

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

CASE NO.VIS (2023-24)-PL086-073-086

Dated: 07.06.2023

VALUATION REPORT

OF

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

SITUATED AT

M/s. KANPUR PLASTIPACK LTD. VILLAGE FATTEHPUR ROSHNAI, TEHSIL
AKBARPUR, DISTRICT KANPUR DEHAT, UTTARPRADESH

■ 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

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, OVERSEAS BRANCH, KANPUR

*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:

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

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

FILE NO.: VIS (2023-24)-PL086-073-087

Other Offices at: Shahjahanpur | Kolkata | Bengaluru | Dehradun | Ahmedabad | Lucknow | Satellite & Shared Office: Moradabad | Meerut | Agra

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



**M/s. KANPUR PLASTIPACK LTD. VILLAGE FATTEHPUR ROSHNAI, TEHSIL
AKBARPUR, DISTRICT KANPUR DEHAT, UTTARPRADESH**

PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	State Bank Of India, Overseas Branch, Kanpur
Name of Customer (s)/ Borrower Unit	M/s. Kanpur Plastipack Limited
Work Order No. & Date	Dated- 8 th May, 2023

S.NO.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of Property Owner	M/s. Kanpur Plastipack Limited (as per copy of documents provided to us)						
	Address & Phone Number of the Owner	M/s. Kanpur Plastipack Ltd. Village Fattehpur Roshnai, Tehsil Akbarpur, District Kanpur Dehat, Uttar Pradesh						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	31 st May, 2023						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Shubham</td><td>Employee</td><td>+91-8115934169</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Shubham	Employee	+91-8115934169
Name	Relationship with Owner	Contact Number						
Mr. Shubham	Employee	+91-8115934169						
d.	Date of Valuation Report	07/06/2023						
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 industrial property situated at the aforesaid address having total land area admeasuring 8.18285 Hectare / 20.22 acre as per the Copies of the deeds provided to us. The bifurcation of deeds with area is mentioned below:-

Khata No.	Gata No.	Deed Name	Deed No.	Area(in Hec.)	Type of land(as per Sale Deed)	TIR NO.	Type of Land(as per TIR)	Area(as per TIR) in Hec.
315	182 Ka & kha	Title Deed 182 KA	I-3331/12	1.2807	Agricultural	3331_1	Non agricultural	1.2807
924	132 MI	KPL Title Deed Akbarpur Kanpur Dehat	I-8214/16	0.246	Agricultural	8214_1	Non agricultural	0.246
627	170 Ka	170 KA Title deed	I-4386/16	1.53675	Agricultural	4386_1	Non agricultural	1.53675
558	182 ka & 185kha	KPL Akbarpur title Deed 182 KA	I-4656/12	0.5127	Agricultural	4656_1	Non agricultural	0.5127
558 & 559	182 ka, 185 kha	Title Deed 182 KA II	I-7399/12	1.312	Agricultural	7399_1	Non agricultural	1.312
413	172 MI	Deed 2766	I-2766/14	0.1232	Non-Agricultural	2766_1	Non agricultural	0.1232
558	182KHA	Deed 3311	I-3311/13	0.017	Agricultural	3311_1	Non agricultural	0.017
935	134	Deed 8314	I-8314	0.154	Agricultural	8314_1	Non agricultural	0.154
558	182 KHA	Deed 3997	I-3997/13	0.04	Agricultural	3997_1	Non agricultural	0.04
558	182 KHA	Deed 8085	I-8085/12	0.034	Agricultural	8085_1	Non agricultural	0.034
934	184	Deed 3554	I-3554/12	0.6146	Agricultural	3554_1	Non agricultural	0.6146
85,53,58,989	131,132 MI, 184	Deed 5363	I-5363/15	1.2259	Agricultural	5363_1	Non agricultural	1.2259
30,81,99,701	132 MI	Deed 6580	I-6580/15	0.492	Agricultural	6580_1	Non agricultural	0.492
285	133	Deed 6624	I-6624/16	0.594	Agricultural	6624_1	Non agricultural	0.594
Total				8.18285				8.18285

[Signature]
[Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]

VALUATION ASSESSMENT M/S. KANPUR PLASTIPACK LIMITED

This is a free hold land as per the copies of sale deeds. This large land parcel is basically a combination of multiple land parcels of smaller sizes clubbed together. As per the 14 copies of TIR provided to us, the total land area converted to non-agricultural land is **8.18285 Hectare** and the same has been considered in valuation. The details of the TIR is attached in the table given above.

The owner, M/s. Kanpur Plastipack Ltd. has constructed an industrial unit for the production of different sizes of Flexible Intermediate Bulk Containers also known as Bulk Bags, Big Bags, Jumbo Bags for industrial and bulk transportation of cement, food grains, chemicals, fertilizers, pharmaceuticals over the aforesaid property comprised of following buildings constructed in different years, the details of different structures of the building are tabulated below:-

S.NO	NAME OF UNIT	YEAR OF CONSTRUCTION	TYPE OF CONSTRUCTION	STRUCTURE CONDITION	TOTAL AREA (SQ. MTR.)	AREA (SQ. FT.)
1	Utility-01	2018	RCC framed structure with beams & columns	GOOD	40.93	440.58
2	Utility-02+2A	2018	RCC framed structure with beams & columns	GOOD	336.90	3626.46
3	Hospital/Dispensary	2023	RCC framed structure with beams & columns	GOOD	360.00	3875.11
4	VCB & Transformer room	2023	RCC framed structure with beams & columns	GOOD	285.00	3067.80
5	Utility-03	2018	RCC framed structure with beams & columns	GOOD	181.56	1954.35
6	Utility-04	2018	RCC framed structure with beams & columns	GOOD	470.57	5065.31
7	Utility-05	2018	RCC framed structure with beams & columns	GOOD	360.25	3877.80
8	building -01	2018	WALLS OF SHED COMPRISES OF COMPOSITE MATERIAL LIKE BRICK WORK & POWDERED COATED PROFILE SHEET	GOOD	27256.00	293389.04
9	building -02	2018		GOOD	6365.18	68516.07
10	building -03	2018		GOOD	626.84	6747.43
11	Building - 4A	2022		GOOD	565.70	6089.31
12	building -04	2018		GOOD	411.06	4424.73
13	mezzanine area	2018	RCC framed structure with beams & columns	GOOD	3590.95	38653.70
14	Canteen	2018	RCC framed structure with beams & columns	GOOD	698.85	7522.56
15	H.R building	2018	RCC framed structure with beams & columns	GOOD	248.88	2678.99
16	lab & store	2018	Powdered coated profile sheet mounted on framed trusses resting on steel built-up columns	GOOD	311.99	3358.32
17	vcv room main gate	2018	RCC framed structure with beams & columns	GOOD	97.46	1049.08
18	Toilet - 1	2018	RCC framed structure with beams & columns	GOOD	50.00	538.21
19	toilet-03	2018	WALLS OF SHED COMPRISES OF COMPOSITE MATERIAL LIKE BRICK WORK & POWDERED COATED PROFILE SHEET	GOOD	111.93	1204.84
20	toilet-04	2018		GOOD	98.29	1058.01
21	toilet-05	2018		GOOD	99.18	1067.59
22	toilet-06	2018		GOOD	82.63	889.45
23	Toilet-02+admin block	2018		GOOD	463.59	4990.18
24	gaurd room gate no.2	2018	RCC framed structure with beams & columns	GOOD	13.23	142.41
TOTAL					43126.97	464227.33

The quality of construction is very good and appears to have been maintained quite well so far. The whole property is surrounded and secured by a 9 ft. high boundary wall almost 1480 meter Long

The subject property is could be approached by 20 feet wide Gajner-Raipur Road which is further connected to NH-19 at a distance of approx.. 1.5 km.

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	Itself is a landmark building		
ii.	Postal Address of the Property	M/s. Kanpur plastipack Ltd. Village fattehpur roshnai, tehsil akbarpur, district kanpur dehat, uttarpradesh		
iii.	Type of Land	Solid Land/ on road level		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 26°24'18.6"N 80°07'38.2"E		
vi.	Details of the roads abutting the property			
	(a) Main Road Name & Width	Jhansi-Kanpur Highway(NH-19)	Approx. 120 ft. wide	
	(b) Front Road Name & width	Raipur-Gajner Road	Approx. 20 ft. wide	
	(c) Type of Approach Road	Bituminous Road		
	(d) Distance from the Main Road	1.5 km		
vii.	Description of adjoining property	Rural area and most of the nearby land is lying barron		
viii.	Plot No. / Survey No.	Khata No. 285 Gata No.133, Khata No.308 Gata No.132 Min, Khata No. 315 Gata No. 182 Ka & 185 Kha, Khata No. 413 Gata No.172 Min, Khata No. 558 Gata No. 182 Ka & 185 Kha & 184 Kha & 184, Khata No. 627, Gata No. 170 Ka, Khata No. 855, Gata No. 131, Khata No. 924, Gata No. 132 Min, Khata No.935, Gata No. 134		
ix.	Zone/ Block	Village- Fatehpur Roshnai	---	
x.	Sub registrar	Kanpur Dehat		
xi.	District	Kanpur Dehat		
xii.	Any other aspect	Getting cizra map or coordination with revenue officers for site identification is not covered in this Valuation services.		
	(a) List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)	Documents Requested	Documents Provided	Documents Reference No.
		Total 7 documents requested.	Total 06 documents provided	Total 06 documents provided
		Property Title document	Property Title document	Mentioned in the Deed table given above
		Change of Land Use	Change of Land Use	Different for different documents.
		Copy of TIR	Copy of 14 Nos. TIR	Different for different TIR
		Pollution Clearance	Pollution Clearance Certificate	Application Id- 20854759, dated- 01/05/2023

VALUATION ASSESSMENT

M/S. KANPUR PLASTIPACK LIMITED

		Last paid Electricity Bill	Electricity Bill	Dated-July 2022		
		Last paid Municipal Tax Receipt	None	NA		
		Approved Map	Approved Map	Dated-18/05/2017		
	(b) Documents provided by	Bank				
		Name	Relationship with Owner	Contact Number		
		Sunil Kumar	Manager	9506897314		
	(c) Identification procedure followed of the property	<input type="checkbox"/>	Identified by the owner			
		<input checked="" type="checkbox"/>	Identified by owner's representative			
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property			
		<input type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed			
		<input checked="" type="checkbox"/>	Enquired from local residents/ public			
		<input type="checkbox"/>	Identification of the property could not be done properly			
		<input type="checkbox"/>	Survey was not done			
	(d) Type of Survey	Full survey (inside-out with approximate sample random measurements verification & photographs).				
	(e) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly				
	(f) Is the property merged or colluded with any other property	Yes, may be merged from one side as not demarcated from one side				

	(g) City Categorization	Village		Rural		
	(h) Characteristics of the locality	Ordinary		Within Remote area		
	(i) Property location classification	Near to Highway	Road Facing			
	(j) Property Facing	North Facing				
b.	Area description of the Property 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.	Land	Construction			
			Built-up Area			
		8.18285 Hectares / 20.22 Acres	43,126.97 Sq. mtr. / 4,64,227.33 sq. ft.			
c.	Boundaries schedule of the Property					
i.	Are Boundaries matched	No.				
ii.	Directions	As per Sale Deed/TIR	Actual found at Site			
	East	Not mentioned in the documents	Other industries			
	West	Not mentioned in the documents	Internal service Road, 25 ft.			
	North	Not mentioned in the documents	Raipur-Gajner Road, 25 ft.			
	South	Not mentioned in the documents	Vacant Land			
3.	TOWN PLANNING/ ZONING PARAMETERS					

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VALUATION ASSESSMENT

M/S. KANPUR PLASTIPACK LIMITED

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	No information available		
	ii. Current activity done in the property	Used for Industrial purpose		
	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	--	Area statement is not provided in approved map	
	ii. Ground coverage	--	Area statement is not provided in approved map	
	iii. Number of floors	--	Area statement is not provided in approved map	
	iv. Height restrictions	--	Area statement is not provided in approved map	
	v. Front/ Back/Side Setback	--	Area statement is not provided in approved map	
	vi. Status of Completion/ Occupational certificate	Not Provided, but during site survey the industry is in full operational condition so it is assumed that completion certificate must be obtained by the company.		
c.	Comment on unauthorized construction if any	Cannot comment since approved map provided without area statement.		
d.	Comment on Transferability of developmental rights	Free hold, complete transferable rights		
e.	i. Planning Area/ Zone	Area not notified under master plan		
	ii. Master Plan Currently in Force	NA		
	iii. Municipal Limits	Village – Fatehpur		
f.	Developmental controls/ Authority	Village Area		
g.	Zoning regulations	Agricultural		
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	Rural area and most of the nearby land is lying barron		
i.	Comment of Demolition proceedings if any	Not in our knowledge		
i.	Comment on Compounding/ Regularization proceedings	Not in our knowledge		
j.	Any other aspect	---		
	i. Any information on encroachment	No		
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)		
4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Sale deed	None	None
b.	Names of the Legal Owner/s	M/s.Kanpur Plastipack 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 couldnot 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 couldnot be found on public domain		

VALUATION ASSESSMENT

M/S. KANPUR PLASTIPACK LIMITED

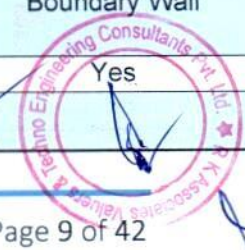
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Yes	State Bank of India, Overseas Branch, Kanpur
j.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be	Not Known to us	NA
k.	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	Approved by Zila Adhikari, Kanpur Dehat, Uttarpradesh	
	iii. Any violation from the approved Building Plan	Cannot comment, since complete building plan with area statement is not provided.	
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	Cannot comment, since complete building plan with area statement is not provided.
		<input type="checkbox"/> Not permitted alteration	Cannot comment, since complete building plan with area statement is not provided.
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 (<i>property tax, water tax, electricity bill</i>)	Property Tax	No relevant document provided
		Water Tax	No relevant document provided
		Electricity Bill	Dakshinanchal Vidyut Vitran Nigam Ltd., dated-July, 2022
	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	No information available	
	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	Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property is not covered under this valuation and have to be taken care by legal expert/ Advocate. 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 this should not be construed as a professional opinion.	
	i. Property presently occupied/ possessed by	Owner	

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

VALUATION ASSESSMENT

M/S. KANPUR PLASTIPACK LIMITED

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 Area		
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No		
7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
a.	Description of the functionality & utility of the property in terms of:				
	i.	Space allocation	Yes		
	ii.	Storage spaces	Yes		
	iii.	Utility of spaces provided within the building	Yes		
	iv.	Car parking facilities	Yes, within the compund		
	v.	Balconies	NA		
b.	Any other aspect				
	i.	Drainage arrangements	Yes		
	ii.	Water Treatment Plant	No		
	iii.	Power Supply arrangement s	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">Permanent</div> <div>Yes</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">Auxiliary</div> <div>Yes, D.G sets</div> </div>		
	iv.	HVAC system	No		
	v.	Security provisions	Yes/ Private security guards		
	vi.	Lift/ Elevators	Yes		
	vii.	Compound wall/ Main Gate	Yes		
	viii.	Whether gated society	No		
Internal development					
	Garden/ Park/ Land scaping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes	No	Yes	Yes	Yes
8.	INFRASTRUCTURE AVAILABILITY				



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M/S. KANPUR PLASTIPACK LIMITED

a. Description of Aqua Infrastructure availability in terms of:							
i. Water Supply		Yes from borewell/ submersible					
ii. Sewerage/ sanitation system		Underground					
iii. Storm water drainage		Yes					
b. Description of other Physical Infrastructure facilities in terms of:							
i. Solid waste management		Yes, by the local Authority					
ii. Electricity		Yes					
iii. Road and Public Transport connectivity		Yes					
iv. Availability of other public utilities nearby		Transport, Market, Hospital etc. available in close vicinity of around 5 km.					
c. Proximity & availability of civic amenities & social infrastructure							
School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport	
~4 km	~ 04 km	~ 4 km	~ 2 km	~04 km	---	---	
Availability of recreation facilities (parks, open spaces etc.)			No, This is a semi urban 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		Good					
ii. Scarcity		Similar kind of properties are not easily available in this area. There is ample availability of vacant agricultural land parcels nearby.					
iii. Demand and supply of the kind of the subject property in the locality		Demand is related to the current use of the property only and only limited to the selected type of buyers					
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		Demand is related to the current use of the property only and only limited to the selected type of buyers.				NA	
10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY							
a. Type of construction		Structure	Slab	Walls			
		Please refer building sheet	Please refer building sheet	Please refer building sheet			
b. Material & Technology used		Material Used		Technology used			
		Grade B Material		RCC Framed structure/ PEB structure			
c. Specifications		Floors/ Blocks		Type of Roof			
i. Roof		Please refer to the building sheet attached		Please refer to the building sheet attached			
ii. Floor height		Varying from 10 ft. to 48 ft.					
iii. Type of flooring		Vitrified tiles, PCC, Simple marble, Kota stone					
iv. Doors/ Windows		Aluminum flushed doors & windows					

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M/S. KANPUR PLASTIPACK LIMITED

	v.	Class of construction/ Appearance/ Condition of structures	Internal - Class B construction (Good)	
			External - Class B construction (Good)	
	vi.	Interior Finishing & Design	Ordinary regular architecture, Simple/ Average finishing, Simple Plastered Walls	
	vii.	Exterior Finishing & Design	Ordinary regular architecture, Simple/ Average finishing, Simple Plastered Walls	
	viii.	Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
	ix.	Class of electrical fittings	Internal / Normal quality fittings used	
	x.	Class of sanitary & water supply fittings	Internal / Normal quality fittings used	
d.	Maintenance issues	No		
e.	Age of building/ Year of construction	Please refer to the building sheet attached	Please refer to the building sheet attached	
f.	Total life of the structure/ Remaining life expected	Please refer to the building sheet attached	Please refer to the building sheet attached	
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation		
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available		
i.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.		
j.	Visible damage in the building if any	No visible damages in the structure		
k.	System of air conditioning	Partially covered with window/ split ACs		
l.	Provision of firefighting	Fire Hydrant System		
m.	Copies of the plan and elevation of the building to be included	Only copy of sanctioned building site plan was provided by the owner which is enclosed. Elevation Plans not provided.		
11. ENVIRONMENTAL FACTORS				
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available to us on site		
b.	Provision of rainwater harvesting	No		
c.	Use of solar heating and lighting systems, etc.	Yes		
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, regular vehicular pollution present		
12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY				
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Plain looking simple structure		
13. VALUATION				
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to 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.		

Signature

Stamp: R.K. Associates, Valuers & Techno Engineering Consultants Pvt. Ltd.

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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.49,67,04,375/-
	1. Land	Rs.12,27,42,750/-
	2. Building	Rs.37,39,61,625/-
	ii. Indicative Prospective Estimated Fair Market Value	Rs.87,00,00,000/-
	iii. Expected Estimated Realizable Value	Rs.73,95,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs.65,25,00,000/-
	v. Valuation of structure for Insurance purpose	Rs.34,00,00,000/-
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	a. The information provided by us is true and correct to the best of our knowledge and belief. b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks. 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. 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. e. No employee or member of R.K Associates has any direct/ indirect interest in the property. f. Our authorized surveyor Sachin Pandey has visited the subject property on 31/5/2023 in the presence of the owner's representative with the permission of owner. g. Firm is an approved Valuer of the Bank. h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past. i. We have submitted the Valuation Report directly to the Bank.
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

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b.	Building Plan	Illegible building plan
c.	Floor Plan	Not Available
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	Owner's representative photograph with the property is enclosed with the report along with property other 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)	i. Part C: Area Description of the Property ii. Part D: Procedure of Valuation Assessment iii. Google Map iv. References on price trend of the similar related properties available on public domain, if available v. Photographs of the property vi. Copy of Circle Rate vii. Important property documents exhibit viii. Annexure: VI - Declaration-Cum-Undertaking ix. Annexure: VII - Model Code of Conduct for Valuers x. Part E: Valuer's Important Remarks
i.	Total Number of Pages in the Report with enclosures	



ENCLOSURE: I

PART C	AREA DESCRIPTION OF THE PROPERTY
---------------	---

1.	Land Area considered for Valuation	8.18285 Hectares / 20.22 Acres	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	As per the TIRs the total land parcel converted as nonagricultural land is 8.18285 hectares. Which is considered in this valuation.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	43126.97 Sq. mtr. / 464227.33 sq. ft.
	Area adopted on the basis of	Site survey measurement only since no relevant document was available	
	Remarks & observations, if any	Site survey measurement only since area not described in the relevant documents provided to us	

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
		8 May 2023	31 May 2023	7 June 2023	7 June 2023
ii.	Client	State Bank of India, Overseas Branch, Kanpur			
iii.	Intended User	State Bank of India, Overseas Branch, Kanpur			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. 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 checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done			
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 sample random measurements verification & 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 PROJECT LAND & BUILDING
		Classification		Income/ Revenue Generating Asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis		Market Value & Govt. Guideline Value	
		Secondary Basis		On-going concern basis	
v.	Present market state of the Asset assumed (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 (in consonance to surrounding use,	Considered for Valuation purpose	

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			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. depts. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Lower Middle Class (Average)			
ix.	Property Physical Factors	Shape Irregular		Size Large	Layout Normal Layout
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Village	Ordinary	Near to Highway	Different for different structure
		Urban developing	Normal	Road Facing	
			Within Remote area	Corner Plot	
		Property Facing North Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from borewell/ submersible	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Rural Area			
xiii.	Neighbourhood amenities	Average			
xiv.	Any New Development in surrounding area	None	---		
xv.	Any specific advantage in the property	No.			
xvi.	Any specific drawback in the property	No			
xvii.	Property overall usability/ utility Factor	Good			
xviii.	Do property has any alternate use?	Yes, for any industrial purpose			
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundaries from 3 sides			



Scanned by

rk Associates

Valuers & Techno Engineering Consultants Pvt. Ltd.

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xx.	Is the property merged or colluded with any other property	Yes. Towards east side.																																											
		Comments: ---																																											
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																																										
		Building Cost Approach	Depreciated Replacement Cost 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. Yusuf</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91-8604705036</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Interested Seller</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>10 Bigha</td> </tr> <tr> <td></td> <td>Location:</td> <td>Near to NH-2</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Around Rs. 1,25,00,000/- to Rs. 1,50,00,000/- per Bigha</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>As per the discussion with the concerned seller we came to know that he has one plot of 10 Bigha, which is situated near to NH-27. The asking price of this plot for sale is Around Rs. 1,25,00,000/- to Rs. 1,50,00,000/- per Bigha.</td> </tr> <tr> <td>2.</td> <td>Name:</td> <td>Mr. Ashok Tiwari</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91-8174071800</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>10 Bigha</td> </tr> <tr> <td></td> <td>Location:</td> <td>Surrounding Location</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Around Rs.60 Lakh to Rs.70 Lakh per Bigha</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>As per the discussion with the property dealer of the subject locality we came to know that land parcels of similar size as our concerned property is easily available in that area. The land rate for those land parcels will be around Rs 60 Lakh to Rs. 70 Lakh per acre at an average.</td> </tr> </table>		1.	Name:	Mr. Yusuf		Contact No.:	+91-8604705036		Nature of reference:	Interested Seller		Size of the Property:	10 Bigha		Location:	Near to NH-2		Rates/ Price informed:	Around Rs. 1,25,00,000/- to Rs. 1,50,00,000/- per Bigha		Any other details/ Discussion held:	As per the discussion with the concerned seller we came to know that he has one plot of 10 Bigha, which is situated near to NH-27. The asking price of this plot for sale is Around Rs. 1,25,00,000/- to Rs. 1,50,00,000/- per Bigha.	2.	Name:	Mr. Ashok Tiwari		Contact No.:	+91-8174071800		Nature of reference:	Property Consultant		Size of the Property:	10 Bigha		Location:	Surrounding Location		Rates/ Price informed:	Around Rs.60 Lakh to Rs.70 Lakh per Bigha		Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that land parcels of similar size as our concerned property is easily available in that area. The land rate for those land parcels will be around Rs 60 Lakh to Rs. 70 Lakh per acre at an average.
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	NOTE: The given information above can be independently verified to know its authenticity.																																												

xxviii.	Adopted Rates Justification	<p>As per our discussion with the property dealers and habitants of the subject location we have gathered the following information:-</p> <ol style="list-style-type: none"> 1. Land adjacent to Jhansi-Kanpur Highway (NH-27), shall fetch value around Rs.1,25,00,000 to Rs 1,50.00,000 per Bigha(1 acre=2.15 bigha). 2. Our subject property is around ~1.5 to 2 Km interior from Jhansi-Kanpur Highway (NH-27) and is well connected by 25 feet wide Raipur-Gajner Road. 3. Agricultural land is easily available in the vicinity of Village-Fatehpur Roshnai, as there is ample vacant land available in nearby area. <p>Based on the above information and keeping in mind the availability of plots in subject locality we are of the view to adopt a rate of Rs.80,00,000/- per Bigha for the purpose of this valuation assessment.</p> <p>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.</p>	
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	Demand	Supply
		Good	Abundantly available
		Remarks: Moderate demand of the property because of its large size and irregular shape. The available comparables is for 10bigha land but our property is ~40 bighas therefore proportionately discount is considered.	
		Adjustments (-/+): -20%	
xxx.	Any other special consideration	Reason: ----	
		Adjustments (-/+): 0%	
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 such as arm's length transaction Vs lien sale, distress sale, etc. Market value may change with change in market conditions due to political, socio-economic or local factors. It may appreciate or it may devalue. All such risks should be taken into consideration while taking any decision based on this report.</p> <p>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</p>	

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		conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.
		Adjustments (-/+): 0%
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs.60,00,000/- per Bigha
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	<ul style="list-style-type: none"> Valuation of the asset is done as found & identified by the client/ owner/ owner representative to our engineers on site during site inspection 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 by us representing hypothetically as buyer or seller for the similar type of properties in the subject location. Based on this information and various factors of the property, a 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 comparable rates are based on the verbal/ informal/ secondary/ tertiary information collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings. This third-party information is relied upon as 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. 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 suggested indicative value is 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. In Indian real estate sector most of the deals takes place includes both formal & informal payment components. Deals in complete formal payment component may realize relatively less value on transaction 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.
- The ownership, address in the report is only for illustration purpose which is taken from the documents provided to us. In case of any update in information, change of zoning, delimitation activity or inaccuracy in the documents or incorrect/ fabricated/ out-of-date documents provided to us or for any other reason beyond our control then we shall not be held responsible for it.

xxxv. ASSUMPTIONS

- Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true, complete, and correct without any fabrication and has been relied upon in good faith.
- Local verbal enquiries during micro market research came to our knowledge taken on record are assumed to be true & correct.
- The assets and interests valued are assumed to be 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.
- If this valuation is for the Bank then it is assumed that the valuation has been asked only after satisfying the authenticity of the documents given to us and 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 of the subject property 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



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3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	---	Rs.55,00,000/- to Rs. 65,00,000/- per bigha
b.	Rate adopted considering all characteristics of the property	Rs.1,50,00,000/- per hectares	Rs.60,00,000/- per bigha+ 5% for CLU and other hidden administrative charges which equals to Rs.63,00,000/- per bigha
c.	Total Land Area considered (documents vs site survey whichever is less)	8.18285 Hectares / 20.22 Acres	8.18285 Hectares / 20.22 Acres / 43.45 Bighas
d.	Total Value of land (A)	8.18285 Hectares. x Rs.1,50,00,000/- per hectares	43.45 Bighas x Rs.63,00,000/- per bigha
		Rs.12,27,42,750/-	Rs.27,37,71,572/-

S.NO	NAME OF UNIT	YEAR OF CONSTRUCTION	TYPE OF CONSTRUCTION	HEIGHT (in Feet)	AREA (SQ. FT.)	RATES ADOPTED (per sq. ft.)	DEPRECIATED REPLACEMENT VALUE
1	Utility-01	2018	RCC framed structure with beams & columns	15	440.58	₹ 1,400.00	₹ 5,70,549.42
2	Utility-02+2A	2018	RCC framed structure with beams & columns	15	3626.46	₹ 1,400.00	₹ 46,96,264.38
3	Hospital/Dispensary	2023	RCC framed structure with beams & columns	15 / floor	3875.11	₹ 1,400.00	₹ 54,25,156.80
4	VCB & Transformer room	2023	RCC framed structure with beams & columns	12	3067.80	₹ 1,400.00	₹ 42,94,915.80
5	Utility-03	2018	RCC framed structure with beams & columns	15	1954.35	₹ 1,400.00	₹ 25,30,880.86
6	Utility-04	2018	RCC framed structure with beams & columns	15	5065.31	₹ 1,400.00	₹ 65,59,575.92
7	Utility-05	2018	RCC framed structure with beams & columns	15	3877.80	₹ 1,400.00	₹ 50,21,754.95
8	building -01	2018	PEB structure mounted on brick walls with epoxy flooring.	35	293389.04	₹ 1,400.00	₹ 36,45,35,876.24
9	building -02	2018		35	68516.07	₹ 1,400.00	₹ 8,51,31,217.67
10	building -03	2018		35	6747.43	₹ 1,400.00	₹ 83,83,683.18
11	Building - 4A	2022		20	6089.31	₹ 1,400.00	₹ 83,33,217.92
12	building -04	2018		35	4424.73	₹ 1,400.00	₹ 54,97,729.57
13	Mezzanine area	2018	RCC framed structure with beams & columns	12	38653.70	₹ 1,400.00	₹ 5,00,56,546.67
14	Canteen	2018	RCC framed structure with beams & columns	12	7522.56	₹ 1,400.00	₹ 97,41,716.72
15	H.R building	2018	RCC framed structure with beams & columns	12	2678.99	₹ 1,400.00	₹ 34,69,297.35
16	Lab & store	2018	Powdered coated profile sheet mounted on framed trusses resting on steel built-up columns	10	3358.32	₹ 1,200.00	₹ 35,76,613.74
17	VCB room main gate	2018	RCC framed structure with beams & columns	15	1049.08	₹ 1,400.00	₹ 13,58,557.22
18	Toilet -1	2018	RCC framed structure with beams & columns	12	538.21	₹ 1,200.00	₹ 5,97,413.10
19	toilet-03	2018	Rcc framed structure with beams & columns with vitrified tile flooring.	10	1204.84	₹ 1,200.00	₹ 12,83,151.30
20	toilet-04	2018		10	1058.01	₹ 1,200.00	₹ 11,26,784.08
21	toilet-05	2018		10	1067.59	₹ 1,200.00	₹ 11,36,986.92
22	toilet-06	2018		10	889.45	₹ 1,200.00	₹ 9,47,259.83
23	Toilet-02+admin block	2018		10	4990.18	₹ 1,400.00	₹ 62,00,293.03
24	Guard room gate no.2	2018	RCC framed structure with beams & columns	12	142.41	₹ 1,400.00	₹ 1,84,421.42
TOTAL					464227.33		₹ 58,06,59,864.08



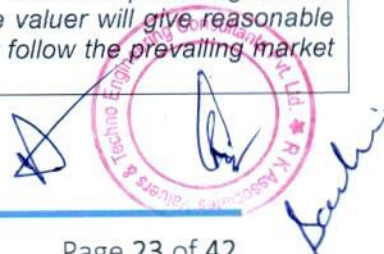
4.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.50,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs. 1,50,00,000/-
e.	Depreciated Replacement Value (B)	Rs.NA/-	Rs.2,00,00,000/-
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.12,27,42,750/-	Rs.27,37,71,572/-
2.	Total BUILDING & CIVIL WORKS (B)	Rs.37,39,61,625/-	Rs.58,06,59,865/-
3.	Additional Aesthetic Works Value (C)	---	Rs.2,00,00,000/-
4.	Total Add (A+B+C)	Rs.49,67,04,375/-	Rs.87,44,31,437/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	Rs.49,67,04,375/-	Rs.87,44,31,437/-
8.	Rounded Off	---	Rs.87,00,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	Rupees Forty Nine Crore Sixty Seven Lakh Lakh	Rupees Eighty Seven Crore Only

VALUATION ASSESSMENT

M/S. KANPUR PLASTIPACK LIMITED

		Four Thousand and Three Seventy Five	
10.	Expected Realizable Value (@ ~15% less)	---	Rs.73,95,00,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs.65,25,00,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	52%	
13.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.</p> <p>i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.</p>		
14.	IMPORTANT KEY DEFINITIONS		
	<p>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.</p> <p>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.</p>		



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.

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

IF REPORT IS USED FOR BANK/ FIs

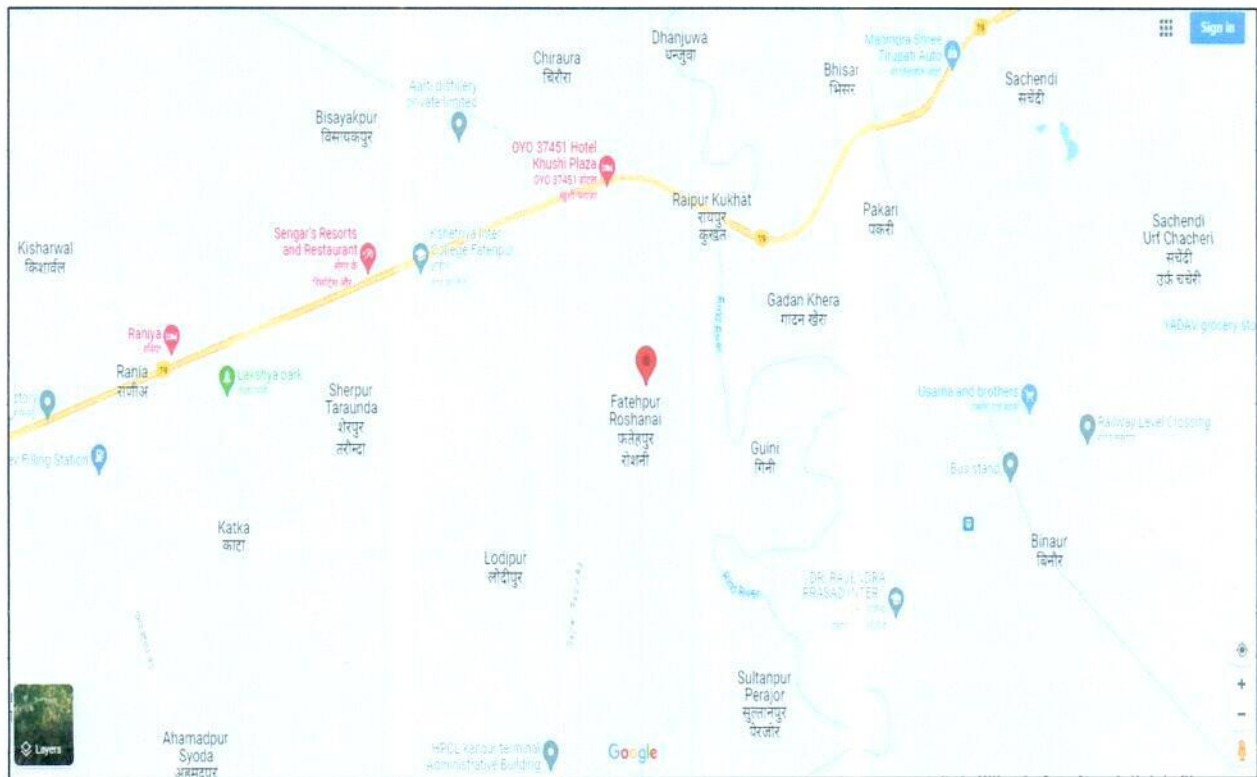
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the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

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.
 Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Sachin Pandey	Anirban Roy	Rajani Gupta



ENCLOSURE: III – GOOGLE MAP LOCATION



Salvi

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

NO REFERNCES FOUND ON PUBLIC DOMAIN



ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



[Handwritten signature]
[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]
[Handwritten signature]

ENCLOSURE: VI – COPY OF CIRCLE RATE

ढाकूड - 4

इस ढाकूड में ढाकूड-2 व ढाकूड-3 में दी गदी दरी से गिन्न अन्व सली ढाकूड की कुक्क तथा अकुक्क भूगि की तथा वणिज्जिक सन्गति की न्यूनतम दरे प्रति वर्गमीटर में सगसत उप जिले के अधीन सन्गुर्ण नगरीय, अर्द्धनगरीय तथा ग्रामीण ढोत्र सन्गानुकुम में की इगित की जादेगी।

4क-

ढाकूड -1 में आवृत्त किदा गदा री-कोड	ढोहल्ले वा राजस्व ढाग का गल	ढोली नगरीय, अर्द्धनगरीय वा ग्रामीण	अकुक्क भूगि की न्यूनतम दरे प्रति वर्ग मीटर में				वणिज्जिक सन्गति (रकत ईकाई) की भूगि की दरे प्रति वर्गमीटर	राजस्व ढागों में कुक्क भूगि की दरे प्रति हेक्टेदेर		
			5 मीड से अधिक दस मीड तक चौड़े सल्ले कन्ने मार्ग पर	5 मीड से अधिक दस मीड तक चौड़े सल्ले,मीड मीड मार्ग, ढागर रोड व खरजा पर	10 मीड से अधिक चौड़े सल्ले कन्ने मार्ग पर	10 मीड से अधिक चौड़े सल्ले मीड/मीड मार्ग, ढागर रोड व खरजा पर		जनपदीय /तिर/मीड/मीड/ खरजा/ सड़क पर स्थित भूगि	आबादी से सदी हुई भूगि अन्धरा 200 मीटर त्रिज्वा तक की दरे	सामान्य भूगि की दरे
1	2	3	4	5	6	7	8	9	10	11
निर्धारित दरे			निर्धारित दरे	निर्धारित दरे	निर्धारित दरे	निर्धारित दरे	निर्धारित दरे	निर्धारित दरे	निर्धारित दरे	निर्धारित दरे
9006	ढागपुर जदैत	ग्रामीण ढोत्र	4600	5000	5400	5600	20000	5500000	5000000	4500000
67	ढागपुर नाजरा	ग्रामीण ढोत्र	4500	5000	5400	5600	20000	5500000	5000000	4500000
752	ढागपुर खल्ल	ग्रामीण ढोत्र	4800	5200	5600	6000	20000	5500000	5000000	4500000
655	ढागपुर मीट	अर्द्धनगरीय	7100	8000	8500	11000	22000	11000000	9500000	9000000
34	कल्लोपुर गविहूटा	ग्रामीण ढोत्र	3800	4000	4500	5000	20000	4500000	4200000	3200000
9005	कन्ने	ग्रामीण ढोत्र	4000	4200	5000	5500	20000	5000000	4500000	3500000
643	कल्लोपुर	ग्रामीण ढोत्र	3600	3800	4500	5000	20000	5000000	4500000	3500000
713	कल्लोपुर रोसनाई	अर्द्धनगरीय	7500	8000	8500	11000	22000	15000000	12000000	11000000
102	कल्लोपुर	अर्द्धनगरीय	6800	7200	8000	8500	22000	9000000	8000000	7500000
804	कल्लोपुर	अर्द्धनगरीय	7500	8000	8500	11000	22000	12500000	11200000	10000000
0001	कल्लोपुर	ढाई नो 1 अर्द्धनगरीय अकुक्कपुर	9200	9700	10200	10500	28000	11200000	10700000	10200000
133	कल्लोपुर	अर्द्धनगरीय	7000	7500	8000	8500	22000	8000000	7200000	6600000
707	कल्लोपुर	अर्द्धनगरीय	7500	8000	8500	11000	28000	16500000	15500000	14500000
0025	कल्लोपुर	ढाई नो 12 अर्द्धनगरीय कल्लो	8200	8700	9200	9700	22000	14600000	14100000	13600000
0019	कल्लोपुर	ढाई नो 6 बाजार ढाई कल्लो	8200	8700	9200	9700	22000	15100000	14600000	14100000
717	कल्लोपुर	अर्द्धनगरीय	7500	8000	8500	11000	22000	13000000	12000000	11000000
623	कल्लोपुर	ढाई नो 1 पवित्र दीनरदास नगर	7500	8000	8800	11000	22000	13000000	12000000	11000000
629	कल्लोपुर	ग्रामीण ढोत्र	5800	6000	6200	6800	20000	7500000	6500000	6000000
603	कल्लोपुर	ग्रामीण ढोत्र	3900	4100	4600	5100	20000	6000000	5000000	4500000
666	कल्लोपुर	ग्रामीण ढोत्र	3800	4000	4500	5000	20000	6000000	5000000	4500000
92	कल्लोपुर	ग्रामीण ढोत्र	3800	4000	4500	5000	20000	6000000	5000000	4500000

(Signature)

तस्मायक महानिरीक्षक निवन्धन
कानपुर देहात

(Signature)
अपर जिलाधिकारी वित्त/राश
कानपुर देहात

(Signature)
जिलाधिकारी
कानपुर देहात



ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Sale Deed

8214/16 (15)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत



20000 **TWENTY THOUSAND RUPEES**
बीस हजार रुपये **Rs.20000**

INDIA

UTTAR PRADESH B 364266

~ 1 ~

!! श्री गणेशाय नमः !!

1- कार्यालय का नाम - उपनिबन्धक, कार्यालय अकबरपुर कानपुर देहात।
 2- लेखपत्र निष्पादन की तिथि - 16/09/2016
 3- लेखपत्र प्रस्तुतीकरण तिथि - 06/10/2016
 4- लेखपत्र की प्रकृति - विक्रयपत्र
 5- प्रतिफल - 28,00,000/- रुपये
 6- सरकारी मालियत - 28,00,000/- रुपये
 7- विक्रेता की संख्या - 01
 8- क्रेता की संख्या - 01

निर्वाहक सुरजरा सिंह

(Signature)



CLU

3

न्यायालय सहायक ले० प्रथम श्रेणी / उपजिलाधिकारी, अकबरपुर, कानपुर देहात।

वाद सं० - ५५

अन्तर्गत धारा 143, ज० वि० अधिनियम

ग्राम - फत्तेहपुर रोशनाई परगना व तहसील अकबरपुर जनपद कानपुर देहात।

मे० कानपुर प्लास्टी पैक लि०

बनाम

सरकार

प्रख्यापन पत्र

1. धारा जिसके अधीन प्रख्यापन पत्र

धारा 143 ज० वि० अधिनियम।

निर्गत किया गया।

2. खातेदार का नाम पिता का नाम

मेसर्स कानपुर प्लास्टी पैक लिमिटेड द्वारा मैनेजिंग
 डायरेक्टर मनोज अग्रवाल पुत्र महेश स्वरूप अग्रवाल
 रजि० आफिस डी 19/20 पनकी इण्डस्ट्रियल एरिया
 पी०ओ० उद्योगनगर कानपुर नगर निवासी रघुश्री
 4/283/2 विष्णुपुरी कानपुर नगर।

2. नाम ग्राम व परगना जहां गाटा स्थित है -

ग्राम फत्तेहपुर रोशनाई परगना व तहसील
 अकबरपुर, जिला कानपुर देहात।

3. गाटा व रकबा जिसका प्रख्यापन किया गया

खाता सं० 558 गाटा सं० 182क रकबा 0.2560 हे० पूर्ण
 भाग व खाता सं० 559 गाटा सं० 185क रकबा 0.0920 हे०
 पूर्ण भाग व खाता सं० 989 गाटा सं० 184 रकबा 0.922
 हे० में से 2/3 भाग व खाता सं० 558 गाटा सं० 185क
 रकबा 3.0220 हे० में से 2.7911 हे० कुल 4 किता कुल
 रकबा 4.2920 हे० में से 3.7531 हे०।

दिनांक-

(समीर वर्मा) 6/5/13

सहायक ले० प्र० श्रे० / उपजिलाधिकारी,
 अकबरपुर, कानपुर देहात।

प्रतिलिपि :-

1. तहसीलदार अकबरपुर को आवश्यक कार्यवाही हेतु।
2. उप निबन्धक अकबरपुर को आवश्यक कार्यवाही हेतु।
3. सम्बन्धित खातेदार/वादी को सूचनाार्थ।

दिनांक-

(समीर वर्मा) 6/5/13

सहायक ले० प्र० श्रे० / उपजिलाधिकारी,
 अकबरपुर, कानपुर देहात।



VALUATION ASSESSMENT

M/S. KANPUR PLASTIPACK LIMITED

Electricity Bill

DAKSHINACHAL VIDYUT NIGAM LIMITED

Customer Name: **DAKSHINACHAL VIDYUT NIGAM LIMITED**
 Phone Number: **07742200000**

Bill No: **741722471/22101**
 Issue Date: **10/07/2022**
 Bill Month: **JULY 2022**
 Connection No: **EDD-KANPUR-00040**
 Security Deposited: **4,400,000.00**

Amount Payable: **9,171.00**
 Bill Due Date: **10/07/2022**
 Amount Payable By Due Date: **9,171.00**
 Add Amount: **4,400,000.00**
 Total Payable (Nett Amt): **4,409,171.00**

Supply Voltage: **22.5 KV**
 Metering Voltage: **0.0**
 Connected Demand: **4000.00 KW**
 TPA of Conn. Demand: **3075.00**
 Supply Demand (KVA): **3075.00**
 LT Ratio: **0.7471**

LT Transformer Factor: **0.86**
 Meter No: **AN-1001**
 Meter Type: **CT**
 Meter Status: **OK**
 Meter Location: **OK**

Sl. No.	Category	Unit	Rate	Amount	Remarks
1	Energy	KWH	0.00	0.00	
2	LT Loss	KWH	0.00	0.00	
3	ST Loss	KWH	0.00	0.00	
4	ST Loss	KWH	0.00	0.00	
5	ST Loss	KWH	0.00	0.00	
6	ST Loss	KWH	0.00	0.00	
7	ST Loss	KWH	0.00	0.00	
8	ST Loss	KWH	0.00	0.00	
9	ST Loss	KWH	0.00	0.00	
10	ST Loss	KWH	0.00	0.00	
11	ST Loss	KWH	0.00	0.00	
12	ST Loss	KWH	0.00	0.00	
13	ST Loss	KWH	0.00	0.00	
14	ST Loss	KWH	0.00	0.00	
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94	ST Loss	KWH	0.00	0.00	
95	ST Loss	KWH	0.00	0.00	
96	ST Loss	KWH	0.00	0.00	
97	ST Loss	KWH	0.00	0.00	
98	ST Loss	KWH	0.00	0.00	
99	ST Loss	KWH	0.00	0.00	
100	ST Loss	KWH	0.00	0.00	

Handwritten Note: TSO Interest does not get adjust.

Stamp: KANPUR PLASTIPACK LTD.

Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

VALUATION ASSESSMENT M/S. KANPUR PLASTIPACK LIMITED

Approved Plan



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 <u>to provide only the general basic idea of the value of the property prevailing in the market</u> 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.

VALUATION ASSESSMENT

M/S. KANPUR PLASTIPACK LIMITED

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.

