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REPORT FORMAT: V-L2 (L&B) | Version: 9.0_2019

39/3, 1st Floor, Subhash Road Dehradun Ultarokhand (248001) Ph: 7017919244, 9958632707

FILE NO. VIS(2021-22)-PL299-Q68-275-343

DATED:10/08/2021

VALUATION ASSESSMENT

OF

INDUSTRIAL LAND & BUILDING

SITUATED AT 78, MALANPUR INDUSTRIAL AREA, DISTRICT BHIND, MADHYA PRADESH

> **OWNER/S** M/S. FUSION INDUSTRIES LIMITED

: M/S. FUSION INDUSTRIES LIMITED

Corporate Valuers

Business/ Enterprise/ Equity Valuations

Lender's Independent Engineers (LIE)

Techno Economic Viability Consultants (TEV)

Agency for Specialized Account Monitoring (ASM)

Project Techno-Financial Advisors

Chartevel Esgineore

Industry/ Trade Rehabilitation Consultants

NPA Management

Banks

Panel Valuer & Techno Economic Consultants for PSU

REPORT PREPARED FOR DIA, SME BRANCH, RANIPUR, HARIDWAR

concern or escalation you may please contact Incident Manager @ I appreciate your feedback in order to improve our services.

ilable at www.rkassociates.org for reference.

edback on the report within 15 days of its submission after which report considered to be correct.

CORPORATE OFFICE:

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other Offices at: Mumbai | Kolkata | Bengaluru | Ahmedabad | Lucknow | Shahjahanpur

Satellite & Shared Office: Moradabad | Meerut | Agra

ALUATION ASSESSMENT

/S FUSION INDUSTRIES LIMITED



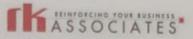
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VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank Of India, SME Branch, Ranipur, Haridwar
Name Of Customer (S)/ Borrower Unit	M/s. Fusion Industries Limited

a) b)	Date of inspection Date of inspection Date on which the valuation is made of documents produced for perusal	For Value assessm mortgage for Bank 07/08/2021 09/08/2021 Documents Requested Total 04 documents requested. Property Title	Loan purpose Documents Provided Total 02 documents	for creating collateral Documents Reference No. 02					
b)	Date on which the valuation is made	07/08/2021 09/08/2021 Documents Requested Total 04 documents requested.	Documents Provided Total 02 documents	Reference No.					
a for the		Documents Requested Total 04 documents requested.	Provided Total 02 documents	Reference No.					
List	of documents produced for perusal	Requested Total 04 documents requested.	Provided Total 02 documents	Reference No.					
		documents requested.	documents	02					
		Property Title	provided.	No. 10. 201					
		document	Lease Deed	Dated-28-02-2012					
		Completion Certificate	Amendment in Original Lease Deed	Dated - 19/01/2015					
		Last paid Electricity Bill	NA						
		Last paid Municipal Tax Receipt	NA						
Name	of the owner/s	M/s. Fusion Industries Limited							
Addres	ss and Phone no. of the owner/s	SSI, Plot No. 4, Block- HNH2, Opposite FCI Godown, NIT, Faridabad, Haryana.							
Brief description of the property		This opinion on valuation report is prepared for the Industrial Land and building situated at the aforesaid address having total land area admeasuring 179563 sq.yrd / 16682 sq. mtr. as per the copy of lease deed provided to us by the bank.							
		The subject property is a lease hold land acquired by Ms. Yee Kay Technocrat Pvt. Ltd. via single lease deed dated 28.02.2012. Further Ms. Yee Kay Technocrat Pvt. Ltd. changed the name to Ms. Fusion Industries Limited vide letter No.2281 dated 08.08.2014.							
		The subject property was used as a manufacturing unit for the production of Rubber and Plastic pipes. Currently the subject property is closed and non-functional from							
	Addres	Name of the owner/s Address and Phone no. of the owner/s Brief description of the property	Bill Last paid Municipal Tax Receipt Name of the owner/s M/s. Fusion Industriant Address and Phone no. of the owner/s SSI, Plot No. 4, Bloc Faridabad, Haryana Brief description of the property This opinion on voludational transmission on voludation of the property Brief description of the property This opinion on voludation voludation voludation on voludation voludation volud	Last paid Electricity NA Bill Last paid Municipal NA Tax Receipt NA Tax Receipt Name of the owner/s M/s. Fusion Industries Limited Address and Phone no. of the owner/s SSI, Plot No. 4, Block- HNH2, Oppor Faridabad, Haryana. Faridabad, Haryana. Brief description of the property This opinion on valuation report Industrial Land and building situat address having total land area a sq.yrd / 16682 sq. mtr. as per the provided to us by the bank. The subject property is a lease hold Yee Kay Technocrat Pvt. Ltd. via sin 28.02.2012. Further Ms. Yee Kay changed the name to Ms. Fusion In letter No.2281 dated 08.08.2014. The subject property was used as for the production of Rubber and Pla Subject property was used as					

UATION ASSESSMENT FUSION INDUSTRIES LIMITED



around 2 years according to the information provided to us during the site survey.

The subject property is located in the midst of averagely maintained industrial area of Malanpur Industrial Area at Plot No.78, Malanpur Industrial Area, District Bhind, Madhya Pradesh.

The aforesaid property have few structures which were functional are tabulated below :-

S. No.	Block Name	Total Slabs/ Floors	Floor wise Height (ft.)	Year of constructio n	Type of construction	Structure condition	Area (in sq. mtr.)	Area (in sq. ft.)
1	OFFICE BUILDING	GROUND FLOOR	10	2005	RCC FRAMED STRUCTURE	Poor	150.00	1614.45
2	HALL	ground Floor	10	2005	RCC FRAMED STRUCTURE	Poor	1057.00	11376.491
3	GUARD ROOM	ground Floor	10	2005	RCC FRAMED STRUCTURE	Average	14.00	150.682
4	PRODUCTIO N SHED	GROUND FLOOR	20	2005	SHED WITH MS TRUSS	Poor	1602	17242.326
5	SHED	GROUND FLOOR	10	2010	TIN SHED	Poor	315	3390.345
	100		TO	TAL			3138.00	33774.29

The condition of the production shed is very poor with no roof, therefore the aforesaid structures cannot be considered for valuations.

The subject property is located in averagely developed industrial area known as Malanpur Industrial Area, located in the district Bhind. Some industries are setup nearby with few being functional and others being nonfunctional. The subject property is a two side corner plot and can be clearly approached from IIDC service road. The subject property is located almost 500 mtr. away from the main NH-719, which is also known as Bhind Road or IIDC road.

ATION ASSESSMENT



-	IN INDUSTRIES LIMITED	
USIO		This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.
Locat	ion of property	70
a)	Plot No. / Survey No.	78
b)	Door No.	Not Applicable
c)	T. S. No. / Village	Not Applicable Malanpur Industrial Area
d)	Ward / Taluka	
e)	Mandal / District	Bhind
f)	Date of issue and validity of layout of approved map / plan	NA
g)	Approved map / plan issuing authority	NA.
h)	Whether genuineness or authenticity of approved map / plan is verified	Map not provided to us
i)	Any other comments by our empanelled Valuers on authenticity of approved plan	No Plot No.78, Malanpur Industrial Area, District Bhind
Post	al address of the property	Madhya Pradesh
a)	City / Town	Bhind
b)	Residential Area	No
c)	Commercial Area	No
d)	Industrial Area	Yes
	sification of the area	Middle
a)	High / Middle / Poor	
b)	Urban / Semi Urban / Rural	and the strict intrastructure Development corporation
). Con	ning under Corporation limit	
Villa	age Panchayat / Municipality	Not applicable
1. Whe Gov Act	ether covered under any State / Central /t. enactments (e.g. Urban and Ceiling) or notified under agency area /	and the second se
sch	eduled area / cantonment area case it is an agricultural land, any	Not applicable

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ATION ASSESSMENT USION INDUSTRIES LIMITED

	onversion to house site ontemplated	plots is	3				
	and aries of the property		No boundaries are not n	nentioned in the documents.			
	Are Boundaries matched	Aer	per Copy of Lease Deed	Actual found at Site			
	Directions North	the set of the second se	entioned in the documents	Plot No.80/ Ms. Compact Pack Moulders Pvt. Ltd.			
	South	Not m	entioned in the documents	Industrial Area road			
	East	Not m	entioned in the documents	Plot No.79 /(Ms. Techno Craft Pvt. Ltd.)			
	West	Not m	entioned in the documents	Industrial Area road			
		and states of the	A	В			
	Dimensions of the site	101.025	As per the Deed	Actuals (As per Google Measurement)			
	N II	Not me	entioned in the documents	~ 118 mtr.			
	North		entioned in the documents	~ 118 mtr. /			
	South		entioned in the documents	~ 140 mtr. /			
	East		entioned in the documents	~ 140 mtr.			
	West	10/2000 - 20		:			
.2	Latitude, Longitude & Co-Ordir Industrial Property	nates Of		and the second second			
15.	Extent of the site		Land Area as per Lease Deed (179563 sq.yrd / 16682 sq. mtr.)				
16.	Extent of the site considered for v (least of 14 A & 14 B)	aluation	Land Area as per Lease Deed (179563 sq.yrd / 16682 sq mtr.)				
17	Whether occupied by the owner /	tenant?	Lessee				
17.	If occupied by tenant, since how lo	ong?	N.A.				
-	If occupied by terrain, since not te	5	N.A.				
	Rent received per month.						

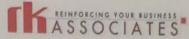
ASSOCIATES

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	CHARAC	TERISTICS OF THE SITE
II. 1. 2. 3. 4.	Classification of locality Development of surrounding areas Possibility of frequent flooding / sub- merging Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Industrial Area Industrial Land No Civic Amenities such as School and Market is available in close vicinity at a distance of around 3km. from the subject property. The nearest railway station is around 20km. away
5.	Number of Floors	from the property. Refer to the sheet Attached below. Please refer to the attached specifications annexure
7.	Type of Structure Type of use to which it can be put	Industrial purpose Yes, It's in an Industrial area and all nearby properties are
8.	Any usage restriction	ves, it's in an induced and used for Industrial purpose. The constructed structures inside the subject property are in a very poor condition, and cannot be used for any industrial purpose until proper maintenance work is carried out.

FILE NO.: VIS(2021-22) PL-299-Q68-275-343 Valuation TOR is available at www.rkassociates.org

ALUATION ASSESSMENT /S FUSION INDUSTRIES LIMITED



Yes
Yes
Yes
Bitumen Surfaced Road
More than 20 ft.
No
Water Submersible & Jal board Supply
Yes
Yes
The subject property is in Industrial area.
None
References on prevailing market Rate/Price teads of
Interproperty and Detrills of the sources from where the Information is gethered (from property exarch sites &

LUATION ASSESSMENT

S FUSION INDUSTRIES LIMITED



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PART B

VALUATION OF LAND

	the second se
ze of Plot	Land Area as per Lease Deed (179563 sq.yrd / 16682 sq. mtr.)
orth & South	~ 118mtr. (As per Google Map measurement)
ast & West	~ 140mtr. (As per Google Map measurement)
otal extent of the plot	Land Area as per Lease Deed (179563 sq.yrd / 16682 sq. mtr.)
Area adopted on the basis of	Property documents only since site measurement couldn't be carried out
Remarks & observations, if any	None
Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	 Iocal information) 1. Name: Mr. Om Sai Property (Property Consultant) Contact No.: +91-9425337611 Size of the Property: Approx. 4 Bigha / 8000 sq.mtr. Rates/ Price informed: Rs.30 Lakhs- to Rs.40 Lakhs per Bigha. Comment: As per the discussion held with the above mentioned property dealer we came to know that the rates in the concerned area for agricultural land ranges around around Rs.30,00,000/- Rs.40,00,000/- per Bigha. Which comes to be around Rs.1,400/- to
	Rs.1,900/- per sq. mtr. 2. Name: Local Inhabitants
	 Contact No.: Size of the Property: Approx. 6-7 Bigha Rates/ Price informed: Rs.30,00,000/- to Rs.35,00,000/- per bigha Comment: As per the discussion held with the local inhabitants we came to know that the rates in the concerned area were around Rs.30,00,000/- Rs.35,00,000/- per Bigha.
	 During our micro market survey and discussion with local inhabitants and property dealer we came to know following information: 1. The prevailing land rate in the subject locality depends on the size, shape, frontage, approach road width, location and change of lane status. 2. This is corner property having two side access with bituminous road.

UATION ASSESSMENT FUSION INDUSTRIES LIMITED



Buideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	 The subject property is located in the IIDC notified industrial area named Malanpur Industrial area. The demand of the Industrial land in this area is moderate and ample of vacant land is available. In the surrounding locality some industry is setted up but ample amount of plots are vacant and available for allotment. For industrial use the land in the area has to be allotted by the IIDC. As the subject property has very large land area and abutted to road from two side and can be clearly approached from 40 ft. road. The subject property is located at a distance of 500 mtr. from the main national highway 719 known as Bhind road. Since there is ample amount of land available in this area and demand for industrial property is less in the vicinity. The allotment rate of IIDC in this area are Rs.1000/- per sq.mtr. Since the subject property is a developed industrial property lying in industrial zone thus, considering all the above factor we have considered a rate of Rs.1,400/- per sq.mtr. Rs. 5,600/- per sq.mtr Guideline value: Land: 16,682 sq.yds. X Rs. 5,600/- sq.mtr.
	Rs.9,34,19,200/-
Assessed / adopted rate of valuation	Rs.1,500/- per sq.mtr
Estimated value of land (A)	Market Value:
Estimated value of land (A)	Market Value: Land: 16682 sq.mtr X Rs.1,400/- per sq.mtr = Rs.2,50,23,000/-

LUATION ASSESSMENT LUATION INDUSTRIES LIMITED



VALUATION OF BUILDING

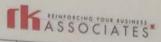
 k) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved 	 Any other comments by our empaneled Any other comments of approved plan 	Whether genuineness or authenticity of Whether genuineness or authenticity of	h) Is Building as per approved Map	g) Date of issue and validity of layout of	ii. Exterior Plans/ Maps	Interior Finishing	n Condition	e) plintri arco of the building	-	c) Year or control of floors and height of each		b) Type of construction (Load bearing /	Type of Building (Residential /	Fechnical details of the building
NA	No	Cannot comment since approved map is not providen to us.	Cannot comment since approved map is not provided to us.	1	-	Simple plastered walls	Simple Plastered Walls	Poor	Please refer to the attached specifications annexure	Please refer to the attached specifications annexure	Please refer to the attached specifications annexure	Please refer to the attached specifications annexure.	Industrial	Construction done based on daily hire mason & labourers using average quality matiental.

8. Special finish as marble, granite, wooden	7. Flooring, Skirting dadging	6. Plastering	5. RCC works	fitting etc. and specify the species of timper)	 Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing. 		3. Superstructure		2 Ground Floor	1. Foundation	SNo. Description	SPECIFICATIONS OF
ooden		Composition	completed	completed	furnish Aluminum winuwwo una ylazing, Wooden Door , Glass Panels	but supports and	Refer to sheet attaction below.		Refer to sheet attaction below.	the stateshod	Yes	SPECIFICATIONS OF LONS INCOMING Ground floor Other
and and	-	1	completed	completed	Wooden Door , Glass Panels	Aluminum windows and	below.	Refer to sheet attached	below.	Refer to sheet attached	1	Other floors

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TION ASSESSMENT DUSTRIES LIMITED



LUAT ON INDUC	and the second se	
ALUATON INDUS	completed	
P ind weather p	Yes underground	completed
Adding grills, etc. paneling grills, etc. paneling including weather proof course Reofing including weather proof course prainage	Yes, underground drainage system exists in the area	Yes, underground drainage system exists in the area

Description	Ground floor	Other floors
Description	Yes	NA
compound wall	6 ft.	NA
Contract	Around 500 mtr.	NA
leight	Cemented Stone Wall	NA
angli truction		The state of the s
ength ype of construction ype installation	Internal	Internal
Type of construction Electrical installation electrical installation at wiring at wiring	Ordinary	Ordinary
lectrical instant lectrical instant ype of wiring lass of fittings (superior / ordinary / poor) lass of fittings (superior / ordinary / poor) umber of light points	NA	NA
imber of light P	NA	NA
	NA	NA
in points	NA	NA
are plug points		
v other north	NA	NA
y other item mbing installation No. of water closets and their type	NA	NA
No. of wash basins	NA	NA
No. of Wash Science	NA	NA
No. of urinals	NA	NA
No. of bath tubs		NA
Water meter, taps, etc. Any other fixtures	NA	

F						DE OF M/S.	FUSION I	NDUSTRIES	LIM	ITED.		
		VALUA	TION OF	BUILDING /	CIVIL STRUCTUR		Area	Area	Dep	preciated	Fairr	narket Value
		Total	Floor wise	Year of constructio	Type of	Structure condition	(in sq. mtr.)	(in sq. ft.)		Cost		
N.	Block Name		Height	n	construction			1614.45	₹	500.00	₹	807,22
NC		Floors	(ft.)		RCC FRAMED	Poor	150.00	1014.45	-		-	
-	OFFICE	GROUND	10	2005	STRUCTURE			11376.491	₹	500.00	2	5,688,24
+	BUILDING	FLOOR	-		RCC FRAMED	Poor	1057.00	11370.402	-		-	
2	HALL	GROUND	10	2005	STRUCTURE				*	500.00	₹	75,34
*	Innu	FLOOR			RCC FRAMED	Average	14.00	150.682				
	GUARD	GROUND	10	2005	STRUCTURE	Average					₹	
5	ROOM	FLOOR	10				1602	17242.326			-	
	PRODUCTIO	COOLINID			SHED WITH MS	Poor			-	400.00	=	1,356,13
101	N SHED	GROUND	20	2005	TRUSS		315	3390.345	₹	Heen	-	7,926,95
1			100		TIN SHED	Poor		33774.29			L`	
1	SHED	GROUND	10	2010			3138.00	33774.29 No. 78, Male		Industri	alare	a, District-
		TLOOK	TOT	A1		and the second second	, plat	No. 78, Mak	anpi	11 111-1		

L All these civil structures are located in the premises of M/s. Fusion Industries limited, at Plot Bhind, Madhyn Predering ^{1.6} In Building & Civil works only those Buildings & Civil works is taken into consideration as per site survey.
 ^{2.} The Production Shed and Tin Shed is not considered for the valuation since the roof of the said structures were not found during the site into consideration of the property has been as the structure of the property has been as the

The valuation of the property has been done by the deprecated replacement cost approach.

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ALUATION ASSESSMENT

EXTRA ITEMS

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		P.				

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Ш	A	5	S	0	C	IA	T	E	S	۰.

PTD

PAN	NA
	NA
orlico mamental front door mamental front door with steel grills it out/ Verandah with steel grills it out/ verandah with steel grills	NA
mamenter andah with steer grind	NA
	NA
it out werhead water tank werhead collapsible gates	NA

Extra stee Total (C)

AMENITIES

DARTE

PAIL	
	NA
Labes	NA
Wardrobes	NA
Glazed tiles Extra sinks and bath tub	NA
	NA
Marble / October Interior decorations	NA
Interior decorations Architectural elevation works	NA
Architectures Paneling works	NA
thum WOINS	NA
Aluminum hand rails	NA
False ceiling	NA
Total (D)	and sell and
10tal (D)	

MISCELLANEOUS

PART F

NA Separate toilet room NA 2 Separate lumber room NA Separate water tank/ sump NA 3. 4. Trees, gardening NA Total (E)

PART G

SERVICES

later and the second se	NA
later supply arrangements	NA
rainage arrangements	Rs. 10,00,000/-
ompound wall	
B. deposits fittings etc	NA
avement	NA
otal (F)	NA

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FILE NO.: VIS(2021-22) PL-299-Q68-275-343 Valuation TOR is available at www.rkassociates.org

UATION ASSESSMENT FUSION INDUSTRIES LIMITED



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CONSOLIDATED VALUATION ASSESSMENT OF THE INDUSTRY

Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
22	Rs. 9,34,19,200/-	Rs.2,50,23,000/-
(A) ture Construction Value (B)		Rs.79,26,950/-
a Items (C)	And the second sec	
enities (D)	and the same the second second	
cellaneous (E)		and all provide the same and the second
(E)	and the second second second second	Rs. 10,00,000/-
Add (A+B+C+D+L+L+L)	Rs. 9,34,19,200/-	Rs.3,39,49,950/-
ditional Premium if any	- Land Andre	
etails/ Justification	``	
eductions charged if any		
Details/ Justification		
Total Indicative & Estimated Prospective Fair Market Value [#]	19.2/	value. Rs.3,39,49,950/-
Rounded Off	with t	ne ade and Rs. 3,40,00,000/-
Expected Realizable Value [^] (@ ~15% less)		reasonable. Rs.2,89,00,000/-
Expected Forced Distress Sale Value* (@ ~25% less)	Discreet Listion seems	Rs.2,55,00,000/-

(RUPEES THREE CRORES FORTY LAKHS ONLY)

Concluding comments & Disclosures if any Assessment Factors 1. This property is demarcated with walls on all the sides of the property. 2. The industry is not in function from around 2 years and the structures within the property are not maintained properly. 3. The condition of the production shed is very poor with no roof during the site survey, hence we have not considered the structure for the valuations. 4. The covered area of the building structure has been adopted as per the site survey measurements only since copy of approved map not provided.	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 and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors
	Disclosures if any	 This property is demarcated with walls on all the sides of the property. The industry is not in function from around 2 years and the structures within the property are not maintained properly. The condition of the production shed is very poor with no roof during the site survey, hence we have not considered the structure for the valuations. The covered area of the building structure has been adopted as per the site survey measurements only since copy of approved map not

FILE NO.: VIS(2021-22) PL-299-Q68-275-343

TION ASSESSMENT SION INDUSTRIES LIMITED



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5. Presently the property market is not under a free market condition due to Covid Pandemic disruption. Currently, as per the micro & macro market research, the demand for property is weak and the enquiries and the transactions are negligible. In these uncertain times, people are likely to be very cautious in their expenditures in general and are and will be averse to lock up their available liquidity in the acquisition of fixed assets like property. A potential buyer of property if any, may consider acquiring a property only if he gets a really good bargain, at a substantial discount to the rates prevailing before the Covid Pandemic. Thus the Realizable Value in this Report has been adopted based on this consideration.

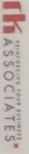
6. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct.

 Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.

 This report only contains technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.

 This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.

TON ASSESSMENT ON INDUSTRIES LIMITED



If of my appraisal and analysis, it is my considered opinion that the present fair market value of my appraise of my appraise perty in the prevailing condition with aforesaid specifications is Rs.3,40,00,000/- (Rupees Three perty in the prevailing condition with aforesaid specifications is Rs.2,89,00,000/- (Rupees Two perty in the prevailing condition with aforesaid specifications is Rs.2,89,00,000/- (Rupees Two perty in the prevailing condition with aforesaid specifications is Rs.2,89,00,000/- (Rupees Two perty in the prevailing condition with aforesaid specifications is Rs.2,89,00,000/- (Rupees Two perty in the prevailing condition with aforesaid specifications is Rs.2,89,00,000/- (Rupees Two perty in the prevailing condition with aforesaid specifications is Rs.2,89,00,000/- (Rupees Two perty in the prevailing condition with aforesaid specifications is Rs.2,89,00,000/- (Rupees Two perty in the prevailing condition with aforesaid specifications is Rs.2,89,00,000/- (Rupees Two perty in the prevailing condition with aforesaid specification of the perty is Rs.2,89,00,000/- (Rupees Two perty in the prevailing condition with aforesaid specification of the perty is Rs.2,89,00,000/- (Rupees Two perty in the prevailing condition of the perty is Rs.2,89,00,000/- (Rupees Two perty is Rs.2,80,000/- (Rupees Two perty is Rs of the

	And the Ash	Name of Descel
	(\$\00586/*)	Name of Bank of Manager
(Rs, only).	We are satisfied that the fair and reasonable market value of the property is Reaction	We are satisfied that the fair and reas
1° an 00/2021	a Report dat	The indersioned has inspected the p
	DECLARATION BY BANK	
	REVIEWED BY: HOD Valuations	
	PREPARED BY: AE Nikhil Rajan	
		report
	SURVEYED BY: ER. Harshit Mayank	the
	CATER MANDATANT MOTON	fotal Number of Pages in the
	property Valuation	
05	Copy of relevant papers from	VIII.
02		VII.
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FILE NO.: VIS(2021-22) PL-299-Q68-275-343 Valuation Tulk is available at www.classociaties.org

Signature



