

**Independent Assessment of Valuation of the  
Premises owned by M/s Kanpur Plastipack  
Private Limited, Plot # D-19 & D-20, UPSIDC  
Industrial Area, Panki Site-1, Kanpur, District  
Kanpur Nagar, Uttar Pradesh**

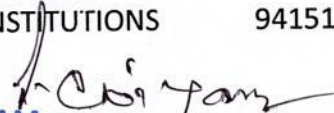
**Date: 26/12/2017**

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### 1 EXECUTIVE SUMMARY OF THE REPORT

Property Address	M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh			
Purpose of Valuation	Independent assessment on the market value of the property for bank internal purpose for sanctioning business limit of the firm			
Date of Site Visit	20/12/2017			
Date of Valuation	26/12/2017			
Currency	Indian National Rupee (INR)			
Submitted by	Mr. S.C.Nigam, Registered Property Valuer, CAT 1/128 of 1988			
Submitted to	State Bank of India, Overseas Branch, Civil Lines, Kanpur			
Guideline Value	Land area of plot # D-19 with two sides road	5030.7		
	Land area of plot # D-20 with one side road	5849.6		
	Total Land Area	10880	Land Value ₹	Rounding off ₹
	DM rate ₹ per Sq. Mt. (10500 x .70 x 1.10 )	8400	91394184	91400000
	UPSIDC rate ₹ per Sq. Mt.	14000	152323640	152300000
	Market rate ₹ per Sq. Mt.	15000	163203900	163200000
Land Value	₹ 163200000 ₹ Sixteen Crore Thirty-Two Lacs			
Building Value	₹ 29900000 ₹ Two Crore Ninety-Nine Lacs			
Fair Market Value	₹ 193100000 ₹ Nineteen Crore Thirty-One Lacs			
Realizable Value @85% of FMV	₹ 164100000 ₹ Sixteen Crore Forty-One Lacs			
Forced/ Distressed Sale Value @ 80% of FMV	₹ 154500000 ₹ Fifteen Crore Forty-Five Lacs			



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QR Code for Property Location on Google Maps



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## 2 VALUATION REPORT

On the instructions of the Manager State Bank of India, Dada Nagar Kanpur, I inspected the factory premises of M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh for the purpose of giving its present Fair market valuation for availing the Bank limit in this business concern. The building part is jointly constructed over the two plots D-19 & D-20 at the site.

Property Address	Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh
Property Lessee	M/s Kanpur Plastic Pack Private Limited, Mr. Mahesh Swarup Agarwal
Property Lessor	UPSIDC
Lease Deed Date	D -19 date of 12/10/1971 of 90 years of 90 years lease & D-20 Date of 27/05/1986 of 90 years lease
Plot # D19	
North	Plot # G-32
South	80 Ft. wide road # 7
East	Plot # D-20 of owner
West	150 Ft. wide road # 3
Plot # D-20	
North	Plot # G-33
South	80 Ft. wide road # 7
East	Plot # D-21
West	Plot # D-19
Location Co-ordinates	26°26'56.5"N 80°15'57.9"E 26.449032, 80.266095
Note 1	Construction at side, back & front setbacks are not included in this report due to construction not permissible as per KDA building regulations

Guide Line rate from DM is INR 8,400 per Sq. Mt. and UPSIDC land rate of the area are 14,000 per Sq. Mt. Land rate adopted in this case is INR 15,000 per Sq. Mt. due to following reasons

1. Considering huge land size of the property
2. One of the plot # D-19 has two side road
3. Considering local micro market enquiries
4. Property lies in one of the oldest industrial area of Kanpur
5. Demand of the area is very high with supply is nil in the area
6. The premises is about 20 Km & 30 Minutes via NH # 2 from Bhaupur, where there is proposed freight station on Eastern Dedicated Freight Corridor. This will provide factory owners more connectivity to ship there finished goods to rest of India without any hassle
7. Also premises is located about 4 KMs and 10 minutes from Juhi Container Yard to ships its finished product on existing railway track
8. Premises is also 600 and 3 Minutes from National Highway # 19
9. Also the considering the land size which is not available in the market for sale
10. Site is 3.5 Kms and 10 minutes from CTI Chowk where recently prime minister of India announced the establishment of India's first Indian Institute of Skills
11. Property is close located to newly developed Transport Nagar Phase 1 & 2 near Sail waire house at National Highway # 2

Method of valuation adopted is by LAND & BUILDING method. Photographs taken on inspection are hereby enclosed. Depreciation calculated as  $0.9 \times \text{past life} / \text{total life} \times \text{Value of Structure}$

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### 3 LAND

#### 3.1 Prevailing DM rates

32- अक्षक मूषि के अंतरण की दशा में प्रति केता 2000 वर्गमीटर तक निर्धारित दरें प्रगावी होंगी। 2000 वर्गमीटर से अधिक अक्षक मूषि कय करने की दशा में 30 प्रतिशत की कमी करते हुए बाजारी मूल्य की गणना की जायेगी।

#### औद्योगिक सम्पत्ति की दरें

मोहत्से या राजस्व ग्राम का नाम	परगना व वार्ड का नाम	श्रेणी नगरीय अर्धनगरीय या ग्रामीण	9.15 नो 9.15 मीटर से अधिक 18.29 मीटर चौड़े रास्ते पर	9.15 मीटर से अधिक 18.29 मीटर चौड़े रास्ते पर	18.29 मीटर से अधिक चौड़े रास्ते पर
इण्डस्ट्रियल इस्टेट पनकी व उद्योग गुंज पनकी	कानपुर नगर	औद्योगिक	7500	9700	10500
दादा नगर इण्डस्ट्रियल एरिया	कानपुर नगर	औद्योगिक	11000	13500	14500
उद्योग नगर ब्लाक ए	कानपुर नगर	औद्योगिक	11000	13500	14500
उद्योग नगर ब्लाक बी	कानपुर नगर	औद्योगिक	11000	13500	14500
उद्योग नगर ब्लाक सी	कानपुर नगर	औद्योगिक	11000	13500	14500
इण्डस्ट्रियल इस्टेट फजलगंज	कानपुर नगर	औद्योगिक	12500	16000	18500
फैक्ट्री एरिया फजलगंज	कानपुर नगर	औद्योगिक	12500	16000	18500

#### 3.2 Prevailing UPSIDC rates

75	Panki Site-I	VF	14000
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### 4 BUILDING

S #	Building Particulars	Area Sq. Ft.	Present Rate ₹ per Sq. Ft.	Value ₹
1	RCC roofing ground floor office Block 15' height with false ceiling & tile flooring	2386	1400	3340400
2	RCC roofing first floor office Block 12' height with false ceiling & tile flooring	2386	1300	3101800
3	RCC roofing second floor construction at office block	1150	1000	1150000
4	Variable height Shed roofing at both the plots	71000	420	29820000
	Total			37412200
	Deduction of 20% for Depreciation of old building structure			29929760
	Rounding Off ₹			29900000

Building Value	₹ 29900000
	₹ Two Crore Ninety-Nine Lacs

### 5 TOTAL VALUE OF THE PREMISES

		Rounding off ₹
Fair Market Value ₹	193100000	193100000
Realizable Value @ 85% of Fair Market Value ₹	164135000	164100000
Forced Sale Value @ 80% of Fair Market Value ₹	154480000	154500000

TOTAL FAIR MARKET VALUE OF PREMISES = Value Land Part + Value of Building Part

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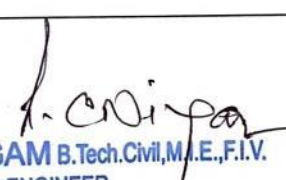
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## ANNEXURE-II

**Name & Address of Branch:** State Bank of India, Overseas Branch, Civil Lines, Kanpur

**Name of Customer:** M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh

<b>6 INTRODUCTION</b>	
6.1 Name of the Property Owner with address and Phone Numbers	M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh
6.2 Purpose of Valuation	To present fair market valuation of the said premises for valuation of the property as per Bank internal practices and procedures for sanctioning the business limit of the firm
6.3 Date of Inspection of the property	20/12/2017
6.4 Date of Valuation report	26/12/2017
6.5 Name of the developer of property	NA
<b>7 DEFINITION OF MARKET VALUE</b>	
Definition of market Value as defined by IVSC and inculcated by RICS: 'The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion'.	
<b>8 SCOPE OF WORK</b>	
<p><b>State Bank of India, Overseas Branch, Civil Lines, Kanpur</b> has assigned valuation assignment to Mr. S.C.Nigam to provide independent opinion on the Market Value of the property bearing address of <b>M/s Kanpur Plastipack Private Limited, Plot # D-19 &amp; D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh</b></p> <p><b>State Bank of India, Overseas Branch, Civil Lines, Kanpur</b> wants the independent assessment on the Market Value of the said property for the purpose of loan for their internal practice and procedures. Information on the legal parameters and supporting documents are provided by the owner's/ Bank branch of the said property.</p> <p>Mr.S.C.Nigam is duly empaneled with <b>SBI</b> in Kanpur region to carry out all the valuation assigned by the Bank in the region. This valuation work is accomplished by following practices and procedures published by IVSC subjected to variation to adhere the local area laws and regulation, accustomed to current market practices and procedures.</p>	

  
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### 9 CITY PROFILE

#### 9.1 Kanpur City

Kanpur Nagar district has a geographical area of 3155 Sq. km and it is located on the plains of Ganga River in the east and Pandu River in the south-west. Kanpur is the commercial capital of Uttar Pradesh and is considered as the biggest commercial, educational and industrial hub in the state and no 2nd in North India after the NCR Region. Kanpur is one of the biggest production hub of processed leather in the country and is world's largest producer of high quality Saddlery products. Kanpur is a premiere education hub known across the country due to the presence of premiere institutions like IIT, HBTU, GSVM medical college, CSAU, National sugar institute, Central leather institute and many more. The city is also a hub for several central Public Sector Units like ALIMCO, HAL, DMSRDE, etc. and ordinance factories like COD, IOF, OEF, OPF etc. along with major defense establishments of both the Military force and the Indian Air Force, along with COD and DGQA. Also recently Prime Minister laid the foundation stone of nation's maiden Indian Institute of Skills in Kanpur near CTI, Chowk.

Kanpur Nagar District	
North	Kannauj & Hardoi
South	Fathepur & Hamirpur
East	Unnao
West	Kanpur Dehat District

Table 1 Geographical neighbors of Kanpur Nagar District

#### 9.2 Connectivity by Road

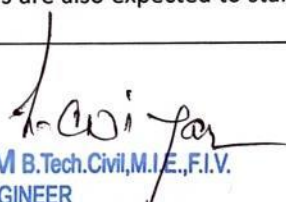
Kanpur has a very strong location advantage for it being well connected to the rest of the country, the city is strategically located on NH# 2 (Delhi-Kanpur-Kolkata) and NH#25 (Lucknow-Kanpur-Jhansi).

#### 9.3 Connectivity by Rail

On the Indian Railways route network, Kanpur is located on the Delhi-Northeast railway line of Indian railways, one of the busiest passenger railway route of the country, connecting the city directly with the states of Bihar, West Bengal, Orissa, Assam and Nagaland in the Northeast and to New Delhi, Punjab, Haryana and J&K in the North, with direct trains to Mumbai, Rajasthan and South India, the city is practically connected to almost every part of the country through railways making it one of the most important stations in its network

#### 9.4 Connectivity by Air

Nearest all India connectivity airport serving Kanpur is Chaudhary Charan Singh Airport at Lucknow, which is at a distance of 75 Km and 1.5 hours run from the city and provides a passage for domestic and international travel for the people of the city. Ahrwan Airport in the city has been recently operational with limited flights to New Delhi at first and then expand to multiple destinations nationally as the Airport Authority of India has Identified 100 Acres of land in the nearby vicinity of the existing Airport, which will be used to develop the current infrastructure, increasing the terminal facility, container depot and advance landing systems and adding a new airstrip alongside the existing one. With the current infrastructure at the airport terminal, regular flights by Air India has been started. Later on other private carriers are also expected to start regular flights from the city.

  
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9.5 Distance from Major Cities

Location	Distance from Kanpur City
Delhi	426 Km approximately in 6 hours and 30 minutes
Lucknow	80 Km approximately in 1 hours and 30 minutes
Agra	269 Km approximately in 4 hours and 30 minutes
Allahabad	193 Km approximately in 3 hours

Table 2 Distance of Kanpur from major cities

9.6 Demographic Profile of Kanpur Nagar District

Kanpur Nagar has total population of 45,81,268 people out of which 65.83% people are Urban and 34.17% people rural as per census 2011. Kanpur Nagar has a decadal growth rate of 9.91% as per census 2001. Kanpur Nagar has the literacy rate of 79.7% in total.

Year	Total Population	Rural Population	Urban Population
2001	41,67,999	13,70,488	27,97,511
2011	45,81,268	15,65,623	30,15,645

Table 3 Population of Kanpur Nagar District

As per provisional reports of Census India, population of Kanpur in 2011 is 27,65,348; of which male and female are 14,89,062 and 12,76,286 respectively. Although Kanpur city has population of 2,765,348; its metropolitan population is 29,20,496 of which 15,72,334 are males and 13,48,162 are females

9.7 Demographic Profile of Kanpur Dehat District

In 2011, Kanpur Dehat had population of 17,96,184 of which male and female were 9,63,255 and 8,32,929 respectively. In 2001 census, Kanpur Dehat had a population of 15,63,336 of which males were 8,44,339 and remaining 7,18,997 were females. There was change of 14.89 percent in the population compared to population as per 2001.

Year	Total Population	Rural Population	Urban Population
2001	15,63,336	14,55,569	1,07,767
2011	17,96,184	16,22,761	1,73,423

Table 4 Population of Kanpur Dehat District

## 10 GROWTH DYNAMICS OF KANPUR

10.1 Eastern Dedicated Freight Corridor

Kanpur's strategic location on the Railways map and a presence of well-developed Industrial Economy has made it a major center on the Indian Railway's ambitious project of Eastern Dedicated Freight Corridor, an 1893 Km long railway line running from Ludhiana (In Punjab) to Dankuni (In West Bengal). Also a feeder line from Kanpur to Paricha (In Jhansi District) is proposed to connect it to Eastern Dedicated Freight Corridor. UPSIDC has identified 6000 Hectare area to be developed as an Industrial belt on both side of the railway line lying in the Kanpur region. Also Government of India is recently having plan to develop land along this Kanpur region corridor as Defense Economic Corridor, an industrial belt dedicated for the manufacturing of defense equipment.



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10.2 Kanpur Metro Rail	On 4/10/2016 the Kanpur Metro Rail Project was formally inaugurated in the city by the state's CM. The Kanpur metro will see a total investment of INR 17,000 Crore in next five years for the construction of Overhead and Underground line. Financial Internal Rate of Return (FIRR) of the project is estimated at 3.91% without property development and 8.22% with property development on the stations as per the DPR prepared by RITES in November, 2015. Around 55% of this investment in the project is to come from either Japan International Corporation agency (at 0.5% interest rate) or European Investment Bank (at 0.4% interest rate) in the form of soft loans, the rest funded by local bodies and central and state government. This project will solve the infrastructure problem of the city and will also be generate ample new job opportunities in the city.
10.3 Trans Ganga Hi-tech City	Located at 10 Km from Kanpur at Unnao District a self-sustained with mixed used development, a new smart city spread across 1156 acres, has been conceptualized and promoted by UPSIDC in the region. This city will have a mixed-use development of residential, commercial, Industrial and institutional area with Ganga River water front development. This newly developed city will be having a minimum carbon footprint in the environment. As per UPSIDC when this city will be developed the expected investment will be around INR 10,000 Crore and will bring direct, indirect employment to about 1,00,000 people in the region.
10.4 Infrastructure	There is also proposed 6 lane expressway between Kanpur and Lucknow to improve the connectivity and enhance commercial activities form both cities. Also Indian railways has decided to develop high speed rail connectivity from Delhi to Kanpur by increasing the speed of the certain trains.
10.5 Unlocking the Land Potential	KDA is actively unlocking the land blocked by the government departments at different parts of the city and is developing them to maximize the land use potential of the city. Project like KDA Signature, a mixed-use development, there is also a plan to develop a Super Specialty Hospital along with integrated township project in GSVM Medical College Premises. KDA crystal is an underground parking project with dedicated commercial projects at ground up levels. These and several more of such projects will be actually unlocking the land blocked till now by utilizing them to their top most potential, in order to earn more revenue hence pumping fresh growth and flow of money in the city's current stagnant economy.

## 11 PHYSICAL CHARACTERISTICS OF THE PROPERTY

11.1 Location of the property	Location Co-ordinates	26°26'56.5"N 80°15'57.9"E 26.449032, 80.266095
11.2 Google Maps link	<a href="https://www.google.co.in/maps/place/Kanpur+Plastipack+Ltd/@26.4488886,80.2658585,276m/data=!3m1!1e3!4m5!3m4!1s0x399c480e2dbe7e13:0x9298330026371bd1!8m2!3d26.4490333!4d80.2661837">https://www.google.co.in/maps/place/Kanpur+Plastipack+Ltd/@26.4488886,80.2658585,276m/data=!3m1!1e3!4m5!3m4!1s0x399c480e2dbe7e13:0x9298330026371bd1!8m2!3d26.4490333!4d80.2661837</a>	
11.3 Nearby Landmark	Near Mazar at road connecting Thumps Chowk to NH # 19	
11.4 Postal address of the property	M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh	
11.5 Area of the plot/ land supported by a plan	Land area of plot # D-19 with two sides road	5030.66
	Land area of plot # D-20 with one side road	5849.6
	Total Land Area	10880.26

  
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11.6	Type of land: Solid, Rocky, Marsh land, reclaimed land, water logged, land locked	Kanpur Nagar and Kanpur Dehat district is a part of Indo Gangetic plains with land of plain type constituting of sand of different grades and clay mixed with kankars	
11.7	Independent Access/Approach to the property	Plot # D19	
		South	80 Ft. wide road # 7
		West	150 Ft. wide road # 3
		Plot # D-20	
		South	80 Ft. wide road # 7
11.8	Google Map Location of the property with neighborhood plan	Yes, attached separately	
11.9	Details of road abutting the property	Plot # D19	
		South	80 Ft. wide road # 7
		West	150 Ft. wide road # 3
		Plot # D-20	
		South	80 Ft. wide road # 7
11.10	Description of adjoining properties	Industrial Premises	
11.11	Plot No./ Survey No.	M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh	
11.12	Ward/Village/Taluka		
11.13	Sub-registry/Block	Zone IV	
11.14	District	Kanpur Nagar	
11.15	Any other aspect	Factory is located in the heart of Panki Industrial Area, in a close vicinity to Ordinance & Small Arms factory Kanpur, also property is closely located to Dada Nagar Industrial Area and Fazalganj Industrial Area	
<b>12 AREA</b>			
12.1	Plot Area	Land area of plot # D-19 with two sides road	5030.66
		Land area of plot # D-20 with one side road	5849.6
		Total Land Area	10880.26
12.2	Coverage Area	As mentioned above in the report	
<b>13 BOUNDARIES OF THE PLOT</b>			
13.1	Actual on Site		
13.1.1	North	Plot # D19	
13.1.2	South	North	Plot # G-32
13.1.3	East	South	80 Ft. wide road # 7
13.1.4	West	East	Plot # D-20 of owner
		West	150 Ft. wide road # 3
		Plot # D-20	
		North	Plot # G-33
		South	80 Ft. wide road # 7
		West	Plot # D-19
13.2	As per Sale Deeds/TIR		
13.2.1	North	Plot # D19	
13.2.2	South	North	Plot # G-32

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13.2.3 East

13.2.4 West

South

East

West

Plot # D-20

North

South

West

80 Ft. wide road # 7

Plot # D-20 of owner

150 Ft. wide road # 3

Plot # G-33

80 Ft. wide road # 7

Plot # D-19

14 TOWN PLANNING PARAMETERS

14.1 Master plan provisions related to the property in terms of land use

14.2 FAR/FSI permitted and consumed

14.3 Ground Coverage

14.4 Comment on whether Occupancy certificate is issued or not

14.5 Comment on unauthorized construction if any

14.6 TDR rights if any, Building bye laws provision as applicable to the property viz. setbacks, height restrictions etc.

14.7 Planning area/zone

14.8 Developmental controls

14.9 Zoning regulations

14.10 Comment on the surrounding land uses and adjoining properties in term of uses

14.11 Comment on demolition proceedings if any

14.12 Comment on compounding / regularization proceedings

14.13 Any other aspect

15 DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY

15.1 Ownership Documents

15.1.1 Sale deed, Gift deed, lease deed

The permitted land use is Industrial only.

As per sanctioned plan which was not made available to me

As per sanctioned plan which was not made available to me

Not applicable

Yes, on the front, side & back set back

As per KDA Building and development rules.

Industrial Use

KDA Building and development rules

Industrial

Surrounding land uses of adjoining properties in micro market area is of Industrial use development

No

No

Lease deed

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15.1.2 TIR of property	TIR report
15.2 Name of the Owners	M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh
15.3 Ordinary Status of freehold or leasehold including restrictions on transfer	Property is on Leasehold status
15.4 Agreement of easement, if any	Refer to TIR report
15.5 Notification of acquisition, if any	Refer to TIR report
15.6 Notification of Road widening, if any	Refer to TIR report
15.7 Heritage Restrictions if any	Refer to TIR report
15.8 Comment on transferability of the property ownership	Refer to TIR report
15.9 Comment on the existing mortgages/charges/en cumbrances on the property if any	Refer to TIR report
15.10 Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Refer to TIR report
15.11 Building plan sanction	As per sanctioned plan submitted to the bank
15.11.1 Authority approving the plan	As per sanctioned plan which was not made available to me
15.11.2 Any violation from the approved building plan	As per sanctioned plan which was not made available to me
15.12 Whether the property is agricultural land, if yes any conversion is contemplated	No
15.13 Whether the property is SARFAESI compliant	Refer to TIR report

  
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15.13.1 All legal documents, receipts related to electricity, water tax, municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report	Not Shown to me
15.13.2 Observation on dispute or dues if any in the payment of bills/taxes to be reported	Not Shown to me
15.14 Whether entire piece of land on which the unit is set up/ property is situated has been mortgaged or to be mortgaged	Refer to TIR report
15.15 Qualification in TIR/mitigation suggested if any	Refer to TIR report
15.16 Any other aspect	
<b>16 ECONOMIC ASPECTS OF THE PROPERTY</b>	
16.1 Reasonable letting value	
16.2 If property is occupied by tenant	No
16.2.1 Number of tenants	NA
16.2.2 Since how long	NA
16.2.3 Status of tenancy rights	NA
16.2.4 Rent received per month with a comparison of existing market	NA
16.3 Taxes and other outgoings	Not Shown to me
16.4 Property Insurance	Not Shown to me
16.5 Monthly maintenance charges	Not Shown to me
16.6 Security charges	Not Shown to me
16.7 Any other aspects	

  
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### 17 SOCIO-CULTURAL ASPECTS OF THE PROPERTY

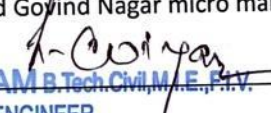
17.1 Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Property lies in the heart of Industrial Area comprising of medium and small scale industries. The area is surrounded by squatter habitat of High and Medium income group people in nearby vicinity (like Goving Nagar, Ratan Lal Nagar etc.) to the property. Property lies in the heart of Panki Industrial belt with many factories in the micro market area. Nearest market area for daily needs is Vijay Nagar, Govind Nagar & Ratanlal Nagar micro market area.
17.2 Whether property belongs to the social infrastructure like hospitals, school, old age homes etc.	The nearby schools in the vicinity are Mariampur Senior Secondary School; Kendriya Vidyalaya # 2, Armapur; Radcliffe School; Dr. Virendra Swaroop 21 <sup>st</sup> Century School, Govind Nagar and Many more in nearby vicinity. Major Health care services in nearby vicinity are provided in Mariampur Hospital and Sindhi Sangh Hospital, Goving Nagar. Nearest market area for daily needs is Vijay Nagar and Govind Nagar micro market area.

### 18 FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY

18.1 Space Allocation	As mentioned above in the report
18.2 Storage Spaces	Yes, store room is provided
18.3 Utility spaces provided within building	Yes
18.4 Car Parking facility	Yes, the said property has space for parking
18.5 Balconies	No
18.6 Any other aspects	

### 19 INFRASTRUCTURE AVAILABILITY

19.1 Description of aqua infrastructure availability in terms of	
19.1.1 Water Supply	From private boring
19.1.2 Sewerage/Sanitation System Underground or open	Sewer line system in the area
19.1.3 Storm water drainage	Yes, duly constructed
19.2 Description of other physical infrastructure facilities	Availability of telecommunications in the micro market area
19.2.1 Solid waste management	No Information
19.2.2 Electricity	Serviced by KESCO
19.2.3 Road and Public Transport Connectivity	The property is very well connected to rest of city with availability of public transport like sharing auto's and city buses
19.2.4 Telecommunication	Land lines & Mobile connections available
19.2.5 Other Public utilities	Major Banks have branches in Dada Nagar & Govind Nagar area and nearest market area for daily needs is Vijay Nagar and Govind Nagar micro market area

  
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<b>19.3 Social Infrastructure in terms of</b>	
19.3.1 School	The nearby schools in the vicinity are Mariampur Senior Secondary School; Kendriya Vidyalaya # 2, Armapur; Radcliffe School; Dr. Virendra Swaroop 21 <sup>st</sup> Century School, Govind Nagar and many more in nearby vicinity.
19.3.2 Medical facilities	Major Health care services in nearby vicinity are provided in Mariampur Hospital and Sindhi Sangh Hospital, Govind Nagar.
19.3.3 Recreational facility in terms of parks and open spaces	Not available in micro market area but available in Govind Nagar and Kidwai Nagar Micro Market Area
<b>20 MARKETABILITY OF THE PROPERTY</b>	
20.1 Locational attributes	Premises lies in a close vicinity to Ordinance & Small Arms factory Kanpur, also property is closely located to Dada Nagar Industrial Area and Fazalganj Industrial Area with educational, health care services, recreational areas and the market area. The property is 7.5 Km or 25 Minutes from Kanpur Central Railway Station, 7 Km or 20 minutes from ISBT Bus Stand Jhakarkati, 23 Kms or 35 minutes from Ahirwan airport Kanpur and 83 Km or 1.5 hours run from Amausi Airport
20.2 Scarcity	Yes, there is scarcity of the similar property in the area due to supply is nil in the area
20.3 Demand and supply of the kind of subject property	Considering the size and land use of the property supply in the micro market area is nil.
20.4 Comparable sale prices in the locality	No quoted instances found
20.5 Any other aspect which has relevance on the value or marketability of the property	
<b>21 ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY</b>	
21.1 Type of Construction	Shed structure with RCC structure office block. Convectional Industrial architecture
21.2 Material and Technology	Convention construction technology with high class material used for construction
21.3 Specifications	As mentioned above in the report
21.4 Maintenance Issues	The said property is properly maintained, no issues noticed during my site visit
21.5 Age of the Building	Construction of the factory is more than 20 years old
21.6 Total Life of the building	Expected R.C.C. structure life of 75 years and shed structure life 45 Years
21.7 Extent of deterioration	No deteriorations noticed
21.8 Structural Safety	Structural safety measures taken in design and construction of building
21.9 Protection against natural disaster	Yes, building design is taken care off to avoid any destruction in case of earthquake
21.10 Visible damage in the building	No visible damage noticed during my site visit
21.11 System of air-conditioning	Yes in office block

  
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21.12	Provision of Fire Fighting	Yes, firefighting provisions installed
21.13	Copies of the plan and elevation of the building to be included	To be submitted directly by owners to the Bank branch
<b>22 ENVIRONMENTAL FACTORS</b>		
22.1	Use of Environment friendly building materials, Green building techniques if any	No
22.2	Provision of rain water harvesting	No
22.3	Use of Solar Heating and light systems etc.	No
22.4	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Average high pollution in the vicinity majorly due to location in Industrial Area
<b>23 ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY</b>		
23.1	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of land scape elements etc.	Shed structure with RCC structure office block. Convectional Industrial architecture
<b>24 VALUATION</b>		
24.1	Methodology of Valuation - Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumption made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at	Methodology adopted is Land and building method.

  
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24.2

Prevailing Market Rate/Price trend of the property in the locality/city from property search sites viz magicbricks.com, 99acres.com, makaan.com etc if available

No quoted instances found

24.3

Guideline rates obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification

Land area of plot # D-19 with two sides road	5030.7		
Land area of plot # D-20 with one side road	5849.6		
Total Land Area	10880	Land Value ₹	Rounding off ₹
DM rate ₹ per Sq. Mt. (10500 x .70 x 1.10 )	8400	91394184	91400000
UPSIDC rate ₹ per Sq. Mt.	14000	152323640	152300000
Market rate ₹ per Sq. Mt.	15000	163203900	163200000

24.4

Summary of Valuation

24.4.1

Guideline value accounted for

Land area of plot # D-19 with two sides road	5030.7		
Land area of plot # D-20 with one side road	5849.6		
Total Land Area	10880	Land Value ₹	Rounding off ₹
DM rate ₹ per Sq. Mt. (10500 x .70 x 1.10 )	8400	91394184	91400000
UPSIDC rate ₹ per Sq. Mt.	14000	152323640	152300000
Market rate ₹ per Sq. Mt.	15000	163203900	163200000

24.4.2

Land Value

₹ 163200000  
₹ Sixteen Crore Thirty-Two Lacs

24.4.3

Building

₹ 29900000  
₹ Two Crore Ninety-Nine Lacs

24.5

Fair Market value

₹ 193100000  
₹ Nineteen Crore Thirty-One Lacs

24.6

Realizable Value

₹ 164100000  
₹ Sixteen Crore Forty-One Lacs

24.7

Forced/Distressed Sale Value

₹ 154500000  
₹ Fifteen Crore Forty-Five Lacs

  
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REGISTERED PROPERTY VALUER  
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ALLAHABAD BANK LANE.



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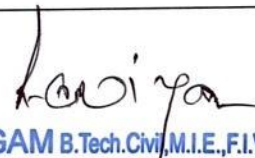
CONSULTING ARCHITECTURAL & CHARTERED ENGINEER,  
REGISTERED PROPERTY VALUER CAT 1/128 OF 1988  
PANEL VALUER S.B.I., P.N.B. & FINANCIAL INSTITUTIONS  
INCOME TAX VALUATIONS

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neelesh.nigam@scnpc.in

24.7.1	In case of variation of 20% or more in the valuation proposed by the valuer and the guideline value provided in the State Government, notification or Income Tax Gazette. Justification of the variation has to be given	As mentioned above in the report
24.7.2	Details of the last two transactions in the locality/area to be provided, if available	No transacted instance available for the micro market area under consideration
<b>25 DECLARATION</b>		
I hereby declare that		
A.	The Information provided is true and correct to the best of my knowledge and belief	
B.	The analysis and conclusions are limited by the reported assumptions and conditions	
C.	I have read the Handbook Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the the Standards of Reporting enshrined in the above Handbook	
D.	I have no direct or indirect interest in the above property valued	
E.	I/my authorized representative by the name of <b>S.C.Nigam</b> Who is also a 'valuer', has inspected the subject property on <b>20/12/2017</b>	
F.	I am registered valuer under section 34Ab of Wealth Tax Act, 1957, Category I for valuing property up to no limit till cancellation	
G.	I am an approved valuer under SARFAESI act – 2002 and I am approved by the Bank	
H.	I have not been depanelled or removed from any Bank/ Financial Institution/ Government Organization at any point of time in the past	
I.	I have submitted Valuation report directly to Bank	
Name of the Valuer		Sharad Chandra Nigam
Address		113/341, Swaroop Nagar, Kanpur-208002
Name of the valuer association of which I am a bonafide member		F.I.V. of Institution of Valuers, New Delhi & M.I.E. of Institution of Engineers, Kolkata
Sign of the Valuer		 <b>S.C. NIGAM B.Tech.Civil,M.I.E.,F.I.V.</b> CHARTERED ENGINEER REGISTERED PROPERTY VALUER 113/341, SWAROOP NAGAR, KANPUR-2 ALLAHABAD BANK LANE.

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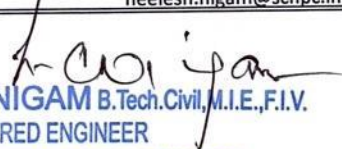
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Date	26/12/2017
Mobile	9415174726; 9628738305
Email	nigam.sc@scnpc.in
<b>26 ENCLOSURES</b>	
26.1 Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a 'Selfie' of the valuer at the site	Enclosed with this valuation report
26.2 Google Map Location of the property	Enclosed with this valuation report
26.3 Price trends of the property in the locality/city from property search sites viz. Magicbricks.com, 99Acres.com, Makan.com etc.	No
26.4 Any other relevant documents/ extracts	Location of the property on Kanpur Master Plan-2021



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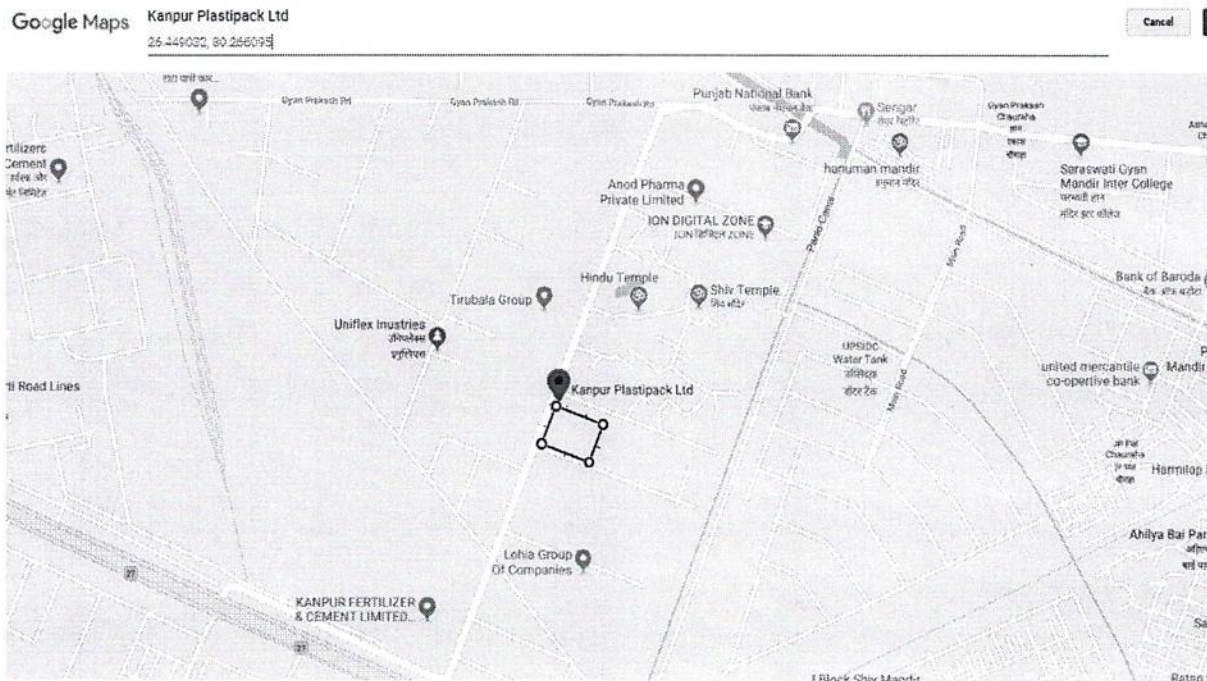
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26.5 Google Maps Location of the Premises of M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh



Map 1 Location plan of the subject site



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QR Code for Property Location on Google Maps

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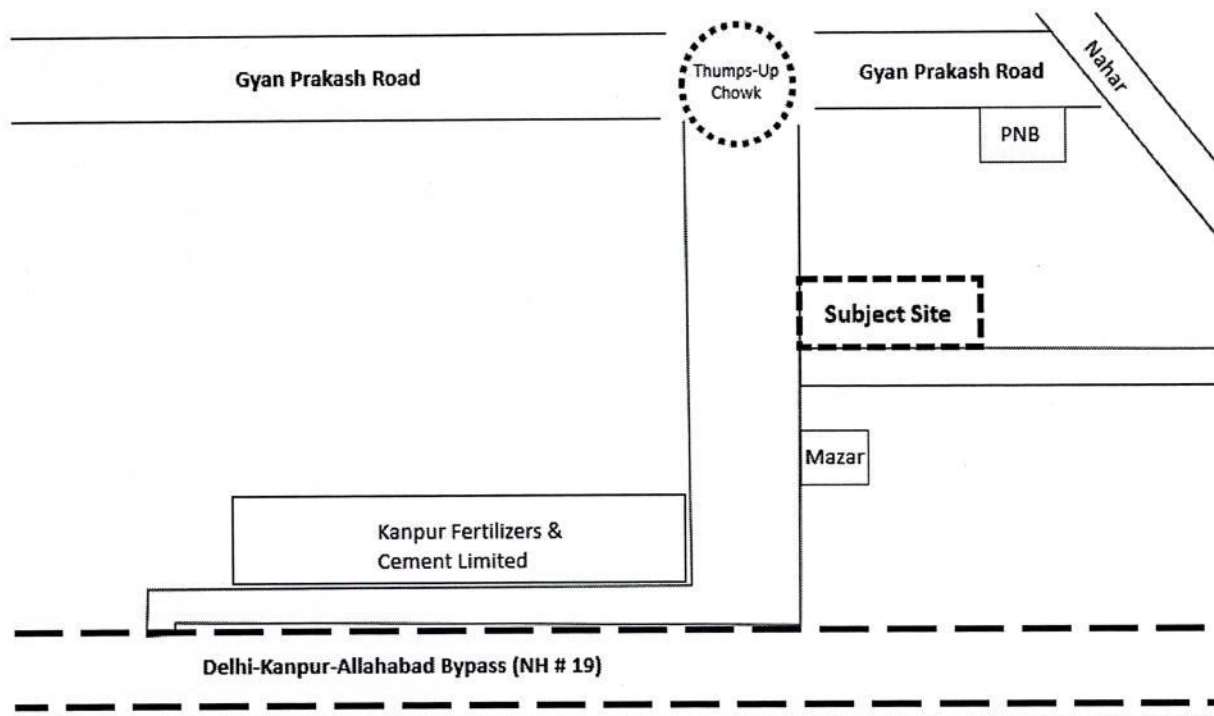
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- 26.6 Location map of the Premises of M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh



QR Code for Property Location on Google Maps

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26.7 Demarcation of the Premises of M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh on Google Maps

Google Maps Kanpur Plastipack Ltd  
26.449032, 80.266095

Car



Map 2 Demarcation of the subject site on google maps



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QR Code for Property Location on Google Maps



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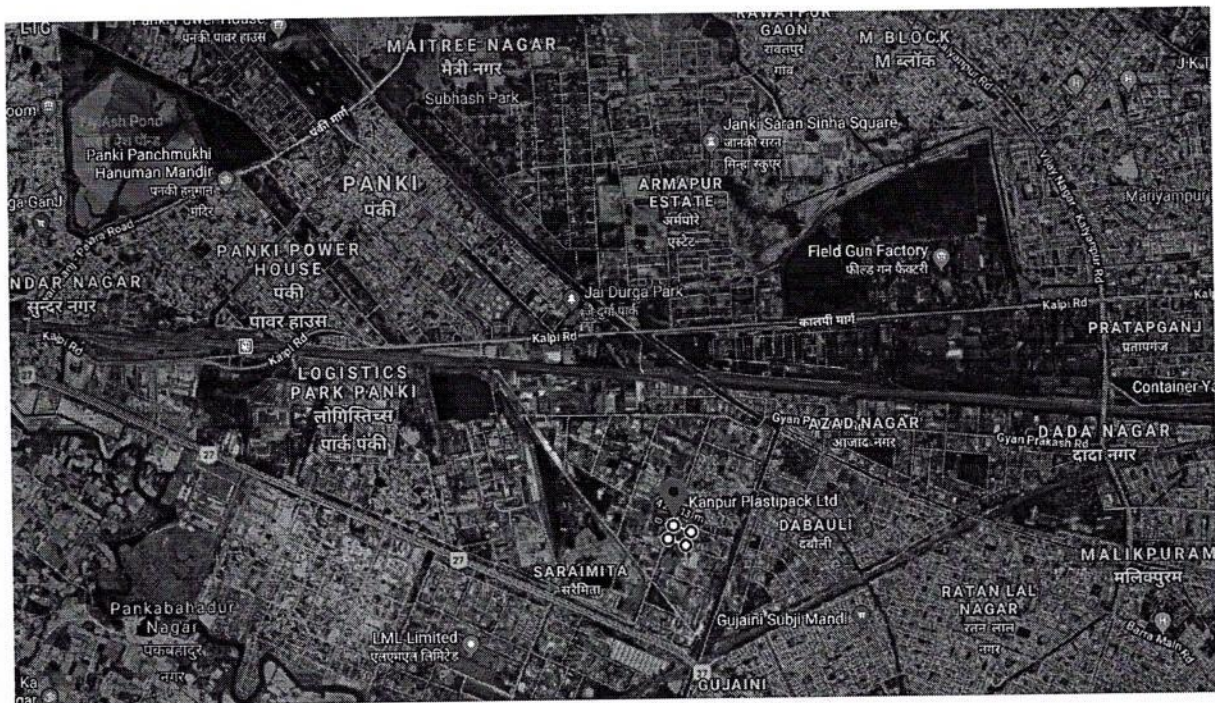
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26.8 Premises of M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh with respect to Nearby by Neighborhood Google Maps

Google Maps Kanpur Plastipack Ltd  
26.449032, 80.266095



Map 3 Neighborhood location of subject site



QR Code for Property Location on Google Maps

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- 26.9 Premises of M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh with respect to Kanpur Master Plan 2021



Map 4 Location of property with respect to Kanpur Master Plan-2021



QR Code for Property Location on Google Maps

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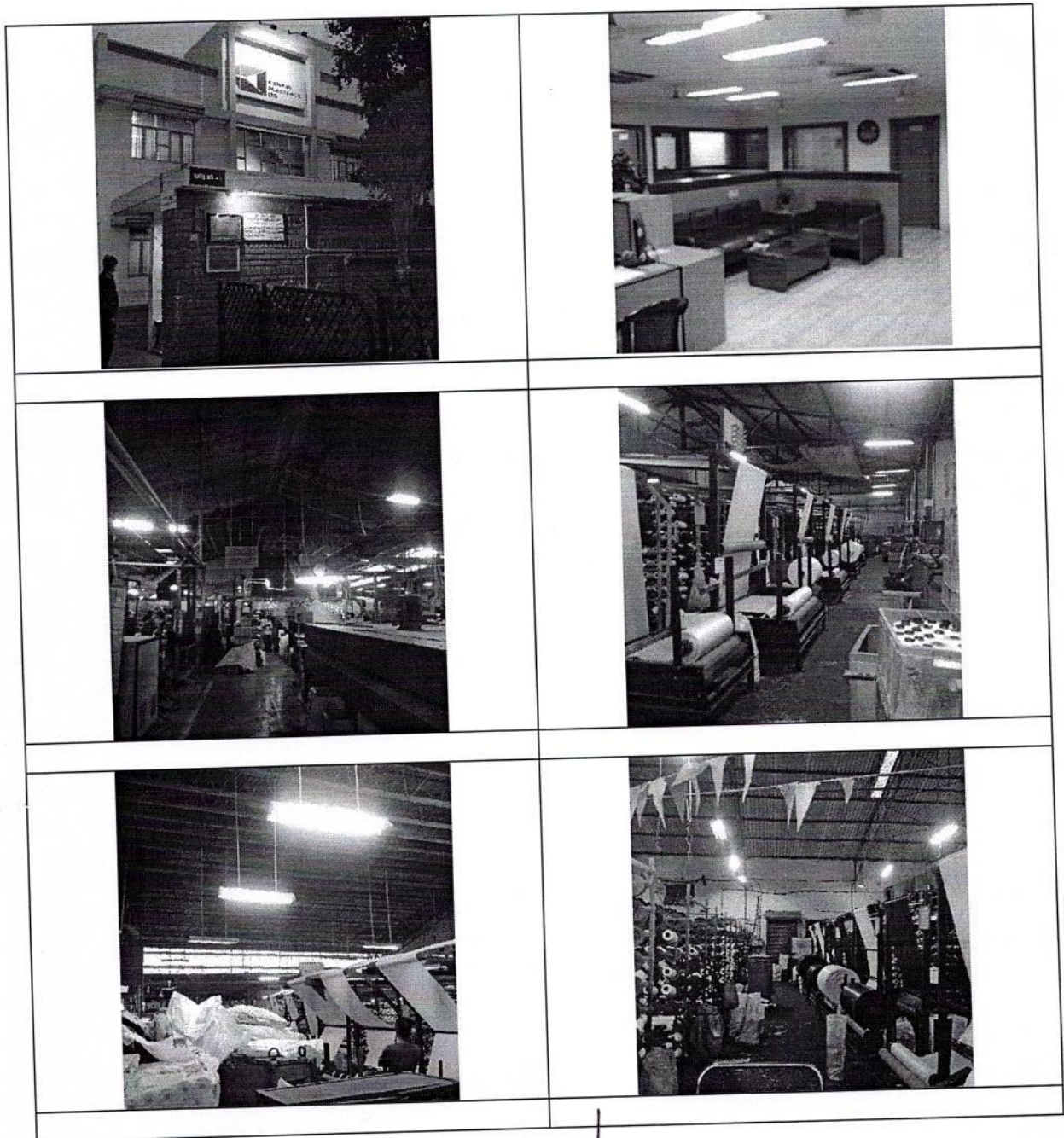
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26.10 Site Photographs M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki  
Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh



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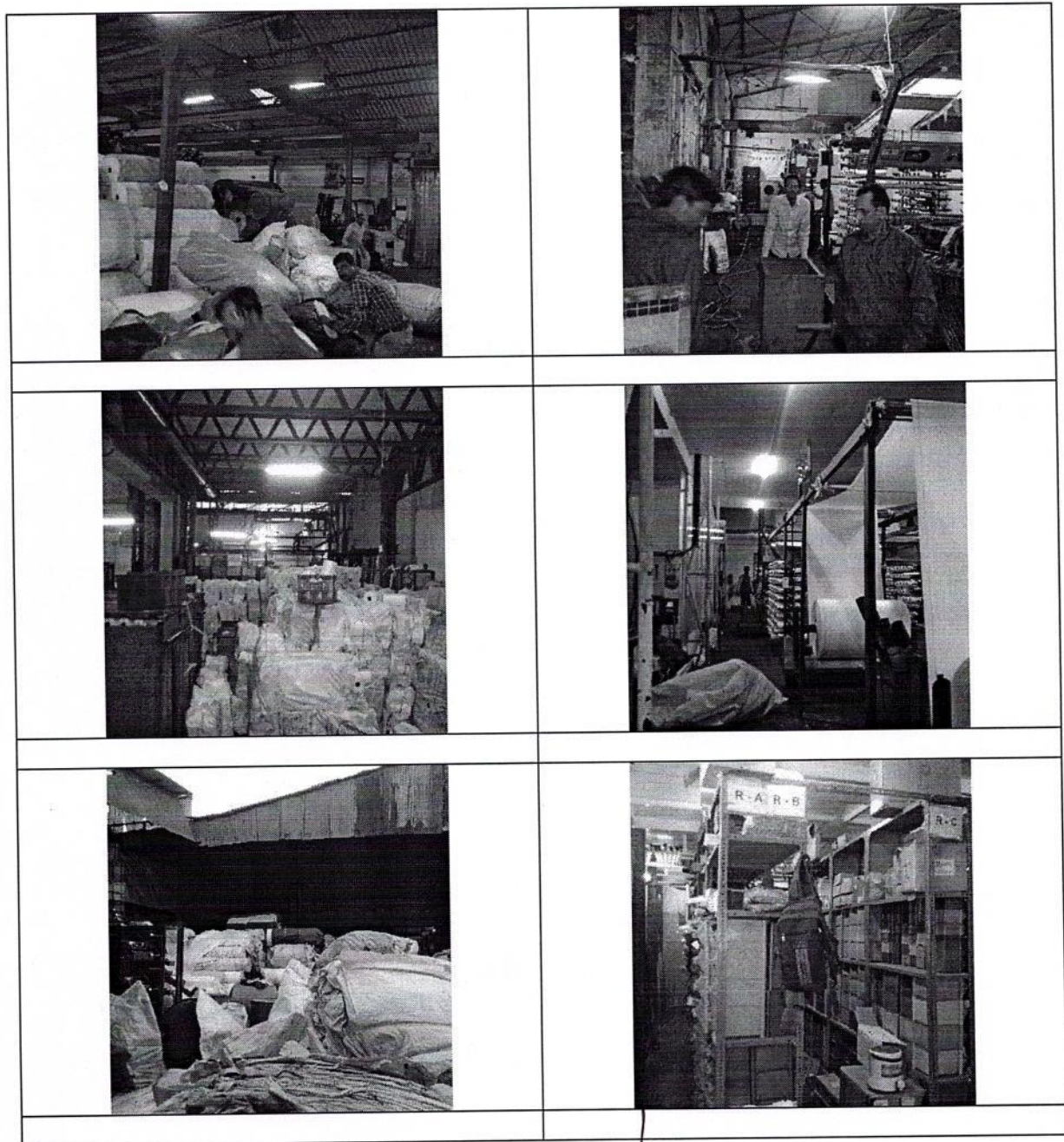
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Site Photographs of M/s Kanpur Plastipack Private Limited, Plot # D-19 & D-20, UPSIDC Industrial Area, Panki  
Site-1, Kanpur, District Kanpur Nagar, Uttar Pradesh



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