

Er. Gurdial Singh Sandhu
CIVIL ENGINEER P.S.E. - 1
Approved Valuer F.I.V.(F)
Income Tax & Other Departments

Ref. No. PN/101Dated 03-04-2023

FORMAT OF VALUATION REPORT
(to be used for all properties of value above Rs.5 crores ANNEXURE-II)

Name & Address of Branch **State Bank of India, Nehru Place, New Delhi.**

Name of Customer (s)/ Borrowal unit **M/s Milkfood Ltd.**

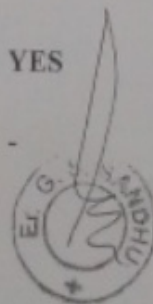
1. INTRODUCTION

- a) Name of the Property Owner (with address & phone nos.) **M/s Milkfood Ltd. Bahadurgarh**
 b) Purpose of Valuation **To know the fair market value of the property**
 c) Date of Inspection of Property **31-03-2023**
 d) Date of Valuation Report **03 April 2023**
 e) Name of the Developer of Property **Not Applicable**

(in case of developer built properties)

2. Physical Characteristics of the Property

- a) Location of the Property
 i. Nearby landmark **State Bank of India, Bahadurgarh**
 ii. Postal Address of the Property **Farm Bahadurgarh, Teh. & Distt. Patiala (PUNJAB)**
 iii. Area of the plot/land (supported by a plan) **Plot Area 57 Bigha 12 Biswas i.e. 11.98 Acre (As marked Sr. No. 13 (d))**
 iv. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked **Solid**
 v. Independent access/approach to the property etc. **YES**
 vi. Google Map Location of the Property with a neighborhood layout map with a neighborhood layout map



[Signature]
Er. G.S. SANDHU
P.S.E.-1
S.D.E. (Retd.)
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vii. Details of roads abutting the property

60' wide road, Patiala to Rajpura

viii Description of adjoining property

Adjoining with M/s Federal Mogul Industry

ix. Plot No. Survey No.

As per Sr. No. 13 (b)

x. Ward Village/Taluka

Farm Bahadurgarh (Now Town)

xi. Sub-Registry/Block

Sub Registrar Patiala

xii. District

Teh. & Distt. Patiala (PUNJAB)

xiii. Any other aspect

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b) Plinth Area, Carpet Area, and saleable area to be mentioned separately and clarified

Plinth Area 149418 sft. & Carpt Area 127000 sft. , Saleable area FULL (Sr. No. 12 (b))

No. of floors and height of each, floor.

As per Sr. No. 12 (b)

Plinth Area floor-wise (As per IS, 3861-1966)

As per Annexure

c) Boundaries of the plot

AS PER DOCUMENTS

North - East

Not Available

North-West

Not Available

South-East

Not Available

South-West

Not Available

Boundaries of the Plot

ACTUAL

South-East

60' wide road (Rajpura-Patiala)

North-West

M/s Next Gen. Packaging

North-East

Vill. Road

South-West

M/s Federal Mogul Factory

Latitude

30.371

Longitude

76.475

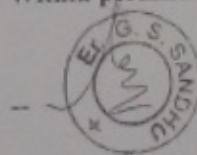
3. Town Planning Parameters

i. Master plan provisions related to property in terms of land use.

Under revenue estate of Farm Bahadurgarh for industrial use now falls under Industrial zone as per Master Plan.
Within permissible limit.

ii. FAR-Floor Area Rise/ FSI-Floor Space Index permitted & consumed

iii. Ground Coverage



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iv. Comment on whether OC-Occupancy

Certificate has been issued or not

Owner occupied and unit is working

Photocopies of vasika/title deed already held in bank's records

NIL

v. Comment on unauthorized constructions if any

vi. Transferability of development rights if any, Building by-laws provision as applicable to the property viz. Setbacks, height restriction etc.

As per regulation of District Town Planner, Patiala

vii. Planning area/zone

Industrial as per DTP

viii. Development controls

As above

ix. Zoning regulations

As above

x. Comment on the surrounding land uses and adjoining properties in terms of uses.

Industrial, Commercial, For housings

xi. Comment on demolition proceedings if any

Not Applicable

xii. Comment on compounding/regularization proceedings

Not Applicable

xiii. Any other aspect

NIL

4. Document Details and Legal Aspects of Property

a) Ownership Documents

i. Sales Deed, Gift Deed, Lease Deed

ii. TIR of the property

Photocopy of 4 nos. Sale deed
 With the Bank
 Already with the Bank

b) Name of the Owner /s

M/s Milkfood Ltd. Bahadurgarh
 Freehold

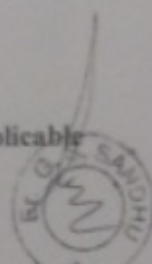
c) Ordinary status of freehold or leasehold including restrictions on transfer

d) Agreement of easement if any.

NIL

e) Notification of acquisition if any

Not Applicable



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- f) notification of road widening if any **Not Applicable**
 He
- g) Heritage restriction, if any. **Not Applicable**
 h) Comment on transferability of the **Property is clear & ownership of the M/s**
 property ownership **Milkfood Ltd. Bahadurgarh**
Details to be furnished by the owner.
- i) comment on existing **As above**
 mortgages/charges / encumbrances
 on the property, if any
- j) Comment on whether the **DTP Patiala.**
 properties of the owners have been
 issued (personal or not) corporate) as
 the case may be.
- k) Building plan sanction: Authority **NIL**
 approval for the plan - Name of the
 office of the Authority - Any violation
 from the approved Building Plan
- l) Any violation from the Building **Not Applicable**
 plan
- m) Whether Property is Agricultural **YES**
 Land if yes, any conversion is
 contemplated
- n). Whether the property is SARFAESI **As per legal scrutiny report**
 compliant
- o). a. All legal documents, receipts **NIL**
 related to electricity, Water tax,
 Municipal tax and other building
 taxes to be verified and copies as
 applicable to be enclosed with the
 report.
- b. Observation on Dispute or Dues if
 any in payment of bills / taxes to be
 reported.



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p) Whether the entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.

Yes

q) Qualification in TiR / Mitigation suggested if any _

As per the title search report by panel advocate of the bank.

r) Any other aspect

NIL

Good for bussiness

5. Economic Aspects of the Property

a). i. Reasonable letting value

NIL

ii. If property is occupied by tenant - Number of tenants

NIL

Rent received per month (tenant - wise) with a comparison of existing market rent

NIL~

iii. Taxes and other outings

NIL

Insurable value to be made Rs. 12.221 Crore

iv. Property Insurance

v. Monthly Maintenance charges

NIL

vi. Security charges

NIL

vii. Any other aspect

NIL

6. Social - Cultural Aspects of the Property

a). 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. .

Industrially developed town with good connectivity, surrounded by about 15 to 20 industrial units, on Patiala-Rajpura Road.

b). Whether property belongs to social infrastructure like | hospital, school, old age homes etc.

Not applicable



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7. Functional and Utilitarian Aspects of the Property **Good**

- i) Space allocation **For manufacturing of dairy and milk products.**
- ii. Storage Spaces **As Above**
- iii. Utility spaces provided within the building **YES**
- iv. Car Parking Facility **Open car Parking**
- v. Any other aspect **NIL**

8. Infrastructure Availability

a) Description of aqua infrastructure availability in terms of

- i Water supply **Through submersible pumps & hand pumps**
- ii. sewerage / sanitation system **Underground Sewerage**
- iii. Storm water drainage **Yes**

b). Description of other physical infrastructure facilities viz.

- i solid waste management **Yes**
- ii. Electricity **In the name of M/s Milkfood Ltd. of PSPCL.**
- iii. Road and public transport connectivity **Yes**
- iv Availability of other public utilities near **Yes**

c). Social infrastructure in terms of

i. School

Punjabi University & others schools within 2 to 4 kms surrounding the area Bahadurgarh

ii Medical facilities

Yes, Chaman Hospital Bahadurgarh

iii. Recreation Facilities in terms of parks and open space

Yes, Green Lawns and Open space is available

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9. Marketability of the Property

a) Marketability of the property in terms of

i. Locational attributes

Industrial Developed town on Patiala-Rajpura main road, 4 lane.

ii. Scarcity

No major bottlenecks for manufacturing operations

iii. Demand and supply of the kind of subject property

Good

iv. Comparable sale prices in the locality

Rs. 4.5 crore to Rs. 5.75 crore
= 5.125 Crore Per Acre; Total 61.40 Crore of 11.98 Acres; depending upon the location of the property.

v. Any other aspect which has relevance on the value or marketability of the property

Large piece of land in industrially developed town.

10. Engineering and Technology**Aspects of the Property**

a) Type of construction

Composite structure

b) Material & technology used

Cement, Sand, Bricks, RCC roofs, flooring and gate etc.

c) Specifications

Industrial Building having RCC roof slab, GI sheet cement plaster, flooring, plaster, gate and shutters etc.

d) Maintenance issues

Preventive maintenance

e) Age of the building

About 33 years old (YOC - 1974, 1982, 1988 & 2006)

f) Total life of the building

Average Life of the different units of Building.
35 to 55 years

g) Extent of deterioration,

No Major deterioration

h) System of air conditioning

Yes (Administrative Block)

i) Provision of firefighting

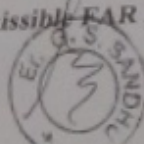
YES

j) Copies of the plan and elevation of the building to be included

Within permissible FAR limit

k) Structural Safety

Yes



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- l) Protection against natural disaster viz. Earthquakes **Yes**
 m) Visible damage in the building **NIL**

11 Environmental Factors

a). Use of environment friendly building materials, Green Building techniques if any

Eco-Friendly Building

b). Provision of rain water harvesting

Through Pipes in Tanks

c) Use of solar heating and lightning Systems, etc.,

NIL

d). Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.

Air (Prevention and control of pollution) by Punjab Pollution Control Board as the letter issued is with the Bank.

Water (Prevention and control of pollution) by PPCB.

12. Architectural and anesthetic quality of the property

a) Descriptive account on whether the building is model, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc. .

Plain looking building for industrial operations and for use of other purposes

- b) Brief Description of the property whether open land or built up area
 c) Property No. with detail

1. Time Office : Construction with Brick Wall, RCC Slab, PCC Flooring, Hard Wood Joinery, Cement Plaster inside & outside with average height 10'.

395 sft. @ Rs. 750/- per sft. =

**Amount
in Crore**

Rs. 296,250/-
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2. Cycle Shed with steel trusses, steel purlin, ACC sheet roofing, PCC Flooring
2719 sft. @ Rs. 375/- per sft. 0.102/-
3. Administrative Block with projection & Porch, RCC slab, trezo flooring, hard wood joinery, Cement Plaster Inside & Outside
7150 sft. @ Rs. 1500/- per sft 1.0725 /-
4. Security Office - Brick Walls, RCC Slab, PCC Flooring, hardwood joinery both side cement plaster with 11' height
700 sft. @ Rs. 750/- sft. 0.0525/-
5. Weight Bridge - One Room, Pit 3x30.75 size 5' to 6' deep, complete in all respect -
690 sft @ Rs 1000 /- per sft 0.069/-
6. Laboratory & General Store - Brick Walls, RCC Slab, Quota Stone with 12' height; Repair work has been done;
7000 sft. @ Rs. 1500/- sft. 1.05/-
7. Reception Room - Brick Walls, RCC Slab, Quota Stone Flooring with height 16'; Repair has been carried out;
2600 sft. @ Rs. 1250/- sft. 0.325/-
8. Milk Processing - Brick Walls, Hi-Ribbed, GI Sheet roofing about 22' height, PCC Flooring;
4058 sft. @ Rs. 650/- sft. 0.264/-
9. Butter Section - Steel Structure, Brick Walls, RCC Slab about 16' ht.
4500 sft. @ Rs. 1050/- sft. 0.4725/-
10. Ghee manufacturing brick walls, hi-ribbed GI Sheet roofing at 22' rft. Level
1300 sft. @ Rs. 700/- sft. 0.091/-
11. Ghee Filling - Steel Structure, Brick Walls, RCC Slab at 16 rft. Level, In this building painting, distempering and repair work has done;
5800 sft. @ Rs. 1500/- sft. 0.870/-

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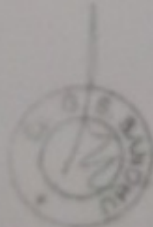
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12. RT Machine - Brick Walls, Hi-Ribbed GI Sheet roofing 22' level with RCC Slab 750 sft. At 10 rft level, 10 to 22' height
1400 sft. @ Rs. 750/- sft. 0.105/-
13. RT Cold Room - Brick Walls, PUF Panel Cold Rooms with refrigeration system, Hi-Ribbed GI Sheet roofing shed above cold room
2050 sft. @ Rs. 800/- sft. 0.164/-
14. Tin Pack Cold Room - Brick Walls, PUF Panel Cold Rooms with refrigeration system, Hi-ribbed GI Sheet roofing shed above cold room 10 to 22' height
2825 sft. @ Rs. 800/- sft. 0.226/-
15. Alfa Level Dryer - Steel Structure, Brick Walls, RCC Slab, Building average height, 60 rft. And above and 16 rft. Above other building
3500 sft. @ Rs. 2400/- sft. 0.840/-
16. Casein Plant - Steel Structure, Brick Walls, RCC Slab, Building Average Height 35 rft. Painting, Distemping and repair work is done;
4941 sft. @ Rs. 1500/- sft. 0.7412/-
17. Sepporalli, Evaporator - Steel Structure, Brick Walls, RCC Slab at 56 rft. Level
3000 sft. @ Rs. 2000/- sft. 0.608/-
18. Food & Biotech Dryer Evaporator - Steel Structure, Brick Walls, RCC Slab, Building Average Height 85 or above area 60 rft and further above height 16 rft.
25560 sft. @ Rs. 2400/- sft. 6.134/-



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19. Ghee Godown - RCC Framed structure, Brick Walls, RCC Slab at 16 rft. Level with Quota Stone flooring; Painting, Distempering and repair work with white wash is done; 2600 sft. @ Rs. 1500/- sft. 0.390/-
20. Hassia Packing Hall - Steel Structure, Bricks Wall, RCC Slab at 16 and 32 rft level with quota stone flooring; Repair work, Paint, distempering etc. done; 8400 sft. @ Rs. 1500/- sft. 1.260/-
21. Powder Godown - 1, Steel Structure, Brick Walls, RCC Slab, at 16 & 32 rft. Level quota stone flooring; Repair work is done; 8400 sft. @ Rs. 1500/- sft. 1.260/-
22. Powder Godown - 2, Steel Structure, Brick Walls, RCC Slab, at 16 and 32 rft. Level, quota stone flooring; Repair work with paint is done; 8640 sft. @ Rs. 1500/- 1.296/-
23. DG Room - Brick Walls, Hi-Ribbed, GI Sheet roofing at 25 rft level 4700 sft. @ Rs. 700/- sft. 0.330/-
24. Electrical Section - Brick Walls, Hi-Ribbed GI Sheet roofing at 12 rft. With PCC flooring, Rolling shutter provided. 2100 sft. @ Rs. 450/- sft. 0.095/-
25. Mechanical Section - Brick Walls, Hi-Ribbed GI Sheet roofing at 25 rft. With PCC flooring, Rolling shutter provided. 1421 sft. @ Rs. 450/- sft 0.1065/-
26. Refrigeration Room - Brick Walls, Hi-Ribbed GI Sheet roofing at 25 rft. With PCC flooring, Rolling shutter provided 4150 sft. @ Rs. 750/- sft. 0.311/-



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27. Boiler House - Brick Walls, ACC Sheet roofing at 30 rft. Level with PCC Flooring, Rolling Shutter provided as doors 12850 sft. @ Rs. 750/- sft. 0.960/-
28. Canteen - Brick Walls, Hi-Ribbed GI Sheet roofing at 15 rft. With PCC flooring, Rolling shutter provided. 1442 sft. @ Rs. 300/- sft. 0.043/-
29. Old Refrigeration Block - Brick Walls, Hi-Ribbed GI Sheet roofing at 12 rft. PCC Flooring with Steel Rolling Shutter provided for doors. 9280 sft. @ Rs. 1200/- sft. 1.114/-
30. Butter Manufacturing Building - RCC Structure, Brick Walls, RCC Slab at 16 rft. Level, 4200 sft. @ Rs. 750/- sft. 0.315/-
31. Waiting Room with Brick Walls, RCC Slab, Cement Plaster Inside & Outside, Hard wood joinery, PCC Flooring 333 sft. @ Rs. 400/- sft. 0.013/-
32. ADD: Boundary Walls about 3400 rft 6' to 7' height heavy weight concrete paving as per design internal drains, gates etc. L.S. 2.25/-

Total 22.9/-

Less Depreciation 1.30% per years i.e. 1.30%
× 33 years = 42.9% 9.82/-

Net Amount 13.07



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13. Valuation

- a). Methodology of valuation -
Procedures adopted for arriving at the valuation. Valuation may think different ways and state special approach and assumptions made, basis adopted with support data, comparable sales, and reconciliation of various factors
- b). Prevailing Market Rate / Price trend of Property in the locality / city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available

Land rates on the basis of circle rate notified by District Collector Patiala (Punjab); local enquiry of real estate agents and other sources

- c) Guideline Rate from Registrar's office / State Govt. Gazette/ Income Tax Notification

Rs. 4.75 crore to 5.50 crore
= Rs. 5.125 crore per acre
depending upon the size and location of the plot.

With reference to record obtained from Revenue dept., Farm Bahadurgarh, Commercial Land, Sr No. 1640, Hadbast no. 113/1, segment 131; @ 3.872 Crore per Acre

- d) Summary of Valuation

1st Property was purchased through Sale deed No. 3079 dated 02-08-1973 Bahi No. 1, Jild No. 132 Page 389 as per Khewat Khatauni No. 1/1 comprising Khasra No. 55//1Min land area 9 bigha 12 biswas, 55//2 land area 10 bigha 12 biswas, 58//2 land area 12 biswas and Khasra No. 58//1/2 land area 3 bigha 4 biswas, so total land area 24 bigha vaka Rakba Bahadurgarh in favour of M/s Milkfood Ltd.

2nd Property was purchased vide sale deed No. 1503 dated 24-05-1992, as per Khewat Khatauni No. 35/35 Khasra No. 50/2/2/2/(1-6), Khata Khatauni No. 73/74 Khasra No. 50/2/1/2/(0-18Min) and 50/2/1/2/(2-19), 50/2/2/6/2/(1-0Min), Khata No. 88/89 Khasra No. 50/2/2/3/(2-19Min) as per Jamabandi Year 1977-78 Land area 9 bigha 12 biswas in favour of M/s Milkfood Ltd. Bahadurgarh.



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3rd Property was purchased vide sale deed No. 6121 dated 30-12-1982 as per Khewat Khatauni No. 73/74, 88, 89, 35/35, Khasra No. 50/2/2/6/2/2Min/(1-0), 50/2/2/3Min/(2-19), 50/2/2/2Min/(1-6), 50/2/2/1/2Min/(2-19), 50/2/1/2Min/(4-18), 50/1/2Min/(6-19) land area 10 bigha 19 biswas Vaka Rakba Bahadurgarh in favour of M/s Milkfood Ltd. Bahadurgarh

4th Property was purchased vide sale deed No. 427 dated 19-04-1988 as per Khasra No. 50/1/2Min, 50/1Min, 50/2/6/2Min, 50/2/3Min land area 13 bigha 1 biswas Vaka Rakba Bahadurgarh in favour M/s Milkfood Ltd. Bahadurgarh. From the above of 4 nos title deeds, total land area 57 bigha 12 biswas or 11.98 acre

Note: As surrounding area towards South-East is a 60' wide road which has 60' wide road, Patiala-Chandigarh Road and two sides passage, Central side over fly bridge and along these sides rates of the property is Rs. 10500 to Rs. 11000 per sqy. & North-East is road & along this number of colonies have made & rate of the land has also increased; which has also facted the value of the surrounding area. I have taken the average rate 5.125 Crore per acre.

Cost of Land (As per market rate) 11.98 @ 5.125 Crore / Acre = 61.40 Crore

Building Value Rs. 13.07 Crore (On Sr. No. 12 (b))

Land + Building = Rs. 61.40 + 13.07 = Rs. 74.47 Crore

ii. Fair Market Value of Property Rs. 74.47 Crore

iii. Realizable Value Rs. 67.023 Crore

iv. Forced / Distress Sale value. Rs. 59.576 Crore



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i. Guideline Value (As per Revenue Dept.)	As per Code 124/0131 Rs. 3.872/- crore per acre.
Land Value (As per Revenue Dept)	11.98 @ 3.872 Crore / acre = 46.386 Crore
Building Value	Rs. 13.07 Crore (On Sr. No. 12 (b))
Land + Building =	Rs. 46.386 + 13.07 = Rs. 59.456 Crore
ii. Realizable Value	Rs. 53.510 Crore
iii. Forced / Distress Sale value.	Rs. 46.564 Crore

14. Declaration

I hereby declare that:

- The information provided is true and correct.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, both of the provisions of the same and the provisions of the provisions of the same. This report is in conformity to the Standards of Reporting in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, for valuing property up to any limit.

Name and address of the Valuer **Er. G.S. Sandhu**
#49, Upkar Nagar, Patiala (PUNJAB)

Name of Valuer association of which I am a good user in good standing

Wealth Tax Registration No

Signature of the Valuer

Date

Tel No

Mobile No

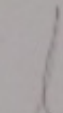
Email

03 April 2023

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Er. G.S. Sandhu
P.S.E. - 1
S.D.E. (R&D)
Approved Valuer

Er. Gurdial Singh Sandhu
CIVIL ENGINEER P.S.E. - 1
Approved Valuer F.I.V.(F)
Income Tax & Other Departments

Mob.: 98727-68535

Ref. No.

Dated 03-04-2023.

15. Enclosures

a). Layout plan sketch of the area in which property is located with latitude and longitude

Enclosed

b). Building Plan

Within permissible limit

c). Floor Plan

B+G+2

d) Photograph of the property (including geo - Stamping with date) and owner (in case of housing loan, if the loaner is available) including "Selfie" of Valuer at Site

Enclosed

certified copy of the approved / sanctioned plan of certified copy.

Within permissible limit

e) Google Map location of the property

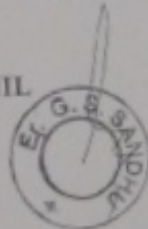
Enclosed

f) Price trend of Property in the locality / city from property search sites v Magickbricks.com,

Enclosed

g) Any other relevant documents / extracts

NIL



Er. G.S. SANDHU
P.S.E. - 1
S.D.E. (Retd.)
Approved Valuer

Er. Gurdial Singh Sandhu

CIVIL ENGINEER P.S.E. - I

Registered Valuer U/S 34 AB of Wealth Tax
Income Tax Department

Mob: 98727-68535

Ref No. _____

Dated

603/

03/04/2023

Photo Sub taken from main
entry Gate from main road
LAT Anglosa (Capt & Bhadgeri).



Er. G. S. SANDHU
P.S.E.-I
(Regd. Valuer)

Initial
view of
M/S Mill
from
dtd
Bhadgeri

Side road ^{main} Gate

over Bridge → to out line

Side by



Er. Gurdial Singh Sandhu

CIVIL ENGINEER P.S.E. - I

Registered Valuer U/S 34 AB of Wealth Tax
Income Tax Department

Mod. 10727-40

Ref No. _____

Dated 31/04/2023

MIS Milk Ford Ltd

BAHADURGARH on Bahadurgarh Road.



Er. G.S. SANDHU
P.S.E. - I
Approved Valuer

Value
Rs. _____

Survey
Gard
to

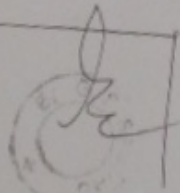
Milk Ford Ltd

Mysore

Side Road

over BRIDGE

Side Road



Er. G.S. SANDHU
P.S.E. - I
Approved Valuer

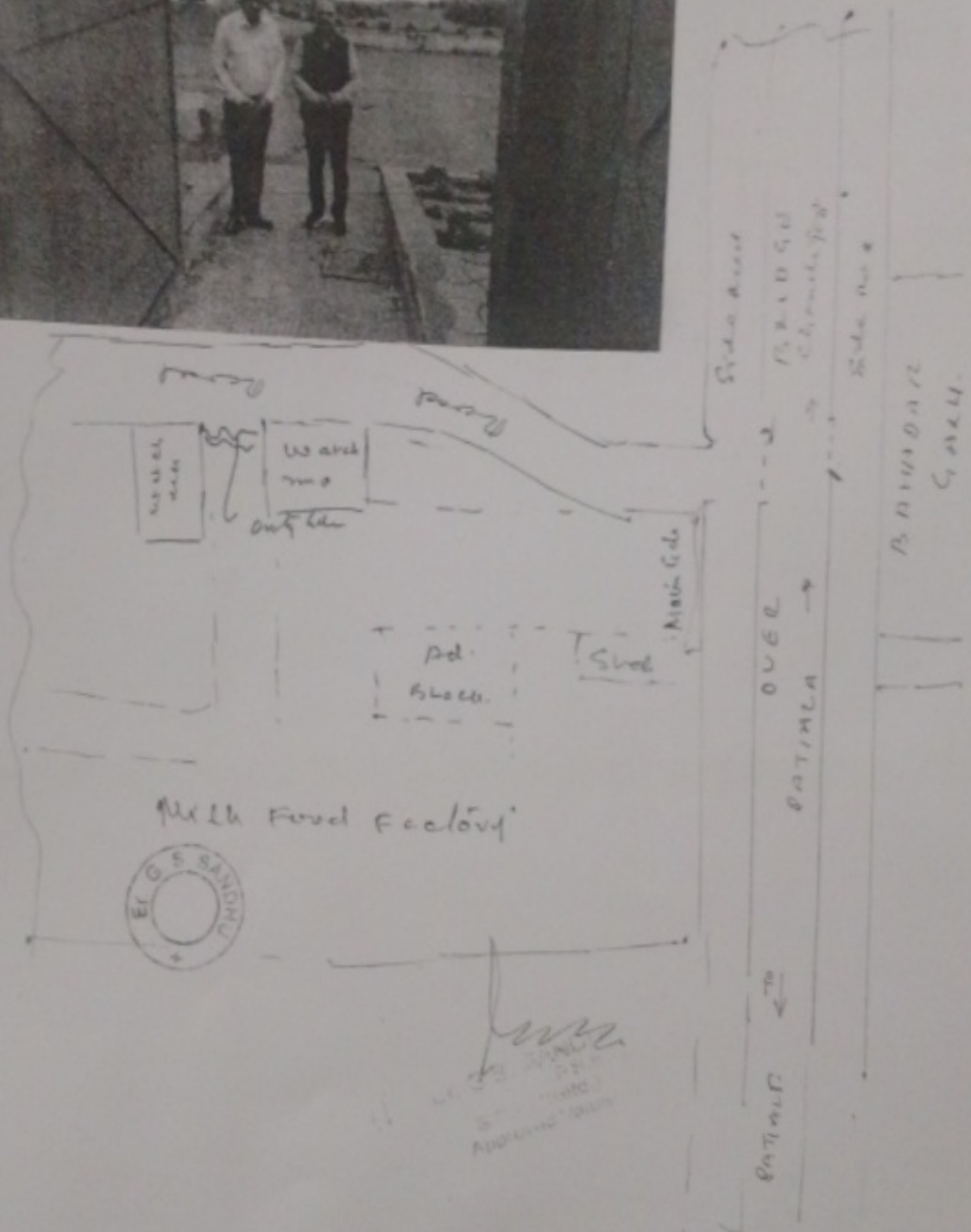
Er. G.S. SANDHU
P.S.E. - I
Approved Valuer

Er. Gurdial Singh Sandhu

Mob: 98727 408



Date: 03/04/202



File No.	RKA/DNCR/.....
Date of Receiving	
File Receiver Name	

CASE COLLECTION FORM

(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By		NA	NA			
Survey						
Preparation						

A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor

File Returned to HOD Engg. unprepared due to reason

- ☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature

- ☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.
☐ Major defects in the survey. Survey has to be done again.

GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.				
2.	Type of Service	☐ Valuation Report, ☐ Construction cost estimate, ☐ Cost vetting certificate ☐ Other CE Certificates, ☐ TEV Report, ☐ LIE			
3.	Type of customer	☐ Bank ☐ PSU ☐ NBFC ☐ Corporate ☐ Company ☐ Private client ☐ Direct client through Bank			
4.	Bank/ FI/ Organization Name & Address				
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
6.	Case Type	☐ Case for Fresh Account		☐ Case for exiting account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by	
				☐ Bank ☐ Customer	
8.	Billing Details	Billed To Party Name		GSTIN	

CASE DETAILS

Industrial Land Building

1.	Type of Property			
2.	Purpose of Valuation/Assignment	☐ Value assessment of the asset for creating new collateral mortgage ☒ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c. ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☐ General Value Assessment ☐ Any other:		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		M/S Milk Fedd Ltd.		
4.	Account Name	Saul -		
5.	Property Address	Bahadurgarh, Patiala		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Mr. Sanjay Kaur	9256036119	
7.	Preferred time of survey	Date	Time	
		27/06/2023	11:30 AM	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: ☐ Sale Deed, ☐ Power of Attorney, ☐ Registered Will, ☐ Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter 2. Map: ☐ Cizra Map, ☐ Approved Map, ☐ Site Plan 3. Utility Bills: ☒ Electricity Bill & payment receipt, ☐ Water Bill & payment receipt, ☐ House Tax demand & payment receipt 4. Any Other document: ☐ CLU, ☐ TIR Report, ☐ Agreement to Sale, ☒ Old Valuation Report 5. No documents provided: ☐		
9.	Documents received from			
10.	Special Instructions if any:			
11.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.			
Customer Signature:				

Area sheet, Approved map.

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST**(To be filled by Surveyor)**

S NO.	COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?	☐	
2.	Is purpose of the assignment understood clearly by the receiver?	☐	
3.	Has receiver checked if this is a new case or existing case of the Bank?	☐	
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	☐	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	☐	
6.	In case of private case or for fresh case 50% advance is received?	☐	
7.	Is document checklist email sent to the customer?	☐	
8.	Has the received documents is having 'documents provided by stamp'?	☐	

IMPORTANT INSTRUCTIONS TO SURVEYOR

1.	Please fill the above compliance checklist before moving for the survey.
2.	Please do not do the survey if you do not have proper documents.
3.	For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must.
4.	Firstly please first study the documents of the property which needs to get surveyed.
5.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
6.	Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
7.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
8.	Do sample physical or google measurements of the property.
9.	PHOTOGRAPH INSTRUCTIONS: a. Take owner/ representative photograph along with the property. b. Take your selfie along with the property and the owner/ representative. c. Take full scale photo of the property with gate. d. Take photo of the property along with abutting road, towards left, right and center. e. Take multiple photos of inside-out of the property. f. Take nearby photographs of the Property. g. Take a short video to cover property and neighborhood.
10.	Take Google Map location.
11.	Check main road name & width and approach road width and distance of property from main road.
12.	Check Jurisdiction Municipal Limits & Ward Name.
13.	Fill each column of survey form diligently in detail and tick the appropriate option clearly.
14.	Check any defects or negativity in the property and comment in detail on survey form.
15.	Do extensive market rate enquiries and confirm for any recent past transactions.
16.	In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

SURVEY GRADING MATRIX	
GRADE	PARAMETERS/ CRITERIA
A	In case all the points below are done properly, timely with full care and diligence: 1. Survey started with proper work order and knowing the source of payment. 2. Survey done with proper documents. 3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. 4. Chosen correct survey form as per the property type. 5. All fields of Survey form are properly filled. 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form. 8. Property rates information properly taken, mentioned and verified. 9. Site rough sketch plan made. 10. Proper photographs taken. 11. Selfie with property taken. 12. Selfie and owner photograph with property taken.
B	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
C	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

1. For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

S. NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1	Did you take proper property documents to carry out the survey?	☐
2	Have you properly sketched & highlighted Owner's Area/ Boundaries in the property documents with bold fluorescent before moving for the survey?	☐
3	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	☐
4	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	☐
5	Did you check if property is merged with any other property or it is an independent property?	☐
6	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.m?	☐
7	Did you check for any building violations in the property?	☐
8	Did you check municipal limits, jurisdiction ward?	☐
9	Did you take Google Map location and shared it to Maps whatsapp group?	☐
10	Did you check Main road name & width and its distance from the subject property?	☐
11	Did you check approach Lane width on which property is located?	☐
12	Have you taken property full scale photograph with gate?	☐
13	Have you taken owner representative photograph with the property?	☐
14	Have you taken your selfie with the property along with owner representative?	☐
15	Have you taken photograph of the property along with abutting road and towards left and right of the property?	☐
16	Have you taken multiple photographs of the property from inside-out?	☐
17	Did you check nearby development and whereabouts and commented on survey form?	☐
18	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	☐
19	Have you filled all the columns of survey form including survey summary sheet property?	☐
20	Did you draw site key plan (location map)?	☐
21	Did you draw rough site sketch plan?	☐
22	Have you taken self-attested documents from owner representative and stamped "documents provided by stamp"?	☐
23	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	☐
24	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	☐
25	Did you take signatures of the owner representative on undertaking and survey summary sheet?	☐
26	Did you signed the undertaking?	☐

For File No.	
Surveyor Name	
Signature	
Date	

GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS)

(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 04.01.2018 | Latest Revision: 31.10.2020

File No. RKA/DNCR/...../.....	Date:	Time:
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GENERAL DETAILS

1.	Name of the Surveyor	S. K. S. S.	
2.	Property shown by	☐ Owner, ☒ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside	
		Name	Contact No.
3.	Survey Type	☐ Full survey (inside-out with measurements & photographs) ☒ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely	
5.	How Property is Identified	☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☐ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done	
6.	Type of Property	☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☒ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land	
7.	Property Measurement	☒ Self-measured, ☐ Sample measurement only, ☐ No measurement	
8.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the entire area ☐ Any other Reason:	
9.	Purpose of Valuation	☐ Value assessment of the asset for creating new collateral mortgage ☒ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c., ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☐ General Value Assessment	
10.	Type of Loan	☐ Housing Loan, ☐ Housing Take Over Loan, ☐ Home Improvement Loan, ☐ Loan against Property, ☐ Construction Loan, ☐ Educational Loan, ☐ Car Loan, ☐ Project Loan, ☐ Term Loan, ☐ CC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☒ RKA	
11.	Loan Amount		

OWNERSHIP DETAILS

1.	Legal Owner Name/s	M/S Milk food Ltd
2.	Property Purchaser Name	Same
3.	Property Address under Valuation	Bahadurgarh, Patiala, Punjab
4.	Present Residence Address of the Owner/ Purchaser	-
5.	Property constitution	☒ Free Hold, ☐ Lease Hold

LOCATION DETAILS

1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North	South		
		Road	Federal Nagar	Agriculture land	Road		
2.	Property Facing	☐ East Facing, ☐ North Facing, ☐ West Facing, ☒ South Facing, ☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing, ☐ North-West Facing					
3.	Landmark	→ Near - Self					
4.	Ward Name/ No.	-					
5.	Zone Name	-					
6.	Main Road Name & Width	Name	Width	Distance from property			
		Patiala to Rajpura Road - 100'					
7.	Approach Road Name & Width	See -					
8.	Location consideration of the Society	☐ Within Main city, ☒ Within Good Urban developed Area, ☐ Within developing area, ☐ Highly posh locality, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ In interiors, ☐ Remote area, ☐ Backward, ☐ Average, ☐ Poor					
9.	Special Location consideration of the property	☐ Park Facing, ☐ Pool Facing, ☒ Road Facing, ☐ Entrance North-East Facing, ☐ Sunlight facing					
10.	Characteristics of the locality	☒ Urban developed, ☐ Urban developing, ☐ Semi Urban, ☐ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional					
11.	Category of Society/ locality	☐ High End, ☒ Normal, ☐ Affordable Group Housing, ☐ EWS, ☐ HIG, ☐ MIG, ☐ LIG					
12.	Utilities/ Facilities in the locality	☐ Lifts, ☐ Garden, ☐ Landscaping, ☐ Swimming Pool, ☐ Gym, ☐ Club House, ☐ Walk Trails, ☐ Kids play zone, ☐ 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		500m	500m	200m	-	5 Km	-
14.	Any new development in surrounding area	no					

15.	Jurisdiction limits	☐ Nagar Nigam, ☐ Nagar Panchayat, ☒ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits
16.	Jurisdiction Development Authority Name	☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GNIDA, ☐ YEIDA, ☐ HUDA, ☐ KMDA, ☐ MDDA, ☐ Any other Development Authority, ☐ Area not within any development authority limits
17.	Municipal Corporation Name	☐ NDMC, ☐ SDMC, ☐ EDMC, ☐ Ghaziabad Municipal Corporation, ☐ Gurgaon Municipal Corporation, ☐ Faridabad Municipal Corporation, ☐ Kolkata Municipal Corporation, ☐ Dehradun Municipal Corporation, ☐ Area not within any municipal limits, ☐ Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS

1.	Land Area	As per Title deed	As per Map	As per site survey
		11.98 Acre	✓	✓
2.	Any conversion to the land use	Yes		
3.	Land Type	☒ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged, ☐ Land locked		
4.	Shape of the Land	☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid, ☒ Irregular, ☐ NA		
5.	Level of Land	☒ On road level, ☐ Below road level, ☐ Above road level, ☐ NA		
6.	Frontage to depth ratio	☒ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA		
7.	Are Boundaries matched	☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents		
8.	Is Independent access available to the property	☒ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	☒ Yes, ☐ No, ☐ Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property	No		
11.	Property possessed by at the time of survey	☒ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		
12.	Current activity carried out in the property	☐ Residential purpose, ☐ Commercial purpose, ☐ Godown, ☐ Office, ☒ Industrial, ☐ Vacant, ☐ Locked, ☐ Any other use:		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS

1.	Construction Status	☒ Built-up property in use, ☐ Under construction, ☐ No construction
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Covered Built-up Area		☒ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area (Tick one on the basis of which valuation is to be calculated)		
		As per Title deed	As per Map	As per site survey
		Refer to Building sheet		
3.	Total Number of Floors in the Building	G+2 floor,		
4.	Floor on which property is situated	- All		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	Office, production Area, packing Area		
6.	Building Type	☒ RCC Framed Structure, ☐ Load bearing Pillar Beam column, ☐ Ordinary brick wall structure, ☐ Iron trusses & Pillars, ☐ Scrap abandoned structure Coldroom, workshop, cold room, etc		
7.	Roof	a. Make: ☐ RBC, ☒ RCC, ☒ GI Shed, ☐ Tin Shed, ☐ Stone Patla ACC b. Height: — c. Finish: ☐ Simple plaster, ☐ POP Punning, ☐ POP False Ceiling, ☐ Coved roof, ☐ No plaster		
8.	Flooring	☒ Vitrified tiles, ☐ Ceramic Tiles, ☐ Simple marble, ☐ Marble chips, ☐ Mosaic, ☐ Granite, ☐ Italian Marble, ☒ Kota stone, ☒ Wooden, ☒ PCC, ☐ Imported Marble, ☐ Pavers, ☐ Chequered Tiles, ☐ Brick Tiles, ☐ No Flooring, ☐ Under construction, ☐ Any other type:		
9.	Appearance/ Condition of the Building	Internal - ☐ Excellent, ☐ Very Good, ☒ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No Survey External - ☐ Excellent, ☐ Very Good, ☒ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction		
10.	Maintenance of the Building	☒ Very Good, ☐ Average, ☐ Poor, ☐ Under construction		
11.	Interior decoration	☐ Excellent, ☐ Very Good, ☒ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey		
12.	Interior Finishing	☒ Simple plastered walls, ☐ Brick walls without plaster, ☐ Designer textured walls, ☐ POP punning, ☐ Coved roof, ☐ Under construction, ☐ No Survey		
13.	Exterior Finishing	☒ Simple plastered walls, ☐ Brick walls without plaster, ☐ Architecturally designed or elevated, ☐ Brick tile Cladding, ☐ Structural glazing, ☐ Aluminum composite panel cladding, ☐ Glass façade, ☐ Domb, ☐ Porch, ☐ Under construction		
14.	Kitchen	☒ Simple with no cupboard, ☐ Ordinary with cupboard, ☐ Normal Modular with chimney, ☐ High end Modular with chimney, ☐ Under construction, ☐ No Survey		
15.	Class of Electrical fittings	☐ External, ☒ Internal ☒ Ordinary fixtures & fittings, ☐ Fancy lights, ☐ Chandeliers, ☐ Concealed lighting, ☐ Under construction, ☐ No Survey		
16.	Class of Sanitary/ Plumbing & water supply fittings	☐ External, ☒ Internal ☐ Excellent, ☐ Very Good, ☒ Good, ☐ Simple, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey		
17.	Water arrangements	☐ Jet pump, ☒ Submersible, ☐ Jal board supply		
18.	Fixed Wooden Work	☐ Excellent, ☐ Very Good, ☒ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey		
19.	Age of Building/ Recent Improvements done	30 years old.		
20.	Maintenance of the Building	☒ Very Good, ☐ Average, ☐ Poor		

21. Any defects in the building	☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues, ☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues, ☐ Visible cracks in the building			
22. Any violation done in the property	☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined adjacent property, ☐ Encroached adjacent area illegally			
23. Boundary Wall (Only for individual property)	☒ Yes, ☐ No, ☐ Common boundary wall of a complex			
	Running Mtr.	Height	Width	Finish
		10'	9"	Brick
24. Lift/ elevators	☐ Passenger/ ☐ Commercial Make: _____ Capacity: _____			
25. Power backup	☐ Inverter, ☒ DG Set Make: 2-400KVA 2-500KVA Capacity: _____			
26. Garden/ Landscaping	☒ Yes, ☐ No, ☐ Beautiful, ☐ Ordinary			
27. Parking facilities	☒ Available within the property ☐ On Ground, ☐ In Basement, ☐ On stilt ☐ Not available within the property ☐ On road, ☐ Acute parking problem			
28. Special Comments/ Observations, if any				

MARKETABILITY/ SELABILITY/ UTILITY DETAILS

1. Any issues in marketability of the property?	☐ Yes, ☒ No Reason in case of No: ☒ Location, ☐ Surrounding, ☐ Legal aspects, ☒ Demand, ☐ Shape, ☐ Any Other:	
2. How is Demand & Supply condition in the Market of such properties?	Demand	☒ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor
	Supply	☒ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor
3. Is property easily sellable & marketable?	☒ Yes, ☐ No Comments:	
4. How is the current utility of the property?	☐ Excellent, ☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor	
5. At what True rate Owner bought this Property?	Year of purchase	_____
	Purchase Price	_____
6. Present expected Sale Value of the overall property?		

BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

DRAW SITE KEY PLAN & SKETCH PLAN

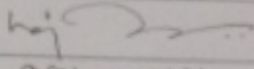
MARKET COMPARABLE RATE INFORMATION DETAILS
(Available for Sale or Transaction already happened in past)

No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1	Name (source of information)	NA			
2	Contact No.	NA			
3	Type of source of information (Seller/ Property dealer/ nearby people)	NA			
4	Rates/ Price informed (in Rs. with unit)	NA			
5	Rates Type (Sale/ Buy)	NA			
6	Shape of the Property (Square, Rectangular, Irregular)				
7	Area/ Size of the Property				
8	Legal Status (clear, negative, weak)/ No. of owners				
9	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case			
10	Distance from the subject Property	0			
11	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)				
12	Approach road width				
13	Level of Land (Below/ On/ Above road level)				
14	Frontage to depth ratio (Normal, Less, Large)				
15	Present Use				
16	Any other details/ Discussion held	NA			
17	Present expected Sale Value of the overall property?				

UNDERTAKING BY THE CUSTOMER

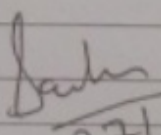
I confirm that I have made the inspection of the subject property to the surveyor of R.K. Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/ modifications which have to undergo due to the false information. I also undertake that I have not given any cash or in kind to any member of R.K. Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K. Associates. Any such act will lead to cancellation of the material prepared by R.K. Associates with forfeiting of the fees and I'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our person/ Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K. Associates asks for any money or kind from you then kindly please inform on number +91-9958632707, 0120-4110117. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need, then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name	RAJESH KUMAR SHARMA
Relationship with owner	
Signature	
Mobile No.	98140-05661
Date	27-06-2023

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by R.K. Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer / bank for arbitrary providing the Property Valuation as per one's need. I further state that I have not given any assurances to the customer nor given any wrong or false information or statement. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

For File No.	
Surveyor Name	
Signature	
Date	27/06/2023

SURVEY SUMMARY SHEET
(TO BE ENCLOSED WITH VALUATION REPORT)
(Version 1.0) | Date of implementation: 10.04.2017

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

1.	File No.			
2.	Name of the Surveyor			
3.	Borrower Name	M/S Milk Prod Ltd.		
4.	Name of the Owner	M/S Milk Prod Ltd.		
5.	Property Address which has to be valued	Bahadurgarh, Patiala Punjab		
6.	Property shown & identified by at spot	☐ Owner, ☒ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside Name Contact No.		
		Mr. Sanjay K Lanna		
7.	How Property is Identified by the Surveyor	☐ From schedule of the properties mentioned in the deed, ☒ From name plate displayed on the property, ☒ Identified by the owner/ owner representative, ☒ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done		
8.	Are Boundaries matched	☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents		
9.	Survey Type	☐ Full survey (inside-out with measurements & photographs) ☒ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely		
11.	Type of Property	☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☒ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land		
12.	Property Measurement	☐ Self-measured, ☒ Sample measurement, ☐ No measurement		
13.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the area within limited time ☐ Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
		11-98 Acre	0	0
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
		0	0	Refer to Building Plan
16.	Property possessed by at the time of survey	☒ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		
17.	Any negative observation of the			

	property during survey	NO
18.	Is independent access available to the property	☒ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	☒ Yes, ☐ No, ☐ Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	NO
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate information Details'

Endorsement:

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

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

- a. Name of the Person: Sanjay Khanna
b. Relation: Employee
c. Signature: [Signature]
d. Date: 27/6/23

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

2. Surveyor Signature who did site inspection:

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

- a. Name of the Surveyor: [Signature]
b. Signature: [Signature]
c. Date: 27/06/2023