

Er. Pawan Kumar Nagpal

Prop. **P. N. Associates**

Chartered Engineer (INDIA) (AM 71048/5, M118963/2)  
Govt. Approved Surveyors (SLA 15760)  
Govt. Approved Valuers (F12559 & F4146)



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Off. : 9311141056 0129-4039130  
5F-1/First Floor, Near Gurudwara  
Shahidane Gujrat Train,  
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## PERFECT VALUERS

(PANEL VALUER OF FIXED & MOVABLE ASSETS)

C-1/A.307, Third Floor, M.S. Chamber,  
Aruna Park, Laxmi Nagar, East Delhi-110092

M.: 09582166798 & 9711633049

Email Id: [perfectvaluers2012@gmail.com](mailto:perfectvaluers2012@gmail.com); [perfectvaluers2012@yahoo.in](mailto:perfectvaluers2012@yahoo.in);

Ref. No.: PV/SBI/2021-22/BT/MM

DATED: 19.03.2022

|                      |    |   |
|----------------------|----|---|
| PROPERTY SITUATED AT | :- | INDUSTRIAL PROPERTY BEARING NO. 38, SITUATED AT INDUSTRIAL ESTATE, SECTOR-24, TEHSIL BALLABHGARH, DISTRICT-FARIDABAD, HARYANA |
| OWNER                | :- | M/S MICRO TOOLS (INDIA) PVT. LTD.   |
| ACCOUNT NAME         | :- | M/S MICRO TOOLS (INDIA) PVT. LTD.   |
| FAIR MARKET VALUE    | :- | RS. 4,59,00,000/-   |
| RELIZABLE VALUE      | :- | RS. 3,90,00,000/-   |
| GUIDE LINE VALUE     | :- | Rs. 2,60,35,720/-   |
| COST OF CONSTRUCTION | :- | Rs. 86,00,000/-   |
| BRANCH NAME          | :- | STATE BANK OF INDIA, SME, NIT FARIDABAD (HARYANA)   |







# PERFECT VALUERS

(PANEL VALUER OF FIXED & MOVABLE ASSETS)

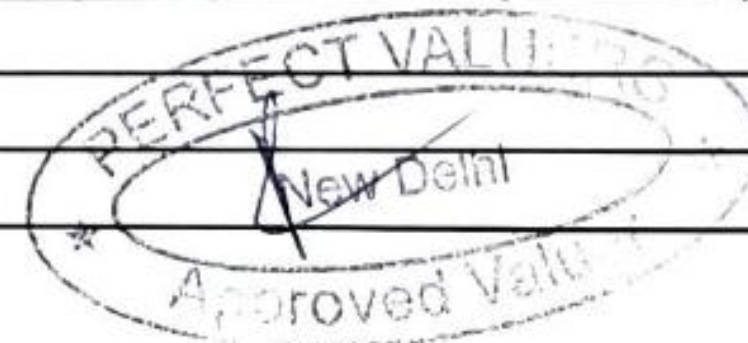
C-1/A.307, Third Floor, M.S. Chamber,  
Aruna Park, Laxmi Nagar, East Delhi-110092  
M.: 09582166798 & 9711633049

Email Id: perfectvaluers2012@gmail.com; perfectvaluers2012@yahoo.in;

## VALUATION REPORT OF IMMOVABLE PROPERTY

### I. GENERAL

|       |  |   |  |
|-------|--|---|--|
| 1.    | Purpose for which the valuation is made  | : | Fair Market Value for Bank Credit Facilities       |
| 2.    | a) Date of Inspection  | : | 16.03.2022   |
|       | b) Date on which the valuation is made   | : | 19.03.2022   |
| 3.    | List of Documents produced for perusal   | : |  |
|       | Photocopy of Sale deed dt. 02.04.2004 vide Regn. No. 47 book no. 1 vol. no. 2 page no. 0 Add. book no. 1 vol. no. 2 page no. 1 to 2 Regd. in SR-Ballabhgarh  |   |  |
| 4. a) | Name of the owner (s) and his / their address (es)   | : | M/S MICRO TOOLS (INDIA) PVT. LTD.                  |
| 4. b) | Name of the Account  | : | M/S MICRO TOOLS (INDIA) PVT. LTD.                  |
| 5.    | <b>Brief description of the property (Including leasehold / freehold etc)</b>  |   |  |
|       | 1) The property under valuation is a free hold industrial property bearing no. 38, situated at Industrial Estate, Sector-24, Tehsil- Ballabhgarh, District-Faridabad, Haryana, built on a plot of 1288.88 sq. yds. or 1077.63 sq. mtrs. and built as GF + 2 storied. |   |  |
|       | 2) It comprises working hall, machine room, store room, tools room at GF, office cabins, toilets, conference room and pantry at FF and three rooms at SF.  |   |  |
|       | 3) Subject property is about 15 yrs (approx.) old & as on date occupied by company.  |   |  |
|       | 4) The sanctioned plan has not provided to us, so permissible area as per building bye-laws is considered for valuation.   |   |  |
|       | 5) The property is located near Petrol Pump.   |   |  |
| 6.    | Location of property   | : |  |
|       | a) Plot No. / Survey No.   | : | Industrial Property Bearing No. 38, Situated At    |
|       | b) Door No.  | : | Industrial Estate, Sector- 24, Tehsil Ballabhgarh, |
|       | c) T. S. No. / Village   | : | District-Faridabad, Haryana                        |
|       | d) Ward / Taluka   | : |  |
|       | e) Mandal / District   | : |  |
| 7.    | Postal address of the property   | : | As above   |
|       | City / Town  | : | City   |
| 8.    | Residential Area   | : | No   |
|       | Commercial Area  | : | No   |
|       | Industrial Area  | : | Yes, industrial                                    |
|       | Classification of the area   | : |  |
| 9.    | i) High / Middle / Poor  | : | Middle   |
|       | ii) Urban / Semi Urban / Rural   | : | Urban  |





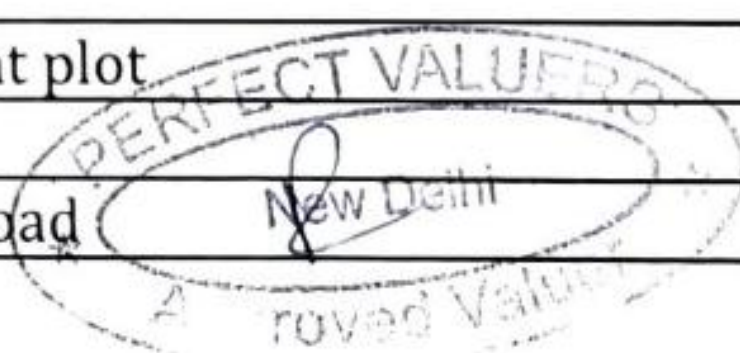


**PERFECT VALUERS**

| PERFECT VALUERS   |   |  |                     |
|---|---|--|---------------------|
| Coming under Corporation Limit / Village Panchayet / Municipality   | : | Municipality                                       |                     |
| Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area. | : | -do-   |                     |
| In case it is an agricultural land, nay conversion to house site plots is contemplated.   | : | N.A.   |                     |
| Boundaries of the Property  | : |  |                     |
| North   | : | As per Legal                                       | As per site         |
| South   | : | Not given in Deed                                  | Property No. 39     |
| East  | : |  | Park/HUDA Land      |
| West  | : |  | Road                |
|   | : |  | Other Property      |
| Dimensions of the site  | : | A  | B                   |
|   | : | As per TIR   | As per site approx. |
| North   | : |  |                     |
| South   | : | 1288.88 sq. yrds. or 1077.63 sq. mtrs. as per deed |                     |
| East  | : |  |                     |
| West  | : |  |                     |
| 15. Extent of the site  | : | 1288.88 sq. yrds. or 1077.63 sq. mtrs. as per deed |                     |
| 16. Latitude, Longitude and Coordinates of the site   | : | 28.3659668 N<br>77.30238363 E                      |                     |
| 17. Extent of the site considered for Valuation (least of 14a & 14b)  | : | Least of 14a                                       |                     |
| 18. Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.  | : | Company occupied                                   |                     |

**II. CHARACTERSTICS OF THE SITE**

|  |   |                       |
|--|---|-----------------------|
| 1. Classification of Locality  | : | Middle Class          |
| 2. Development of surrounding areas  | : | Developed             |
| 3. Possibility of frequent flooding / submerging                                   | : | No                    |
| 4. Feasibility to the Civic Amenities like School, Hospital, Bus Stop, Market etc. | : | Within 1 - 5 km       |
| 5. Level of land with topographical conditions                                     | : | Level                 |
| 6. Shape of land   | : | Regular shape         |
| 7. Type of use to which it can be put  | : | Industrial            |
| 8. Any usage restriction   | : | Other than Industrial |
| 9. Is plot in town planning approved layout?                                       | : | Yes                   |
| 10. Corner plot or intermittent plot?  | : | Intermittent plot     |
| 11. Road facilities  | : | Yes                   |
| 12. Type of road available at present  | : | Metalled Road         |







**PERFECT VALUERS**

|     |   |   |                         |
|-----|---|---|-------------------------|
| 1.  | Width of road - is it below 20 ft. or more than 20 ft.  | : | More than 20' wide road |
| 2.  | Is it a Land - Locked land?   | : | No                      |
| 3.  | Water potentiality  | : | Yes                     |
| 4.  | Underground sewerage system.  | : | Yes                     |
| 5.  | Is Power supply is available in the site  | : | Yes                     |
| 6.  | Advantages of the site  | : |                         |
| 7.  | 1. --   | : |                         |
| 8.  | 2. --   | : |                         |
| 9.  | 22. Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated) | : | --                      |
| 10. | 1. --   | : |                         |
| 11. | 2. --   | : |                         |

**PART - A (VALUATION OF LAND)**

|    |   |                    |  |
|----|---|--------------------|--|
| 1. | Size of plot  | :                  | 1288.88 sq. yrds. or 1077.63 sq. mtrs. as per deed |
|    | North & South                                       | :                  | --   |
|    | East & West   | :                  | --   |
| 2. | Total Extent of the plot                            | :                  | 1288.88 sq. yrds. or 1077.63 sq. mtrs. as per deed |
| 3. | Guideline rate obtained from the Registrar's Office |                    |  |
|    | Value of Land                                       | 1288.88 sq. yards. | Rs. 14,000/- per sq. yards                         |
|    | Construction Value                                  | 6298 sq. ft. (RCC) | Rs. 900/- per sq. ft.                              |
|    |   | 3872 sq. ft. (ACC) | Rs. 600/- per sq. ft.                              |
|    | Value of the Property                               |                    | Rs. 2,60,35,720/-                                  |

| DETAILS OF COLLECTOR RATES IN URBAN, RURAL AREA OF TERHIL, BALIARGARH 2020-2021 |                  |                                   |                                      |  |  |                                       |  |                                      |                                       |                                  |                                      |   |   |
|---|------------------|-----------------------------------|--------------------------------------|--|--|---------------------------------------|--|--------------------------------------|---------------------------------------|----------------------------------|--------------------------------------|---|---|
| COLLECTOR RATES OF INDUSTRIAL AREA  |                  |                                   |                                      |  |  |                                       |  |                                      |                                       |                                  |                                      |   |   |
| PRESENT RATE 2019-2020  |                  |                                   |                                      |  |  |                                       |  |                                      |                                       |                                  |                                      |   |   |
| PROPOSED RATES 2020-2021  |                  |                                   |                                      |  |  |                                       |  |                                      |                                       |                                  |                                      |   |   |
| No  | Name of Village  | 1-50 YDS TO 500 SQ YDS INDL. AREA | 500 SQ YDS TO 1000 SQ YDS INDL. AREA | MORE THAN 1000 TO 2500 SQ YDS INDL. AREA | MORE THAN 2500 TO 5000 SQ YDS INDL. AREA | ONE ACRE TO TWO ACRE SqYds INDL. AREA | ABOVE TWO ACRE TO FOUR ACRE SqYds INDL. AREA | 500 SQ YDS TO 1000 SQ YDS INDL. AREA | 1000 SQ YDS TO 2500 SQ YDS INDL. AREA | 2500 TO 1 ACRE SQ YDS INDL. AREA | 1 ACRE TO TWO ACRE SQ YDS INDL. AREA | TWO ACRE TO FOUR ACRE SQ YDS INDL. AREA | ABOVE TWO ACRE TO FOUR ACRE SQ YDS INDL. AREA |
| 1   | BALLARGARH       | 0000                              | 8000                                 | 7000                                     | 6500                                     | 6200                                  | 5000   | 15000                                | 14000                                 | 13000                            | 12000                                | 11000                                   | 10000   |
| 2   | UNCHAGARH        | 0000                              | 8000                                 | 7000                                     | 6500                                     | 6200                                  | 5000   | 15000                                | 14000                                 | 13000                            | 12000                                | 11000                                   | 10000   |
| 3   | SIHI             | 0000                              | 8000                                 | 7000                                     | 6500                                     | 6200                                  | 5000   | 15000                                | 14000                                 | 13000                            | 12000                                | 11000                                   | 10000   |
| 4   | SIHI             | 0000                              | 8000                                 | 7000                                     | 6500                                     | 6200                                  | 5000   | 15000                                | 14000                                 | 13000                            | 12000                                | 11000                                   | 10000   |
| 5   | SAMEY PUR        | 0000                              | 7500                                 | 7000                                     | 6500                                     | 6000                                  | 5000   | 12000                                | 12000                                 | 11000                            | 10000                                | 9000                                    | 8000  |
| 6   | SCHINA ROAD      | 8500                              | 7500                                 | 7000                                     | 6500                                     | 6000                                  | 5000   | 15000                                | 14000                                 | 13000                            | 12000                                | 11000                                   | 10000   |
| 7   | KAT GADON        | 5500                              | 7500                                 | 7000                                     | 6500                                     | 6000                                  | 5000   | 12000                                | 11000                                 | 10000                            | 9000                                 | 8000                                    | 7000  |
| 8   | KHANDAWALI       | 8500                              | 7500                                 | 7000                                     | 6500                                     | 6000                                  | 5000   | 12000                                | 11000                                 | 10000                            | 9000                                 | 8000                                    | 7000  |
| 9   | SEC 56.74.25     | 15500                             | 12500                                | 12500                                    | 11500                                    | 11000                                 | 10000  | 15000                                | 14000                                 | 13000                            | 12000                                | 11000                                   | 10000   |
| 10  | SEC 57.18.59     | 15500                             | 12500                                | 12500                                    | 11500                                    | 11000                                 | 10000  | 15000                                | 14000                                 | 13000                            | 12000                                | 11000                                   | 10000   |
| 11  | SEC 60.01        | 14500                             | 12500                                | 12500                                    | 11500                                    | 11000                                 | 10000  | 15000                                | 14000                                 | 13000                            | 12000                                | 11000                                   | 10000   |
| 12  | IMT 167.05.09.30 | 3000                              | 9000                                 | 9000                                     | 8000                                     | 7000                                  | 5000   | 12000                                | 11000                                 | 10000                            | 9000                                 | 8000                                    | 7000  |

Sub Registrar  
 Ballargarh

Sub Divisional Officer (c)  
 Ballargarh

Dist Revenue Officer  
 Faridabad

APC

Deputy Commissioner  
 Faridabad







Date: 8.8.19

### PERFECT VALUERS

se of variation of 20% or more in  
ation proposed by the valuer and the  
ne value provided in the State Govt.  
cation or Income Tax Gazette  
fication on variation has to be given.

For the reasons stated below:-

1. Market value of property is more than 20% of the circle rate.
2. Circle Rates (s) is/are fixed by The Revenue Deptt. of the Govt. for the purpose of Stamp Duty which is generally vary than market rates.
3. The market rate depends on demand & supply of the property in a particular area.

ii) Details of last two transactions in the locality/area to be provided, if available

As the 2 sale transactions in the locality are not available we are not providing copies of property portal 99 acres. com or Magicbriks.com for assessing the nearby value in the particular area.

|    |                                      |   |  |
|----|--------------------------------------|---|--|
| 4. | Prevailing market rate               |   | Rs. 28,000/- to Rs. 30,000/- per sq. yds..                           |
| 5. | Assessed / adopted rate of valuation | : | Rs. 29,000/- per sq. yds.  |
| 6. | Estimated value of land              | : | 1288.88 sq. yards @ Rs. 29,000/- per sq. yds.<br>= Rs. 3,73,77,520/- |

### PART - B (VALUATION OF BUILDING)

|                                      |  |   |                    |                           |                                |                         |
|--------------------------------------|--|---|--------------------|---------------------------|--------------------------------|-------------------------|
| 1. Technical details of the Building |  |   |                    |                           |                                |                         |
| a)                                   | Type of Building (Residential / Commercial / Industrial              | :   | Industrial         |                           |                                |                         |
| b)                                   | Type of Construction (Load bearing / RCC / Steel Framed)             | :   | RCC/Shed Structure |                           |                                |                         |
| c)                                   | Year of Construction   | :   | 2007               |                           |                                |                         |
| d)                                   | Number of floors and height of each floor including basement, if any | :   | GF + 2 storied     |                           |                                |                         |
| e)                                   | Plinth area floor-wise   | :   | Floor              | Actual area<br>In sq. ft. | Permissible Area<br>In sq. ft. | Adopted area in sq. ft. |
|                                      |  |   | GF RCC             | 4338                      | 4338                           | 4338                    |
|                                      |  |   | GF ACC             | 8865                      | 2622                           | 2622                    |
|                                      |  |   | FF (RCC)           | 1960                      | 5800                           | 1960                    |
|                                      |  |   | FF (ACC)           | 800                       |                                | 800                     |
|                                      |  |   | SF (ACC)           | 450                       | 1740                           | 450                     |
|                                      |  |   | Total              | 16413                     | 14500                          | 10170                   |
| f)                                   | Condition of the Building  |   |                    |                           |                                |                         |
|                                      | i) Exterior - Excellent, Good, Normal, Poor                          | :   | Normal             |                           |                                |                         |
|                                      | ii) Interior - Excellent, Good, Normal, Poor                         | :   | Normal             |                           |                                |                         |
| g)                                   | Date of issue and validity of layout plan approved map / plan        | Sanctioned plan not made available (property already mortgaged by bank) |                    |                           |                                |                         |
| h)                                   | Approved map / plan using authority                                  | -do-  |                    |                           |                                |                         |
| i)                                   | Whether genuineness or   | -do-  |                    |                           |                                |                         |





Date: 8.8.19

**PERFECT VALUERS**

Authenticity of approved map / plan

Any other comments on authenticity of approved plan

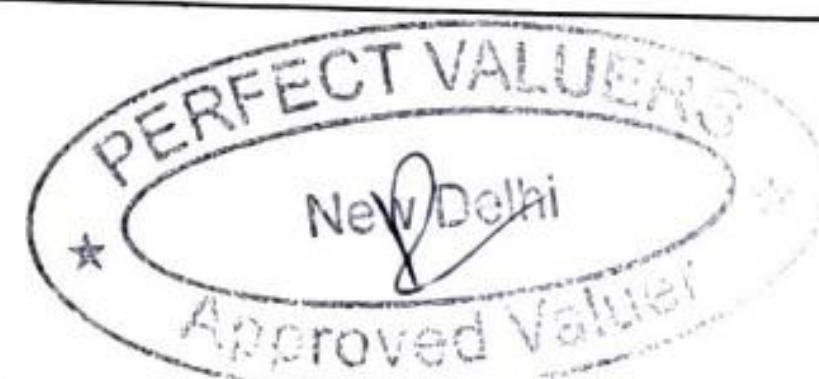
Yes, The actual area is more than permissible area at GF which is ignored for valuation.

**Specifications of Construction (Floor Wise) in respect of:**

| No. | Description   | Specifications of Construction (Floor Wise) in respect of: |  |
|-----|---|--|--|
|     |   | GROUND FLOOR   | FIRST FLOOR                                |
| 1.  | Foundation  | RCC Spread Foundation                                      | --   |
| 2.  | Basement  | No   | --   |
| 3.  | Super structure   | 9" & 4 1/2" th brick work in cement mortar                 | 9" & 4 1/2" th brick work in cement mortar |
| 4.  | Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber) | Wooden / Steel   | --   |
| 5.  | RCC works   | Yes  | Yes  |
| 6.  | Plastering  | 12 mmth cement plaster                                     | 12 mm th cement plaster                    |
| 7.  | Flooring, Skirting, de-doing  | CC   | CC   |
| 8.  | Special finish as marble, granite, wooden paneling, grills etc.,  | --   | --   |
| 9.  | Roofing including weather proof course  | RCC/ACC  | RCC/ACC                                    |
| 10. | Drainage  | Provided   | Provided                                   |

S.  
No.**Description**

|    |   |             |
|----|---|-------------|
| 2. | <b>Compound wall</b>                            | No          |
|    | Height  | --          |
|    | Length  | --          |
|    | Type of construction                            | --          |
| 3. | <b>Electrical installation</b>                  |             |
|    | Type of wiring                                  | Conduct     |
|    | Class of fittings (superior/ ordinary / poor) : | Ordinary    |
|    | Number of light points                          | As per site |
|    | Fan points                                      | -do-        |
|    | Spare plug points                               | -do-        |
|    | Any other item                                  | -do-        |
| 4. | <b>Plumbing installation</b>                    |             |
|    | a) No. of water closets and their type          | As per site |
|    | b) No. of wash basins                           | -do-        |
|    | c) No. of urinals                               | -do-        |
|    | d) No. of bath tubs                             | -do-        |
|    | e) Water meter, taps, etc.                      | -do-        |
|    | f) Any other fixtures                           | -do-        |





# PERFECT VALUERS

## PART-B

| DETAILS OF VALUATION |                         |                 |  |                      |                                   |                                     |
|----------------------|-------------------------|-----------------|--|----------------------|-----------------------------------|-------------------------------------|
| Particulars of item  | Covered area as sq. ft. | Age of building | Estimated replacement rate of construction Rs. | Replacement cost Rs. | Depreciation @25% (RCC) 38% (ACC) | Net value after depreciation on Rs. |
| 1. BMF               | --                      | --              | --   | --                   | --                                | --                                  |
| 2. RCC               | 6298                    | 15/60           | --   | --                   | --                                | --                                  |
| 3. Shed              | 3872                    | 15/40           | 1,300/-  | 81,87,400/-          | 20,46,850/-                       | 61,40,550/-                         |
| 5.                   | --                      | --              | 800/-  | 30,97,600/-          | 11,77,088/-                       | 19,20,512/-                         |
| - <b>Total</b>       | <b>10170</b>            |                 | --   | --                   | --                                | --                                  |
|                      |                         |                 |  | <b>1,12,85,000/-</b> | <b>32,23,938/-</b>                | <b>80,61,062/-</b>                  |

### Part - C (Extra Items) Building:

|    |                                    |   | (Amount in Rs.) |
|----|------------------------------------|---|-----------------|
| 1) | Portico                            | : |                 |
| 2) | Ornamental front door              | : |                 |
| 3) | Sit out/Verandah with steel grills | : |                 |
| 4) | Over head water tank               | : |                 |
| 5) | Extra Steel/Collapsible gates      | : |                 |
|    | <b>Total</b>                       | : | <b>Nil</b>      |

### Part - D (Amenities): (Amount in Rs.)

|     |                                 |   |            |
|-----|---------------------------------|---|------------|
| 1)  | Wardrobes                       | : |            |
| 2)  | Glazed tiles                    | : |            |
| 3)  | Extra sinks and bath tub        | : |            |
| 4)  | Marble / Ceramic tiles flooring | : |            |
| 5)  | Interior decorations            | : |            |
| 6)  | Architectural elevation works   | : |            |
| 7)  | Panelling works                 | : |            |
| 8)  | Aluminium works                 | : |            |
| 9)  | Aluminium hand rails            | : |            |
| 10) | False ceiling                   | : |            |
|     | <b>TOTAL</b>                    | : | <b>Nil</b> |







Date: 8.8.19

## PERFECT VALUERS

### Miscellaneous):

|                        |   |    |                 |
|------------------------|---|----|-----------------|
| arate toilet room      | : |    | (Amount in Rs.) |
| arate lumber room      | : |    |                 |
| arate water tank/ sump | : |    |                 |
| rees, gardening        | : |    |                 |
| <b>TOTAL</b>           | : | -- |                 |

Including in cost of construction

### Part - F (Services):

|                               |   |  |                       |
|-------------------------------|---|--|-----------------------|
| Water supply arrangements     | : |  | (Amount in Rs.)       |
| Drainage arrangements         | : |  |                       |
| Compound wall                 | : |  |                       |
| C. B. deposits, fittings etc. | : |  |                       |
| Pavement & electrical fitting | : |  |                       |
| <b>TOTAL</b>                  | : |  | <b>Rs. 5,00,000/-</b> |

5,00,000/-

Rs. 5,00,000/-

## Total Abstract of the Entire Property

|   |   |   | MARKET VALUE         |
|---|---|---|----------------------|
|   |   |   | Rs.                  |
| Part - A  | 1288.88 sq. yards @ Rs. 29,000/- per sq. yds. | : | 3,73,77,520/-        |
| Part - B  | Building                                      | : | 80,61,062/-          |
| Part - C  | Extra Items                                   | : | --                   |
| Part - D  | Amenities                                     | : | --                   |
| Part - E  | Miscellaneous                                 | : | --                   |
| Part - F  | Services                                      | : | 5,00,000/-           |
| <b>Total Cost</b>                                 |   | : | <b>4,59,38,582/-</b> |
| <b>Say</b>  |   | : | <b>4,59,00,000/-</b> |
| <b>Cost of Construction for Insurance Purpose</b> |   | : | <b>86,00,000/-</b>   |

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).





## PERFECT VALUERS

At of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is Rs. 59,00,000/- (Rupees Four Crore Fifty Nine Lac Only). The realizable value of the above property at 85% is Rs. 3,90,00,000/- (Rupees Three Crore Ninety Lac Only) and the distress value at 75% is Rs. 3,44,00,000/- (Rupees Three Crore Forty Four Lac Only).

Place: New Delhi

Date: 19.03.2022

FOR PERFECT VALUERS



(DAVINDER KATARIA)

(Govt. Regd. Valuer)

(Cat-I/717/Vol -II/06/2019-20)

(Name and official seal of the approved)

The undersigned has inspected the property detailed in the Valuation report dated 19.03.2022 on 16.03.2022. We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Lacs Only).

Signature

(Name of the Branch Manager)

Date: 19.03.2022







Date: 8.8.19

### PERFECT VALUERS

I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, Part-B of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable

t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V-A signed copy of same to be taken and kept along with this declaration)

u) I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)

v) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)

w) My CIBIL Score and credit worthiness is as per Bank's guidelines.

x) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

y) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.

z) Further, I hereby provide the following information.





**PERFECT VALUERS**  
**DECLARATION**

reby declare that:

I/We Mr. Davinder Kataria son of Mr. Chaman Lal Do hereby solemnly affirm and state that:

- a) I am a citizen of India
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c) The information furnished in my valuation report, dated **19.03.2022** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) Our representative **Mr. Thakur** has inspected the subject property on date **16.03.2022**.  
The work is not subcontracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the Bank
- f) I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed/dismissed from service/employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment.
- i) I have not been found guilty of misconduct in professional capacity.
- j) I have not been declared to be unsound mind
- k) I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l) I am not an undischarged insolvent
- m) I have not been levied a penalty 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
- n) I have 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
- o) My **PAN Card number**/Service Tax number as applicable is AAOFD24296
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a value
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure





# PERFECT VALUERS

## Particulars

|    | Background information of the asset being valued;   | Valuer comment   |
|----|---|--|
|    | Purpose of Valuation and appointing authority   | Mentioned above  |
| 3  | Identity of the valuer and any other experts involved in the valuation;   | Fair Market Value for Bank Credit Facilities                   |
| 4  | Disclosure of Valuer interest or conflict, if any;  | DAVINDER KATARIA<br>(Cat-I/717/Vol -II/06/2019-20)             |
| 5  | Date of appointment to customer/ valuation date and date of report;   | No interest or conflict involved                               |
| 6  | Inspections and/or investigations undertaken;   | Dt. 16.03.2022/ Dt. 19.03.2022                                 |
| 7  | Nature and sources of the information used or relied upon;  | Yes proper inspection by our engineer undertaken on 16.03.2022 |
| 8  | Procedures adopted in carrying out the valuation and valuation standards followed;  | Market survey  |
| 9  | Restrictions on use of the report, if any;  | Land & building Method   |
| 10 | Major factors that were taken into account during the valuation;  | Only for bank  |
| 11 | 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. | Mentioned in above report page (1 to 7)                        |
|    |   | No limitation /disclaimers.                                    |





## PERFECT VALUERS

A valuer shall not deal in securities of any subject company after any time when 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 organisation 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 organisation 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.