROPERTY
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1.	Land Area considered for Valuation	60,879.288 sq.mtr. / 15.04 acre	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	Total land area as per the copy of sale deed comes out to be 68,272.30 sq.mtr. whereas area as per the copy of change of land use is given as 60,879.288 sq.mtr. In such a scenario we have considered the area as mentioned in the copy of CLU.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	Not applicable as this is an under-construction property.
	Area adopted on the basis of	NA	
	Remarks & observations, if any	NA	

Note:

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



ENCLOSURE: II

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
		3 November 2022	11 November 2022	12 December 2022	12 December 2022
ii.	Client	State Bank of India, Commercial Branch, Nehru Place, New Delhi			
iii.	Intended User	State Bank of India, Commercial Branch, Nehru Place, New Delhi			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
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 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		
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	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 LAND
		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	
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. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Lower Middle Class (Average)			
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	Average location within locality	Under construction property
		Rural	NA	Not Applicable	
			Within backward village area	Not Applicable	
		Property Facing			
		South Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Not easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are not available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Rural Income Group			
xiii.	Neighbourhood amenities	Average			
xiv.	Any New Development in surrounding area	None	---		
xv.	Any specific advantage in the property	None			
xvi.	Any specific drawback in the property	the subject land has access through the adjacent land which belongs to the same owner/company.			
xvii.	Property overall usability/ utility Factor	Normal			
xviii.	Do property has any alternate use?	Yes, for any industrial purpose after taking prior permission from DTCP, Haryana and other concerned authorities.			
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	No demarcation done and mixed with other adjoining Lands			

xx.	Is the property merged or colluded with any other property	Yes, with land of existing industry which is already mortgaged with the bank and belongs to same owner/company/group.																																																																
xxi.	Is independent access available to the property	Clear independent access is available																																																																
xxii.	Is property clearly possessable upon sale	Yes																																																																
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																																																
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																																																
xxv.	Approach & Method of Valuation Used	Land Approach of Valuation Market Approach	Method of Valuation Market Comparable Sales Method																																																															
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)																																																																
xxvii.	Market Comparable References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	<table border="1"> <tr> <td>1.</td> <td>Name:</td> <td>Mr. Tewati</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91-9896962002</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>Not Specified</td> </tr> <tr> <td></td> <td>Location:</td> <td>Near Jaildar filling station Dudhola</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Rs. 2.5 Cr.- Rs. 3.0 Cr. per acre</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td></td> </tr> <tr> <td>2.</td> <td>Name:</td> <td>Mr. Veeru</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>9813432819</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>12-15 Acres of land</td> </tr> <tr> <td></td> <td>Location:</td> <td>On road of Prithla-Dhatir road</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Rs. 2.5 cr. To Rs. 3 crore per acre of land adjoining the main road and Rs.1.8cr. to Rs.2.0 cr. Per acre for backside land.</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>As per our discussion that the average rate for land approx. of 12 acres, out of which 2-3 acres land abutting main road will come around between 2.0 Cr. to 2.5 Cr. per acre. Also, he informed us that rates are increased in nearby areas because of many industrialists are investing in nearby villages in recent past.</td> </tr> <tr> <td>3.</td> <td>Name:</td> <td></td> </tr> <tr> <td></td> <td>Contact No.:</td> <td></td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td></td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td></td> </tr> <tr> <td></td> <td>Location:</td> <td></td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td></td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td></td> </tr> </table> <p>NOTE: The given information above can be independently verified to know its authenticity.</p>		1.	Name:	Mr. Tewati		Contact No.:	+91-9896962002		Nature of reference:	Property Consultant		Size of the Property:	Not Specified		Location:	Near Jaildar filling station Dudhola		Rates/ Price informed:	Rs. 2.5 Cr.- Rs. 3.0 Cr. per acre		Any other details/ Discussion held:		2.	Name:	Mr. Veeru		Contact No.:	9813432819		Nature of reference:	Property Consultant		Size of the Property:	12-15 Acres of land		Location:	On road of Prithla-Dhatir road		Rates/ Price informed:	Rs. 2.5 cr. To Rs. 3 crore per acre of land adjoining the main road and Rs.1.8cr. to Rs.2.0 cr. Per acre for backside land.		Any other details/ Discussion held:	As per our discussion that the average rate for land approx. of 12 acres, out of which 2-3 acres land abutting main road will come around between 2.0 Cr. to 2.5 Cr. per acre. Also, he informed us that rates are increased in nearby areas because of many industrialists are investing in nearby villages in recent past.	3.	Name:			Contact No.:			Nature of reference:			Size of the Property:			Location:			Rates/ Price informed:			Any other details/ Discussion held:	
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xxviii.	Adopted Rates Justification	As per our discussion with the locals and property consultants of the subject location we came to know that rates for agricultural land in the subject locality varies within the																																																																



range of Rs. 2.5 Cr – Rs. 3.0 Cr. per acre of land abutting main road but for rear side land the rates will be around 2.0 Cr. to 2.5 Cr. Per acre. The rates will increase as we go towards Highway NH-2. The prevailing rates near NH-2 is around Rs. 3.5 Cr. To Rs. 4 Cr. Per acre. Depending upon the various attributes of land and distance from the highway. Considering that change of land use has been obtained by the company from the concerned authority we are of the view to adopt a rate of **Rs. 2.70 Cr. per acre** including CLU cost for the purpose of this valuation assessment.

NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.

Related postings for similar properties on sale are also annexed with the Report wherever available.

xxix.	Other Market Factors					
	Current Market condition	Normal				
		Remarks: ---				
		Adjustments (-/+): 0%				
	Comment on Property Salability Outlook	Sellability of this property is related to its current use only and therefore limited only to the selected type of buyers involved in such kind of activities.				
		Adjustments (-/+): 0%				
	Comment on Demand & Supply in the Market	<table><tr><th>Demand</th><th>Supply</th></tr><tr><td>Good</td><td>Low</td></tr></table>	Demand	Supply	Good	Low
Demand	Supply					
Good	Low					
		Remarks: Good demand of such properties in the market				
		Adjustments (-/+): 0%				
xxx.	Any other special consideration	<p>a. The land parcel is admeasuring 15.04 Acres which is large in size.</p> <p>b. The shape of the land parcel is irregular.</p> <p>c. The clear accessibility is only through the adjoining mortgaged property under same ownership, and remaining land parcel is landlocked.</p>				
		Adjustments (-/+): -15%				
xxxi.	Any other aspect which has relevance on the value or marketability of the property	<p>NA</p> <p>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.</p> <p>This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p>				
		Adjustments (-/+): 0%				
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs. 2,30,00,000/- per acre				
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.				

xxxiv. **Basis of computation & working**

- Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is

neither investigative in nature nor an audit activity.

- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxv. **ASSUMPTIONS**

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

xxxvi. **SPECIAL ASSUMPTIONS**

None

xxxvii. **LIMITATIONS**

None

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs. 90,00,000/- per acres	Rs.2,00,00,000/- to Rs. 3,00,00,000/- per acres
b.	Rate adopted considering all characteristics of the property	Rs. 90,00,000/- per acres	Rs.2,30,00,000/- per acres
c.	Total Land Area considered (documents vs site survey whichever is less)	60,879.288 sq.mtr. / 15.04 acre	60,879.288 sq.mtr. / 15.04 acre
d.	Total Value of land (A)	15.04 acre x Rs. 90,00,000/- per acres	15.04 acre x Rs. 2,30,00,000/- per acres
		Rs. 13,53,60,000/-	Rs. 34,59,20,000/-

4. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY			
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs. 40,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	----
e.	Depreciated Replacement Value (B)	----	Rs. 40,00,000/-
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. 		

5. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs. 13,53,60,000/-	Rs. 34,59,20,000/-
2.	Total BUILDING & CIVIL WORKS (B)	---	---
3.	Additional Aesthetic Works Value (C)	---	Rs. 40,00,000/-
4.	Total Add (A+B+C)	Rs. 13,53,60,000/-	Rs. 34,99,20,000/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	Rs. 13,53,60,000/-	Rs. 34,99,20,000/-
8.	Rounded Off	Rs. 13,53,60,000/-	Rs. 35,00,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	Rupees Thirteen Crore Fifty-Three Lakh Sixty Thousand Only/-	Rupees Thirty-Five Crores Only/-
10.	Expected Realizable Value (@ ~15% less)	---	Rs. 29,75,00,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 26,25,00,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	~39%	

13. Concluding Comments/ Disclosures if any

- a. We are independent of client/ company and do not have any direct/ indirect interest in the property.
- b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

14. IMPORTANT KEY DEFINITIONS

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

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

Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation. Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

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

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

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

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

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

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

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

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

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

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

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

15. Enclosures with the Report:

- Enclosure: III- Google Map
- Enclosure: IV- References on price trend of the similar related properties available on public domain, if available
- Enclosure: V- Photographs of the property
- Enclosure: VI- Copy of Circle Rate
- Enclosure: VII- Important property documents exhibit
- Enclosure: VIII- SBI Annexure: VI - Declaration-Cum-Undertaking
- Enclosure: IX- SBI Annexure: VII - Model Code of Conduct for Valuers
- Enclosure: X- 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. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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


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IF REPORT IS USED FOR BANK/ FIs

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

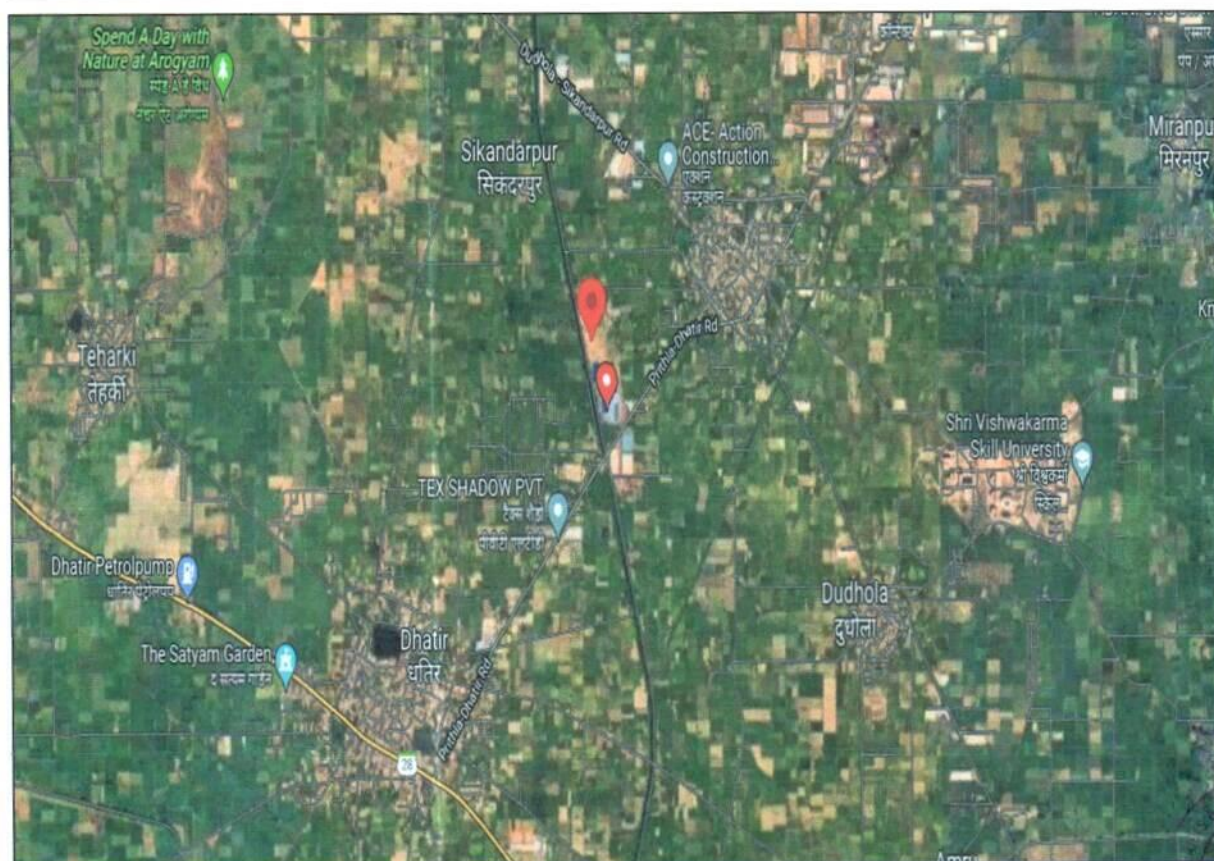
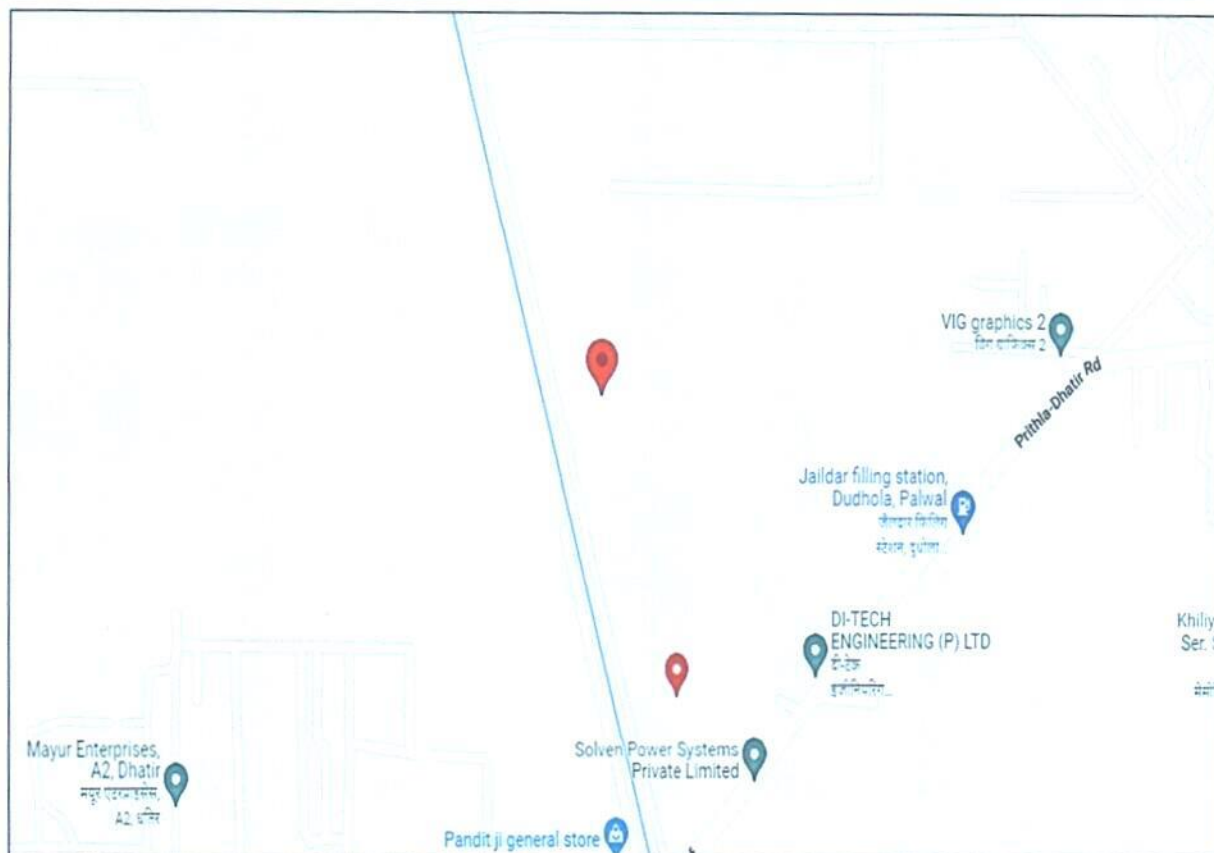
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Harshit Mayank	Gaurav Sharma	Rajani Gupta
		



ENCLOSURE: III – GOOGLE MAP LOCATION



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



Photo not available
Request Photos

Farm / Agriculture land for sale in Palwal

₹ 54 Cr 1,742,400 sq.ft. ✓
₹ 310/sq.ft. 1742400 sq.m Plot Area

Agriculture land parcel is available for sale at palwal-Sohna road, p... [more](#)

READY TO MOVE RESALE AGRICULTURAL/FARM LAND



Photo not available
Request Photos

Farm / Agriculture land for sale in Palwal

₹ 40.5 Cr 1,306,800 sq.ft. ✓
₹ 310/sq.ft. 121406 sq.m Plot Area

Agriculture land parcel is available for sale at palwal-Sohna road, palwal. The plot area is 30 acres at the sale price of rs. 40.50 cr. It is at the prime location with all basic amenities. Suits to any of the warehousing. Genuine buyers may contact us [less](#)

READY TO MOVE RESALE AGRICULTURAL/FARM LAND



Photo not available
Request Photos

Farm / Agriculture land for sale in Pirthla

₹ 21 Cr 239,580 sq.ft. ✓
₹ 877/sq.ft. 22258 sq.m Plot Area

Very premium location on main national highway nh 2. Eligible for residential plotting under deen dayal jan awas yojna. [less](#)

EAST FACING READY TO MOVE RESALE AGRICULTURAL/FARM LAND

Posted on 11th Jan, 2023 by Dealer
City Realtors

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



Photo not available
Request Photos

Farm / Agriculture land for sale in Pirthla

₹ 22.5 Cr 435,600 sq.ft. ✓
₹ 517/sq.ft. 40460 sq.m Plot Area

66 feet wide road, 2 side open, eligible for industrial clu.

READY TO MOVE RESALE AGRICULTURAL/FARM LAND

Posted on 08th Jan, 2023 by Dealer
City Realtors

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

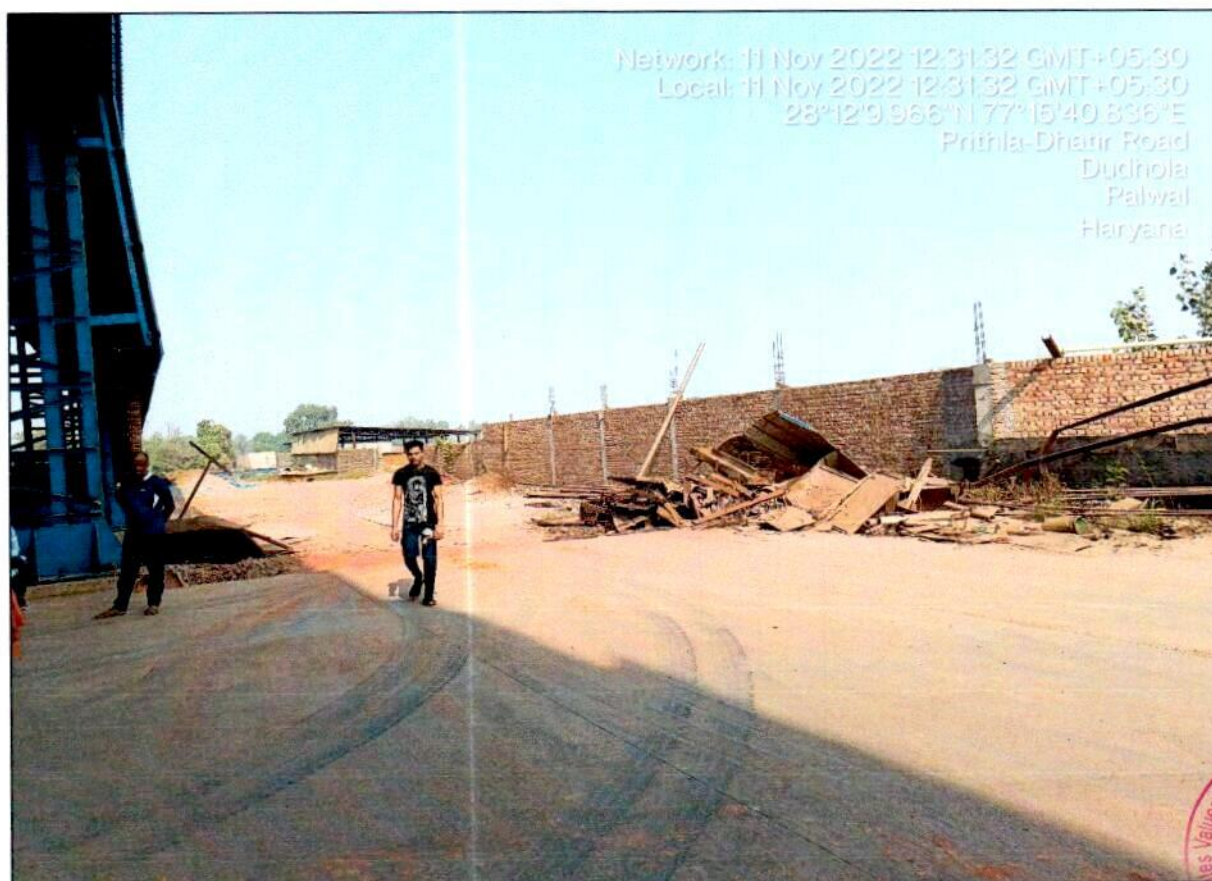


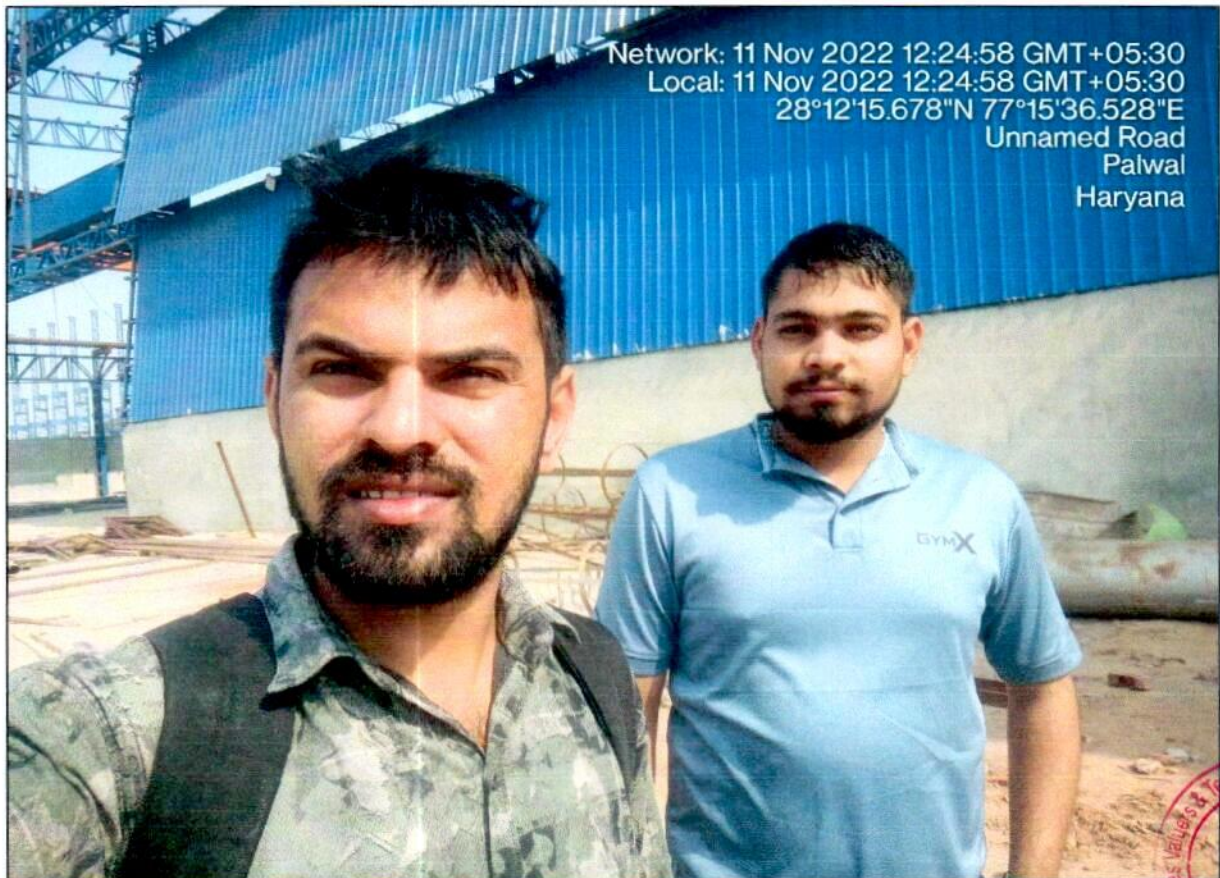
ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY











ENCLOSURE: VI – COPY OF CIRCLE RATE

Proposed Collector /Circle Rate within Tehsil Palwal District Palwal for the Year 2022-2023						
Tehsil Palwal Districc Palwal for the year 2022-2023						
Name of Village	Previous Rate Year 2021-2022			Proposed Rate Year 2022-2023		
	Agriculture Nehri / Chahi Rs. Per Acre	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. yards)	Agriculture Nehri / Chahi Rs. Per Acre	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. yards)
61 Dudhola	9000000	5500		9500000	5500	
62 Dholagarh With In M.C Area		10500			10500	
A Highway to 2 Acre	11500000	9500		11500000	10500	
B After 2 Acre from Highway	8300000	8500		8300000	10500	
63 Dhatir		3800			3800	
Highway to 2 Acre	6000000			6000000		
After 2 Acre from Highway	4200000			4200000		
64 Nangalia	2000000	2400		2500000	2400	
65 Nangal Brahman	2000000	2400		2000000	2400	
66 Pelak	2000000	2400		2000000	2400	
67 Paroli	2000000	2400		2500000	2400	
68 Patli Khurd	2500000	2400		3000000	2400	
69 Papri	2500000	2400		3000000	2400	
70 Patli Kalan	2500000	2400		3000000	2400	
71 Prithla						
A Highway to 2 Acre	12000000	13000	33000	12000000	13000	33000
B After 2 Acre from Highway	9500000	8200		9500000	8200	
72 Phulwari						
A Highway to 2 Acre	7500000	8500	22000	7500000	8500	
B After 2 Acre from Highway	5500000	7500		5500000	7500	22000

संयुक्त सब रजिस्ट्रार, पलवल

सब रजिस्ट्रार, पलवल

उप मण्डल अधिकारी (M10), पलवल

REGISTRAR,
PALWAL



ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Indian-Non Judicial Stamp
Haryana Government

Date: 15/04/2021

Certificate No: WOP2021D40
GRN No: 76532206

Stamp Duty Paid: ₹ 486300
Penalty: ₹ 0

Seller / First Party Detail

Name: Shyam Etc
H.No/Floor: X
City/Village: Dushola
Phone: 95*****98

Sector/Ward: X
District: Patwa
LandMark: X
State: Haryana

Buyer / Second Party Detail

Name: M & prompt enterprises Pvt ltd thru its director Mukesh kumar
H.No/Floor: X
City/Village: Dushola
Phone: 95*****98

Sector/Ward: X
District: Patwa
LandMark: X
State: Haryana

Purpose: Stamp paper

The authenticity of this document can be verified by scanning the QR Code through smart phone or on the website <https://rkassOCIATES.com>

बैयनामा मुब0-69.68.750/-रु0
बाहर हद नगर परिषद पलवल
रकबा - 6 कनाल 3 1/2 मरला
मौजा दूधौला, तहसील पलवल
कलेक्टर रेट-90,00,000/-रु प्रति एकड़।
सब-रजिस्ट्रार के सामने रु XXX

रटाम्य मु0-4,88,000/-रु
Stamp No. : WOP2021D40
& WOP2021D67

हमके श्याम (आधार नं0 6551 6915 3737) - हरेशम (आधार नं0 6892 7946 5795)
पुत्रान अतरी पुत्र ग्यासी व दलवीर सिंह (आधार नं0 4577 1743 1548) - दलपत
सिंह (आधार नं0 7503 5106 4339) पुत्रान अमीचन्द पुत्र छज्जन व तेजवीर (आधार
नं0 5566 5205 7432) - विकास (आधार नं0 4500 0939 5481) पुत्रान दलवीर सिंह
पुत्र अमीचन्द व बिनोद कुमार (आधार नं0 3700 8182 8256) पुत्र दलपत सिंह पुत्र
अमीचन्द निवासीगण गांव दूधौला, तहसील व जिला पलवल के है। जो कि अराजी
पेज 2 पर



Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date: 16/04/2021

Certificate No. WOP2021D67
GRN No. 76407272

Stamp Duty Paid: ₹ 1700
Penalty: ₹ 0

Seller / First Party Detail

Name: Shyam Etc
H No/Floor: X
City/Village: Dudhola
Phone: 70*****66

Sector/Ward: X
District: Palwal
State: Haryana

LandMark: X

Buyer / Second Party Detail

Name: M s prompt enterprises pvt ltd Thru its director mukesh kumar
H No/Floor: X
City/Village: Dhatri
Phone: 70*****66

Sector/Ward: X
District: Palwal
State: Haryana

LandMark: X

Purpose: STAMP DUTY

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2


जरई बाका मौजा दूधौला, तहसील व जिला पलवल में खेवट/खाता नं० 235/247, मु० नं० 54, कीला नं० 4(8-5), 5(7-13) किता 2, रकबा 15 कनाल 18 मरला 75/318 भाग बाकदर रकबा 3 कनाल 15 मरला की मिलकियती उपरोक्त श्याम 57/318 भाग व हरेराम 18/318 भाग की दख्ये जमाबन्दी साल 2018-2019 के अनुसार चली आती है व खेवट/खाता नं० 119/122, मु० नं० 55, कीला नं० 1/1(4-17) का 1/2 भाग बाकदर रकबा 2 कनाल 8 1/2 मरला की मिलकियती उपरोक्त दलवीर सिंह - दलपत सिंह रामभाग 1/3 भाग व तेजवीर - विकास रामभाग 1/12 भाग व विनोद कुमार 1/12 भाग की दख्ये जमाबन्दी साल 2018-2019 के अनुसार चली आती है व इस प्रकार हम उपरोक्त विक्रेतागण श्याम - हरेराम - दलवीर सिंह - दलपत सिंह - तेजवीर - विकास - विनोद कुमार कुल रकबा 6 कनाल 3 1/2 मरला के पूर्ण रूप से मालिक व काबिज हैं। मौका पर हमारा अपना कब्जा है। जो कि उपरोक्त रकबा हर प्रकार के भार से मुक्त है। आज से पहले हमने

Handwritten signatures and stamps are present at the bottom of the document.




Indian-Non Judicial Stamp Haryana Government		Date
Specificate No.	W0U2022183	Stamp Duty Paid
QRN No.	80644555	Penalty
Seller / First Party Detail		
Name	Mahendra	
H No/Floor	X	Sec or Ward
City/Village	Dudhara	State
Phone	70*****65	
Buyer / Second Party Detail		
Name	Prateek Enterprises P. Ltd.	
H No/Floor	X	Sec or Ward
City/Village	Dhatri	State
Phone	70*****65	
Purpose		
SALE DEED		
<p>बैयनामा मु०-15,89,876/-रु०</p> <p>बोहर हद नगर परिसर पलवल</p> <p>शक्या-1 कनाल 5.77 मरला (810 वर्ग गज)</p> <p>मीला दूधौला तहसील पलवल</p> <p>करियर रेट 1500/-रु प्रति वर्ग गज</p> <p>कुल रकम/रु 15,89,876/-रु</p> <p>महेश श्रीमती महेंद्री (आमर न० 7641 4944 6673) पत्नी चन्दर पुत्र अतरी निवासी गांव दूधौला, तहसील व जिला पलवल बाहैशियत वाली गार्जियन मिन् जालिब भाग्या भगन आनन्द - अग्रद पुत्रान चन्दर पुत्र अतरी निवासीगांव गांव अलावलपुर, तहसील व जिला पलवल द्वारा अदालत जनाब श्री अरु को दावद सिविल जज (पेनियर डिपिज), पलवल ज पैटिशन नंबर दिनांक 11/04/2022 को जारी वज 2</p>		







Indian-Non Judicial Stamp
Haryana Government



Date : 08/06/2022

Certificate No. WCH2022F119

GRN No. 91278792

Stamp Duty Paid : ₹ 112000

Penalty : ₹ 0


(Rs. Zero Only)

Seller / First Party Detail

Name : Mahendra
H No/Floor : X Sector/Ward : X LandMark : X
City/Village : Budhola District : Palwal State : Haryana
Phone : 70*****66

Buyer / Second Party Detail

Name : Prompt Enterprises Pvt Ltd
H No/Floor : X Sector/Ward : X LandMark : X
City/Village : Dhatri District : Palwal State : Haryana
Phone : 70*****66 Others : Through director vishal garg

Stamp : 



Stamp Duty : STAMP DUTY

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:: 2 ::

अनुसार है। जो कि अराजी जर्ई काका मौजा दूधौला, तहसील व जिला पलवल में खेदट/खाला नं० 235/247, गु० नं० 54, बहीला नं० 4(8-9), 5(7-13) फिन्ता 2, रकबा 15 क-नाल 18 गजला 1620/19239 भाग बाकदार रकबा 1 क-नाल 5.77 गजला (810 वर्ग गज) की मिलकियती उपरोक्त नाबालिगान आनन्द - अमरद सम्भाग की वरुये जमाबन्दी साल 2018-2019 के अनुसार चली आती है। मैं श्रीमती महेन्द्री कोर्ट की हिदायतों को पूरा कर चुकी हूँ, इसलिए गुज श्रीमती महेन्द्री को उपरोक्त आनन्द - अमरद नाबालिगान के हिस्सा को अदालत के आदेशानुसार देवने का पूर्ण अधिकार करारिल है। मौका पर मेरा अपना कब्जा है। जो कि उपरोक्त रकबा हर प्रकार के भार से मुक्त है। आज से पहले मैंने उपरोक्त रकबा का किसी अन्य के साथ कोई ईकगारनगा सीधा देव - रहन-रामा - देवनामा - पट्टा - तवादला - हिव्या आदि नहीं किया है। हर प्रकार की कुर्की - डिगी - जमानत - बैंक लोन - एक्वारमेन्ट - सरपलरा -

पेज 3 पर



पृ. 3 में

आदि प्रमाणित हैं। कोई भी व्यक्ति - मुकदमा आदि नहीं है। अब मुकदमा अपने स्वयं
खानगी व पीपर जमानत के लिए रुपये की राकत जबरन है। इसलिए अब मैं अपने
होश व हवास से बिना किसी जबरदस्ती व दबाव के स्वाबन्धी खुद से उपरोक्त राकत
तादादी 1 कनाल 8.77 मरला (810 वर्ग गज) को कुल अधिकारी सहित बिलएवज
मु० 15,89,876/- रुपये (पन्द्रह लाख सवाली हजार आठ सौ चियतर रुपये) जिनके
अग्रे मु० 7,84,988/- रुपये होते हैं मैं पास कैंता M/s Prompt Enterprises Pvt.
Ltd., घाटीर, तारसील व जिला पलवल मार्फत डॉयरेक्टर विशाल गरी (आधार न०
8813 5854 8488) मुझे मुकेश कुमार बिलासी पकौल नं० 505, सैक्टर 15,
फरीदाबाद, जिला फरीदाबाद का देव दिया है। जरे देव साक्षित निम्नलिखित दिनांक
अनुसार प्राप्त कर लिये है।

S. NO.	CHQ. NO.	TR. DATE	PARTY NAME	AMOUNT	Bank Name
1	007811	25-06-2022	Mahendar	589876.00	Axis Bank Ltd
2	007813	23-06-2022	Mahendar	500000.00	Axis Bank Ltd
3	007814	23-06-2022	Mahendar	500000.00	
			Total	1589876.00	

कुछ लेना बकाय ना रहा है। कबला भीके पर हवाले कैंता फर्म कर दिया है। राकत
स्टाम्प व रजिस्ट्री देयनामा का सब कैंता फर्म ही कर रही है। कैंता फर्म मेरी तरफ से
उक्त विवेकित राकत की नॉटिफिक व कंफिज हो चुकी है। आज के बाद मुझ विवेकित व मेरे
वारसना का देवी हुई जमानत से कोई सम्बन्ध व वाला ना होगा। मुकेश मिलवियत व
कलाल का मैं दिव है। मेरे जमानत व मेरी पीपर जमानत पर कलाल से जमानत नॉटिफिक
नहीं है। यह कि 1 मास्टम कलाल कैंता फर्म करा मुगी जमानत कैंता फर्म इस दस्तावेज
देयनामा की राह से स्वयं कलाल लेवे। इसमें मुझ विवेकित को कोई एतदाव ना होगा। मैंने

पृष्ठ 4 पर



Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date: 16/04/2021

Certificate No: W0P2021D40
GRN No: 76532206

Stamp Duty Paid: ₹ 486300
Penalty: ₹ 0

Seller / First Party Detail

Name: Shyam Etc
H No/Floor: X
City/Village: Dudhola
Phone: 95*****96

Sector/Ward: X
District: Palwal
State: Haryana

Buyer / Second Party Detail

Name: M s prompt enterprises Pvt ltd thru its director Mukesh kumar
H No/Floor: X
City/Village: Dhatir
Phone: 95*****96

Sector/Ward: X
District: Palwal
State: Haryana

Purpose: Stamp paper

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

बैयनामा मुब0-69,68,750 / -रु0
बाहर हद नगर परिषद पलवल
रकबा - 6 कनाल 3 1/2 मरला
मौजा दूधौला, तहसील पलवल
कलैक्टर रेट-90,00,000 / -रु प्रति एकड।
सब-रजिस्ट्रार के सामने रु XXX

स्टाम्प मु0-4,88,000 / -रु
Stamp No. : W0P2021D40
& W0P2021D67

हमके श्याम (आधार नं0 6551 6915 3737) - हरेराम (आधार नं0 6892 7946 5795)
पुत्रान अतरी पुत्र ग्यासी व दलवीर सिंह (आधार नं0 4577 1743 1548) - दलपत
सिंह (आधार नं0 7503 5106 4339) पुत्रान अमीचन्द पुत्र छज्जन व तेजवीर (आधार
नं0 5566 5205 7432) - विकास (आधार नं0 4500 0939 5481) पुत्रान दलवीर सिंह
पुत्र अमीचन्द व विनोद कुमार (आधार नं0 3700 8182 8256) पुत्र दलपत सिंह पुत्र
अमीचन्द निवासीगण गांव दूधौला, तहसील व जिला पलवल के है। जो कि अराजी

पेज 2 पर



Non Judicial		Indian-Non Judicial Stamp Haryana Government		Date : 16/04/2021
Certificate No.	W0P2021D67			Stamp Duty Paid : ₹ 1700
GRN No	76407272			Penalty : ₹ 0
Seller / First Party Detail				
Name :	Shyam Etc		LandMark :	X
H No/Floor :	X	Sector/Ward :	X	
City/Village :	Dudhola	District :	Palwal	State : Haryana
Phone :	70*****66			
Buyer / Second Party Detail				
Name :	M s prompt enterprises pvt ltd Thru its director mukesh kumar			
H No/Floor :	X	Sector/Ward :	X	LandMark : X
City/Village :	Dhatir	District :	Palwal	State : Haryana
Phone :	70*****66			
Purpose :	STAMP DUTY			
The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website https://egrashry.nic.in				
:: 2 ::				
<p>जरई बाका मौजा दूधौला, तहसील व जिला पलवल में खेवट/खाता नं० 235/247, मु० नं० 54, कीला नं० 4(8--5), 5(7--13) किता 2, रकबा 15 कनाल 18 मरला 75/318 भाग बाकदर रकबा 3 कनाल 15 मरला की मिलकियती उपरोक्त श्याम 57/318 भाग व हरेराम 18/318 भाग की बरुये जमाबन्दी साल 2018-2019 के अनुसार चली आती है व खेवट/खाता नं० 119/122, मु० नं० 55, कीला नं० 1/1(4-17) का 1/2 भाग बाकदर रकबा 2 कनाल 8 1/2 मरला की मिलकियती उपरोक्त दलवीर सिंह - दलपत सिंह समभाग 1/3 भाग व तेजवीर - विकास समभाग 1/12 भाग व विनोद कुमार 1/12 भाग की बरुये जमाबन्दी साल 2018-2019 के अनुसार चली आती है व इस प्रकार हम उपरोक्त विक्रेतागण श्याम - हरेराम - दलवीर सिंह - दलपत सिंह - तेजवीर - विकास - विनोद कुमार कुल रकबा 6 कनाल 3 1/2 मरला के पूर्ण रूप से मालिक व काबिज हैं। मौका पर हमारा अपना कब्जा है। जो कि उपरोक्त रकबा हर प्रकार के भार से मुक्त है। आज से पहले हमने</p> <p style="text-align: right;">वकील 2 Dalbir Singh 2014 सेज 3 पर</p>				



Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date : 14/06/2021

Certificate No. : W0N2021F64
GRN No. : 77729111

Stamp Duty Paid : ₹ 945000
Penalty : ₹ 0

Seller / First Party Detail

Name : Dayachand
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village : Dudhola District : Palwal State : Haryana
Phone : 70*****66

Buyer / Second Party Detail

Name : Prompt Enterprises Pvt Ltd
H.No/Floor : X Sector/Ward : X LandMark : X
City/Village : Dhatri District : Palwal State : Haryana
Phone : 70*****66 Others : Through director

Purpose : SALE DEED

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



बैयनामा मु0-1,35,00,000/-रु0

बाहर हद नगर परिषद पलवल

रकबा - 12 कनाल 0 मरला

मौजा दूधौला, तहसील पलवल

कलैक्टर रेट-90,00,000/-रु प्रति एकड।

सब-रजिस्ट्रार के सामने रु ×××

स्टाम्प मु0-9.45,000/-रु

Stamp No. : W0N2021F64

पेज 2 पर



:: 2 ::

मनके दयाचन्द (आधार नं० 8902 4813 1482) पुत्र विसराम पुत्र जैयसी निवासी गांव दूधौला, तहसील व जिला पलवल का हैं। जो कि मैं अराजी जरई बाका मौजा दूधौला, तहसील व जिला पलवल में खेवट/खाता नं० 76/79, मु० नं० 70, कीला नं० 2/2(1-7), 9(8-0) किता 2, रकबा 9 कनाल 7 मरला व खेवट/खाता नं० 78/81, मु० नं० 70, कीला नं० 12/1(2-13) का 97/106 भाग बाकदर रकबा 2 कनाल 8.5 मरला व खेवट/खाता नं० 81/84, मु० नं० 70, कीला नं० 12/2(5-4), 19(6-11) किता 2, रकबा 11 कनाल 15 मरला का 9/470 भाग बाकदर रकबा 4.5 मरला, इस प्रकार सभी खेवटों में कुल रकबा 12 कनाल 0 मरला का बरुये जमाबन्दी साल 2018-2019 व फर्द बदर नं० 4 के अनुसार पूर्ण रूप से मालिक व काबिज हैं। मौका पर मेरा अपना कब्जा है। जो कि उपरोक्त रकबा हर प्रकार के भार से मुक्त है। आज से पहले मैंने उपरोक्त रकबा का किसी अन्य के साथ कोई ईकरारनामा सौदा बैय - रहननामा - बैयनामा - पट्टा - तबादला - हिब्बा आदि नहीं किया है। हर प्रकार की कुर्की - डिग्री - जमानत - बैंक लोन - एक्वारमेन्ट - सरपलस - आदि से मुक्त है। कोई स्टे आर्डर - मुकदमा आदि नहीं है। अब मुझको अपने खर्चा खानगी व दीगर जरूरत के लिए रुपयों की सख्त जरूरत है। इसलिए अब मैंने अपने होश व हवास से बिना किसी जबरदस्ती व दबाव के रजाबन्दी खुद से उपरोक्त रकबा तादादी 12 कनाल 0 मरला को कुल अधिकारों सहित बिलएवज मु०-1,35,00,000/-रुपये (एक करोड पैंतीस लाख रुपये) जिनके आधे मु०-67,50,000/-रुपये होते हैं में पास क्रेता M/s Prompt Enterprises Pvt. Ltd., घटीर, तहसील व जिला पलवल मार्फत डॉयरेक्टर मुकेश कुमार (आधार नं० 6261 8023 1767) पुत्र हर प्रसाद निवासी मकान नं० 505, सैक्टर 15, फरीदाबाद, जिला फरीदाबाद को बेच दिया है।

पेज 3 पर



Non Judicial				Date 18/01/2021	
Certificate No	W0R2021A216			Stamp Duty Paid	₹ 850000
GRN No	71005814			Penalty	₹ 0
Seller / First Party Detail					
Name:	Manjri Devi				
H.No/Floor:	X	Sector/Ward:	X	LandMark:	X
City/Village:	Dudhola	District:	Palwal	State:	Haryana
Phone:	88*****63				
Buyer / Second Party Detail					
Name:	Prompt Enterprises Pvt Ltd				
H.No/Floor:	X	Sector/Ward:	X	LandMark:	X
City/Village:	Dhatir	District:	Palwal	State:	Haryana
Phone:	88*****63				
Others:	THROUGH DIRECTOR MUKESH KUMAR				
Purpose	SALE DEED				
<p>The authenticity of this document can be verified by scanning this QR Code through smart phone or on the website https://e-grashry.nic.in</p>					
<p>बैयनामा मुब0-1,70,00,000 / -रु0</p> <p>बाहर हद नगर परिषद पलवल</p> <p>रकबा - 16 कनाल 0 मरला</p> <p>मौजा दूधौला, तहसील पलवल</p> <p>कलैक्टर रेट-85,00,000 / -रु प्रति एकड।</p> <p>सब-रजिस्ट्रार के सामने रु ×××</p>			<p>स्टाम्प मु0-8,55,700 / -रु</p> <p>Stamp No. : W0R2021A216</p> <p>& W0282021A54</p>		
					<p>पेज 2 पर</p>



Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date: 28/01/2021

Certificate No: W0282021A54
GRN No: 72021521

Stamp Duty Paid: ₹ 5700
Penalty: ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Manjari Devi
H No/Floor: X
City/Village: Dudhola
Phone: 98*****35

Sector/Ward: X
District: Palwal
State: Haryana

LandMark: X

Buyer / Second Party Detail

Name: Prompt Enterprises Pvt Ltd
H No/Floor: X
City/Village: Dhatir
Phone: 98*****35

Sector/Ward: X
District: Palwal
State: Haryana

LandMark: X

Purpose: STAMP DUTY

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

मनके श्रीमती मनजरी देवी (आधार नं० 8290 4981 9044) पत्नी महीपाल पुत्र
भरता निवासी गांव दूधौला, तहसील व जिला पलवल की हूँ। जो कि मैं अराजी
जरई बाका मौजा दूधौला, तहसील व जिला पलवल में खेवट/खाता नं० 140/143, मु०
नं० 54, कीला नं० 7(8-0), 14(8-0) किता 2, रकबा 16 कनाल 0 मरला की बरूये
जमाबन्दी साल 2018-2019 के अनुसार पूर्ण रूप से मालिक व काबिज हूँ। मौका पर
मेरा अपना कब्जा है। जो कि उपरोक्त रकबा हर प्रकार के भार से मुक्त है। आज से
पहले मैंने उपरोक्त रकबा का किसी अन्य के साथ कोई ईकरारनामा सौदा बैय -
रहननामा - बैयनामा - पट्टा - तबादला - हिब्बा आदि नहीं किया है। हर प्रकार की
कुर्की - डिग्री - जमानत - बैंक लोन - एक्वारमेन्ट - सरपलस - आदि से मुक्त है।
कोई स्टे आर्डर - मुकदमा आदि नहीं है। अब मुझको अपने खर्चा खानगी व दीगर
जरूरत के लिए रुपयों की सख्त जरूरत है। इसलिए अब मैंने अपने होश व हवास से
बिना किसी जबरदस्ती व दबाव के रजाबन्दी खुद से उपरोक्त रकबा तादादी 16 कनाल
0 मरला को कुल अधिकारों सहित बिलएवज मु०-1,70,00,000/-रुपये (एक करोड

मनजरी देवी

पेज 3 पर



Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date: 10/04/2021

Certificate No: W0J2021D14
GRN No: 76270538

Stamp Duty Paid: ₹ 1428000
Penalty: ₹ 0

Seller / First Party Detail

Name: Amarpal Etc
H No/Floor: X
City/Village: Dudhola
Phone: 70*****55

Sector/Ward: X
District: Palwal
LandMark: X
State: Haryana

Buyer / Second Party Detail

Name: Prompt Enterprises Pvt Ltd
H No/Floor: X
City/Village: Dhatir
Phone: 70*****56

Sector/Ward: X
District: Palwal
LandMark: X
State: Haryana

Others: Through director mukesh kumar

Purpose: SALE DEED

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

क़ती र-एनय - 84000/-
- प्रप नं - W0J2021D140
GRN - 76446281 दिनांक 13/4/2021

वैयनामा मुब0-2,04,00,000/-रु0
बाहर हद नगर परिषद पलवल
रकबा - 19 कनाल 4 मरला
मौजा दूधौला, तहसील पलवल
कलेक्टर रेट-85,00,000/-रु प्रति एकड़।
सब-रजिस्ट्रार के सामने रु x x x

स्टाम्प मु0-14,28,000/-रु
Stamp No.: W0J2021D14

हमके अमरपाल (आधार नं0 8882 6744 1321) - अमर चन्द (आधार नं0 4953 8686 9921) पुत्रान खैमी पुत्र गंगादान निवासीगण गाव दूधौला, तहसील व जिला पलवल के है। जो कि हम अराजी जरई दाका मौजा दूधौला, तहसील व जिला पलवल में खेवट/खाता नं0 232/244, मु0 नं0 54, कीला नं0 6(7-15), 15(8-0) व मु0 नं0 55, कीला नं0 11/2(3-9) किता 3, रकबा 19 कनाल 4 मरला के बसये जमाबन्दी साल 2018-2019 के पूर्ण रूप से सम्मग्य मालिक व काबिज है। मौका पर हमारा अपना कब्जा है। जो कि

पेज 2 पर



Non Judicial

**Indian-Non Judicial Stamp
Haryana Government**

Date: 18/01/2021

Certificate No. W0R2021A165
GRN No. 71005592

Stamp Duty Paid: ₹ 1602000
(Rs. One Lakh Sixty Thousand)
Penalty: ₹ 0
(No. Zero Only)

Seller / First Party Detail

Name: Mahipal
H.No/Floor: X
City/Village: Dudhola
Phone: 86*****63

Sector/Ward: X
District: Palwal
State: Haryana

LandMark: X

Buyer / Second Party Detail

Name: Prompt Enterprises Pvt Ltd
H.No/Floor: X
City/Village: Dhatir
Phone: 86*****63

Sector/Ward: X
District: Palwal
Others: Through director mukesh kumar

LandMark: X
State: Haryana

Purpose: SALE DEED

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

**THE SUB REGISTER
PALWAL
SEAL OF**

बैयनामा मुब0-3,20,34,375/-रु0
बाहर हद नगर परिषद पलवल
रकबा - 30 कनाल 3 मरला
मौजा दूधौला, तहसील पलवल
कलैक्टर रेट-85,00,000/-रु प्रति एकड।
सब-रजिस्ट्रार के सामने रु ×××

स्टाम्प मु0-16,02,000/-रु
Stamp No.: W0R2021A165



:: 2 ::



मनके महीपाल (आधार नं० 6694 9700 0180) पुत्र भरता पुत्र दरयाव निवासी गांव दूधौला, तहसील व जिला पलवल का हूँ। जो कि मैं अराजी जरई वाका मौजा दूधौला, तहसील व जिला पलवल में खेवट/खाता नं० 141/144, मु० नं० 54, कीला नं० 16/2(0-17), 17/1(7-12), 24/1(4-0), 25(8-0) व मु० नं० 71, कीला नं० 5(4-18), 6(0-7) किता 6, रकबा 25 कनाल 14 मरला व खेवट/खाता नं० 135/138, मु० नं० 54, कीला नं० 8/2/1(2-19), 13/1/2(1-10) किता 2, रकबा 4 कनाल 9 मरला, इस प्रकार कुल रकबा 30 कनाल 3 मरला का बरुये जमाबन्दी साल 2018-2019 के अनुसार पूर्ण रूप से मालिक व काबिज हूँ। मौका पर मेरा अपना कब्जा है। जो कि उपरोक्त रकबा हर प्रकार के भार से मुक्त है। आज से पहले मैंने उपरोक्त रकबा का किसी अन्य के साथ कोई ईकरारनामा सौदा बैय - रहननामा - बैयनामा - पट्टा - तबादला - हिब्बा आदि नहीं किया है। हर प्रकार की कुर्की - डिग्री - जमानत - बैंक लोन - एक्चारेमेन्ट - सरपलस - आदि से मुक्त है। कोई स्टे आर्डर - मुकदमा आदि नहीं है। अब मुझको अपने खर्चा खानगी व दीगर जरूरत के लिए रूपयों की सख्त जरूरत है। इसलिए अब मैंने अपने होश व हवास से बिना किसी जबरदस्ती व दबाव के रजाबन्दी खुद से उपरोक्त रकबा तादादी 30 कनाल 3 मरला को कुल अधिकारों सहित बिलएवज मु०-3,20,34,375/-रूपये (तीन करोड बीस लाख चौतीस हजार तीन सौ पिचहत्तर रूपये) जिनके आधे मु०-1,60,17,187.50/-रूपये होते हैं में पास क्रेता M/s Prompt Enterprises Pvt. Ltd., घटीर, तहसील व जिला पलवल मार्फत डॉयरेक्टर मुकेश कुमार (आधार नं० 6261 8023 1767) पुत्र हर प्रसाद निवासी मकान नं० 505, सैक्टर 15, फरीदाबाद, जिला फरीदाबाद को बेच दिया

पेज 3 पर

31/01/2024



Deputy Director,
O/o Directorate of Fire and Emergency Services,
Haryana, Panchkula

The Chief Town Planner-cum-
Chairman Building Plan Approval Committee
O/o The Director, Town and Country Planning, Haryana
Chandigarh.

Dated:- 06/10/22

Memo No. DFS/ SF/2022/945/ 10725

Approval of building plans of Industrial Unit (Manufacturing of Rolling Mill and Cold Rolling Mill) for an area measuring 60879.288 Sq. mtr. and already regularized area measuring 42443 Sq. mtr. (Totaling area 103322.288 Sq. mtr.) in the revenue estate of Village- Dhatir & Dudhola, Tehsil & District- Palwal- Prompt Enterprises Pvt. Ltd.

Kindly refer to your office **Endst. No- PL-1684-A/AD(NK)/2022/28621 dated- 20.09.2022** on the subject cited above.

The building plans with fire drawings in respect of subject cited building has been examined in this office from fire safety point of view (Architecture point of view) as per provision of National Building Code, 2016 Part-IV, wherein certain observations as noticed were conveyed to the firm. The firm has rectified the observations and now found in order.

In view of the above, this Office has No Objection for the approval of building plans (Architecture point of view only) subject to the following conditions:-

"The firm shall submit a detailed Fire fighting scheme as per National Building Code of India 2016 Part-IV, within 90 days from the date of issuance of building plans approval or before start of construction, clearly showing the provisions mentioned in the National Building Code, 2016 Part-IV, with questionnaire, DBR of Fire, ventilation and electrical system etc. and get approved the same from the Director, Fire Services, Haryana, Panchkula Haryana concerned local authority as per Haryana Fire and Emergency Services Act-2022 and direction issued time to time if any".

The approval by this office doesn't absolve the firm from his responsibility from all consequences due to any deficiencies or anything remains un-noticed of the Authority. In such eventuality, the authority reserves its right to amend the Plans as and when any such infringements comes to notice after giving an opportunity of being heard and the Authority shall stand indemnified against claim on this account. The softcopy (CD, DVD etc.) of drawing is to be submitted within 7 days to this office.





Directorate of Town & Country Planning, Haryana
Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018, web site:
www.tcp.haryana.gov.in,
Phone: 0172-2549349, e-mail: tcp.haryana7@gmail.com



To

Prompt Enterprises Pvt. Ltd.,
Regd. Off. Plot no 505 sector 15,
Escorts Nagar Faridabad.

Memo No. CLU/PL-
1684A/CTP/13850/2022

Dated: 20/05/2022

Subject:

**Grant of change of land use permission for setting up
Industrial unit (Manufacturing of Rolling Mill and Cold
Rolling Mill) in the revenue estate of Village Dudhola, Tehsil
& District Palwal - Prompt Enterprises Pvt. Ltd.**

Reference: Your application dated 09.07.2021 on the above cited subject

Your request for grant of change of Land use permission for setting up Industrial unit (Manufacturing of Rolling Mill and Cold Rolling Mill) over an area measuring 60879.288 sqm comprising Khasra no. 54/6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55/11/2, 20, 21/1, 21/2, 70/1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71/5, & 6 of revenue estate of village Dudhola, Tehsil & District Palwal is hereby granted after receipt of an amount of Rs. 30,43,964/- against conversion charges.

This permission is further subject to following terms and conditions:

1. That the conditions of agreement executed by you with the Director, Town & Country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled Roads and Controlled Areas restriction of Unregulated Development Act, 1963 and rules framed there under are duly complied by you.
2. You shall pay the additional amount of Conversion charges for any variation in area at site in lump sum within a period of 30 days as and when detected and demanded by the Director, Town & Country Planning, Haryana, Chandigarh.
3. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of concerned District Town Planner.
4. You shall pay the total external development charges as demanded by the department in case the subject land comes under urbanizable limit due to its extension in future.
5. You shall give atleast 75% employment to the domiciles of Haryana where the posts are non technical in nature and a quarterly statement indicating the category wise total employment to those who belong to Haryana shall be furnished to the G.M.D.I.C. of concerned District.
6. You shall deposit the labour cess at the time of approval of building plan.
7. You shall have no objection to land acquisition for laying/augmentation of services at any point of time in future as required by Govt./HSVP.
8. That no other application for grant of licence/CLU permission for the Khasra nos. covered under the present CLU application stand submitted by you which is pending for consideration/orders.



9. You shall get the building plans approved from the Department before commencing the construction at site within six months of the issuance of final permission.
10. You shall obtain occupation certificate from the department after completing the building within two years of issuance of this permission.
11. You shall not raise any construction in the area reserved for road widening.
12. That this permission shall not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

Endst No. CTP/13851-13852/2022
1.Senior Town Planner, Faridabad.
2.District Town Planer, Palwal.

K. Makrand Pandurang
Director, Town & Country Planning
Directorate of Town & Country Planning, Haryana
Dated: 20/05/2022

Director, Town & Country Planning
Directorate of Town & Country Planning, Haryana

Digitally signed by
PANDURANG
KHEITMAL
Date: 2022.05.20
15:45:25 +05'30'
Reason: I am the Signatory
Location: Haryana



ENCLOSURE VIII: 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 12/12/2022 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. Harshit Mayank have personally inspected the property on 11/11/2022 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This is an industrial unit located at aforesaid address having total land area as Approx, 60,879.288 sq.mtr. 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	Survey Analyst: Er. Harshit Mayank Valuation Engineer: Er. Gaurav Sharma L1/ L2 Reviewer: Er. 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	Date of Appointment:	3/11/2022
		Date of Survey:	11/11/2022
		Valuation Date:	12/12/2022
		Date of Report:	12/12/2022
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Harshit Mayank on 2/8/2022. Property was shown and identified by Mr. Sanjay (☎-9625940017)	
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	<p>Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where 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> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</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.
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Date: 12/12/2022

Place: Noida


Signature

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

ENCLOSURE IX: 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: 12/12/2022

Place: Noida

ENCLOSURE: X

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.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client 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 ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or 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.

SURVEY SUMMARY SHEET **(TO BE ENCLOSED WITH VALUATION REPORT)** (Version 1.0) | Date of implementation: 10/04/2017

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

1.	File No.	PC-413-323-601						
2.	Name of the Surveyor	Harsh						
3.	Borrower Name	M/s PROMPT Enterprises Pvt Ltd						
4.	Name of the Owner	Same						
5.	Property Address which has to be valued	Dhatri village.						
6.	Property shown & identified by at spot	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Sanjay Kapoor</td> <td>96259400017</td> </tr> </table>			Name	Contact No.	Sanjay Kapoor	96259400017
Name	Contact No.							
Sanjay Kapoor	96259400017							
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely <i>Large prop</i>						
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
		143 Kanal		721/63 Sq m				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input checked="" type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the							



property during survey

Is Independent access available to the property

☐ Clear independent access is available, ☒ Access available in sharing of other adjoining property, ☒ No clear access is available, ☐ Access is closed due to dispute

19. Is property clearly demarcated with permanent boundaries?

☐ Yes, ☐ No, ☐ Only with Temporary boundaries

20. Is the property merged or colluded with any other property

yes.

21. Local Information References on property rates

Please refer attached sheet named "Property rate Information Details"

Endorsement:

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

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

- a. Name of the Person:
- b. Relation:
- c. Signature:
- d. Date:

[Signature]

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

2. Surveyor Signature who did site inspection:

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

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

Haresh
[Signature]
11-11-22

