

M/s. Surya Tech Valuers & Building Consultant



Government Approved Valuer
Chartered Engineer
FIV, FIE
Mob:-+91-9212317359
GSTIN NO.9AZBPS5977L1ZG

OFF:-SF-25, Parsvnath Bibhav Plaza,
Commercial Belt, Alpha-I, Greater Noida
G.B. Nagar -201306
E-mail:-greenbldg.er@gmail.com

Ref:-SBI/SME/KOLKATA/MAY/23-24/VR-117

Date:-20.05.2023

PROPERTY SITUATED AT	Industrial Plot No.30, Industrial Estate, Situating at Sector 4, Faridabad, Haryana.
OWNER (S)	M/s. Esko Die Casting (P) Ltd. Through Director Shri Arun Poddar.
ACCOUNT NAME	M/S. ESKO CASTING AND ELECTRONICS PVT. LTD.
MARKET VALUE OF THE PROPERTY	Rs. 6,69,21,000/-
REALIZABLE VALUE OF THE PROPERTY	Rs.5,68,82,000/-
DISTRESS VALUE OF THE PROPERTY	Rs.5,01,90,000/-
GUIDE LINE VALUE	Rs. 5,29,95,860/-
INSURANCE VALUE	Rs. 1,83,65,000/-
NAME OF THE BANK/BRANCH	State Bank of India, SME Ballygunge Branch, 50A, Gariahat Road, 5Th Floor, 5Th Floor, Kolkata- 700019



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VALUATION REPORT OF IMMOVABLE PROPERTY

I. GENERAL

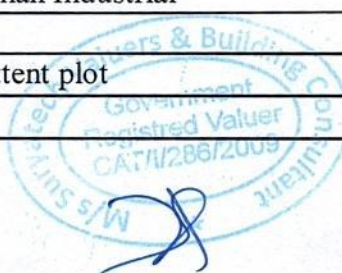
1.	Purpose for which the valuation is made	:	Market Value for Bank Credit Facilities
2.	a) Date of Inspection	:	02.03.2023
	b) Date on which the valuation is made	:	20.05.2023
3.	List of Documents produced for perusal	:	Copy of Conveyance Deed No. 4884 Dated 29.03.2004 in Favor of M/s. Esko Die Casting (P) Ltd. Through Director Shri Arun Poddar. Copy of Old Valuation report M/s PN Associates Dated 24.09.2019
4. a)	Name of the owner (s) and his / their address (es) with Phone no. (details of share of each owner in case of Joint Ownership)	:	M/s. Esko Die Casting (P) Ltd. Through Director Shri Arun Poddar.
4. b)	Account Name	:	M/S. ESKO CASTING AND ELECTRONICS PVT. LTD.
5.	Brief description of the property (Including leasehold / freehold etc)		
	1. The property under valuation G+2 Storied industrial building, built on a freehold industrial plot area measuring 2427.77 Sq. Yd. Situated at Sector 4, Faridabad, Haryana. 2. Total Built up area as per Site/Old valuation report RCC Building is 10138 Sq. Ft and 11884 Sq. ft (Shed) same has been considered in valuation report. 3. Property has already been mortgaged with the bank. Details adopted from the old valuation report. 4. The age of building is 18 Years (approx.) 5. At the time of property was Owner Occupied. 6. Market value is calculated on the adopting prevailing market rate as per market condition.		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Industrial Plot No. 30, Industrial Estate,
	b) Door No.	:	Situated at Sector 4, Faridabad, Haryana.
	c) T. S. No. / Village	:	
	d) Ward / Taluka	:	
	e) Mandal / District	:	
7.	Postal address of the property	:	Industrial Plot No. 30, Industrial Estate, Situated at Sector 4, Faridabad, Haryana.
8.	City / Town	:	Faridabad
	Residential Area	:	No
	Commercial Area	:	No
	Industrial Area	:	Yes



9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation Limit / Village Panchayet / Municipality	:	HUDA	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	No	
12.	In case it is an agricultural land, nay conversion to house site plots is contemplated.	:	No	
13.	Boundaries of Property	:	As per Deed	As per Site
	East	:	--	Plot no. 31&32
	West	:	--	Road
	North	:	--	Plot no. 29/4
	South	:	--	Plot no. 31/4
14.	Dimensions of the site		A	B
			As per plan	As per site
	North	:	Plot area is 2427.77 Sq. Yd.	
	South	:		
	East	:		
	West	:		
15.	Extent of the site	:	Plot area is 2427.77 Sq. Yd.	
16.	Latitude, Longitude and Coordinates of the site	:	Latitude: - 28.351126 Longitude: -77.320718	
17.	Extent of the site considered for Valuation (least of 14a & 14b)	:	Plot area is 2427.77 Sq. Yd.	
18.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	

II. CHARACTERSTICS OF THE SITE

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

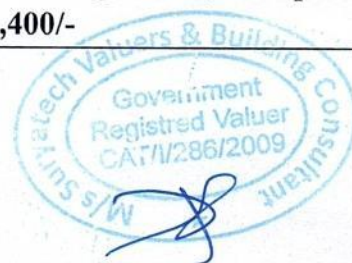


12.	Type of road available at present	:	Black Top Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft. wide road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Yes
16.	Underground sewerage system.	:	Yes
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site		
	1.	--	
	2.	--	
22.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No
	1.	--	
	2.	--	

PART – A (VALUATION OF LAND)

1.	Size of plot	:	Plot area is 2427.77 Sq. Yd.
	North & South	:	--
	East & West	:	--
2.	Total Extent of the plot	:	Plot area is 2427.77 Sq. Yd.
3.	Guideline rate obtained from the Registrar's Office		
	Value of Land	2427.77 Sq. Yd.	Rs.18,000/- Per Sq. Yd.
	Construction Value (RCC)	10138SQFT	Rs. 1,200/- per Sqft
	(Shed)	11884 SQFT	Rs. 600/- per Sqft.
			Value of the Property
			Rs. 6,29,95,860/-

i)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given.	For the reasons stated below:- 1. Market value of property is more than 20% of the circle rate. 2. Circle Rates (s) is/are fixed by The Revenue Deptt. of the Govt. for the purpose of Stamp Duty which is generally vary than market rates. 3. The market rate depends on demand & supply of the property in a particular area. 4. In this case the demand is on higher side as compared to supply.
ii)	Details of last two transactions in the locality/area to be provided, if available	As per local enquiries
4.	Prevailing market rate	: Rs.18,000/- to Rs. 22,000/- per Sq. Yds.
5.	Assessed / adopted rate of valuation	: Rs. 20,000/- per Sq. Yds.
6.	Estimated value of land	: Land area 2427.77 @ Rs. 20,000/- per Sq. Yds. = Rs. 4,85,55,400/-



PART – B (VALUATION OF BUILDING)

1	Technical details of the Building		
a)	Type of Building (Residential / Commercial / Industrial)	:	Industrial Building
b)	Type of Construction (Load bearing / RCC / Steel Framed)	:	RCC Roof & Tin shed Roof
c)	Year of Construction	:	2005. The age of building is 18 years. (Residual life is 52 Years) Approx.
d)	Number of floors and height of each floor including basement, if any	:	G+2 Storied industrial building
e)	Plinth area floor-wise (as per Site/Old Valuation report)	RCC	Shed
		GF+2 = 10138 SQFT	11884 SQFT
f)	Condition of the Building		
	i) Exterior – Excellent, Good, Normal, Poor	:	Normal
	ii) Interior – Excellent, Good, Normal, Poor	:	Normal
g)	Date of issue and validity of layout plan approved map / plan		Map not provided at site, property has been already mortgage with the bank.
h)	Approved map / plan using authority		Under Estate Officer HUDA Faridabad.
i)	Whether genuineness or authenticity of approved map / plan		--
j)	Any other comments on authentic of approved plan		--



Specifications of Construction (Floor Wise) in respect of:

S. No.	Description	GROUND FLOOR RCC	FIRST FLOOR SHED
1.	Foundation	RCC Foundation	--
2.	Basement	No	--
3.	Super structure	9" & 4 ½" th brick work in cement mortar	9" & 4 ½" th brick work in cement mortar
4.	Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Iron Gate, Wooden Door & Wooden window	Iron Gate, Wooden Door & Wooden window
5.	RCC works	RCC & Tin Shed	RCC & Tin Shed
6.	Plastering	Yes	Yes
7.	Flooring, Skirting, de-doing	Tile/CC Flooring	Tile/CC Flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.,	--	--
9.	Roofing including weather proof course	Yes	Yes
10.	Drainage	Provided	Provided

	Description	
2.	Compound wall	
	Height	6 Feet (approx.)
	Length	--
	Type of construction	B/W
3.	Electrical installation	
	Type of wiring	Concealed
	Class of fittings (superior/ordinary / poor) :	Ordinary
	Number of light points	As per site
	Fan points	--
	Spare plug points	--
	Any other item	--
4.	Plumbing installation	
	a) No. of water closets and their type	As per site
	b) No. of wash basins	--
	c) No. of urinals	--
	d) No. of bath tubs	--
	e) Water meter, taps, etc.	--
	f) Any other fixtures	--



PART-B**DETAILS OF VALUATION OF CONSTRUCTION**

S. No	Particulars of item	Built up area in Sq. ft.	Age of building	Estimated rate of construction Rs.	Replacement cost Rs.	Dep. 25.69%	Net value
1.	RCC	10138	18 Y	Rs. 1500/-	Rs. 1,52,07,000/-	Rs.39,06,461/-	Rs.6,77,33,138/-
2.	Shed	11884	18 Y	Rs. 800/-	Rs. 95,07,200/-	Rs. 24,42,264/-	Rs. 70,64,936/-
	Total				Rs. 2,47,14,200/-	Rs. 63,48,725/-	Rs.1,83,65,475/-

Part – C (Extra Items) Building: Included in above cost.(Amount in Rs.)

1)	Portico	:	
2)	Ornamental front door	:	
3)	Sit out/Verandah with steel grills	:	
4)	Overhead water tank	:	
5)	Extra Steel/Collapsible gates	:	
	Total		Nil

Part - D (Amenities): Included in above cost (Amount in Rs.)

1)	Wardrobes	:	
2)	Glazed tiles	:	
3)	Extra sinks and bath tub	:	
4)	Marble / Ceramic tiles flooring	:	
5)	Interior decorations	:	
6)	Architectural elevation works	:	
7)	Paneling works	:	
8)	Aluminum works	:	
9)	Aluminum hand rails	:	
10)	False ceiling	:	
	TOTAL	:	

Part – E (Miscellaneous): Included in above cost (Amount in Rs.)

1)	Separate toilet room	:	
2)	Separate lumber room	:	
3)	Separate water tank/ sump	:	
4)	Trees, gardening	:	
	TOTAL	:	--

Part – F (Services): Included in above cost (Amount in Rs.)

1)	Water supply arrangements	:	
2)	Drainage arrangements	:	
3)	Compound wall	:	
4)	C. B. deposits, fittings etc.	:	
5)	Pavement & electrical fitting	:	
	TOTAL	:	



Total Abstract of the Entire Property

			MARKET VALUE Rs.
Part – A	Land	:	Rs. 4,85,55,400/-
Part – B	Building	:	Rs.1,83,65,475/-
Part – C	Extra Items	:	--
Part – D	Amenities	:	--
Part – E	B/W, Iron Gate, Other Miscellaneous	:	--
Part – F	Services	:	--
Total Cost		:	Rs.6,69,20,875/-
Say		:	Rs.6,69,21,000/-
(Rupees Six Crore Sixty Nine Lakh Twenty One Thousand Only)			

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

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 6,69,21,000/- (Rupees Six Crore Sixty Nine Lakh Twenty One Thousand Only)** Realizable value of the above property 85% is **Rs.6,68,82,000/-(Rupees Six Crore Sixty Eight Lakh Eighty Two Thousand Only)** and the distress value 75% is **Rs.5,01,90,000/-(Rupees Five Crore One Lakh Ninety Thousand Only)**. The book value of the above property is **Rs. 6,29,95,860/- (Rupees Six Crore Twenty Nine Lakh Ninety Five Thousand Eight Hundred Sixty Only)**.



Annexure – V
DECLARATION FROM VALUERS

I hereby declare that-

1. I have no direct or indirect interest in the property valued.
2. We have inspected the property through our representative on 02.03.2023. The work is not sub-contracted to any other valuer and carried out by myself.
3. I have not been found guilty of misconduct in my professional capacity.
4. The information furnished in my valuation report dated 20.05.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
5. The work is not sub-contracted to any other valuer and carried out by myself.
6. I have not been convicted of any offence and sentenced to a term of Imprisonment;
7. I have read the Hand book on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
8. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
9. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
10. I am registered under Section 34 AB of the Wealth Tax Act, 1957,
11. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
12. Further, I hereby provide the following information

SI	Particulars	Valuer Comment
1	Background information of the asset being valued,	The property under valuation G+2 Storied industrial building), built on a free hold industrial plot area measuring 2427.77 Sq. Yd. Situated at Sector 4, Faridabad. Total Built up area as per Site/Old valuation report RCC Building is 10138 Sq. Ft and 11884 Sq. ft (Shed) same has been considered in valuation report same has been considered in valuation report. Property has already been mortgaged with the bank. The age of building is 18 Years (approx.) At the time of property was Owner Occupied.
2	Purpose of valuation and appointing of authority	To Know the Current Market Value of the Property as required and appointed by State Bank of India, SME Ballygunge Branch, 50A, Gariahat Road, 5Th Floor, 5Th Floor, Kolkata- 700019
3	Identity of the valuer and any other experts involved in the valuation:	Er Dinesh Kumar Sharma CAT/I/286/2009.
4	Disclosure of valuer interest or conflict, if any	No
5	Date of appointment, valuation date of report;	12.09.2022, Visit date 02.03.2023, Report dated 20.05.2023
6	Inspection and investigations undertaken	Yes



7	Nature and sources of the information used or relied upon	Property Ownership Documents provided by the Bank, Local enquiries.
8	Procedures adopted in carrying out the valuation and valuation standards followed	Land & Building method.
9	Restrictions on use of the report, if any;	Only for loan/ financial limits provided by the bank.
10	Major factors that were taken into account during the valuation;	As per prevailing market rates as date of valuation.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	We have provided all information and details as per market data.

MODEL CODE OF CONDUCT FOR VALUARS (Annexure B)

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness:

- 1 A valuer shall, in the conduct of his / its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2 A valuer shall maintain integrity by honest, straightforward, and forthright in all professional relationships.
- 3 A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4 A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5 A valuer shall keep public interest foremost while delivering his services.

Professional competence and Due Care:

- 6 A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7 A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 8 A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date development in practice, prevailing regulations/guidelines and techniques.
- 9 In the preparation of a valuation reports, the valuer shall not disclaim liability for his/ its expertise or deny his/its duty of care, except to the assumption are based on statements of fact provided by the company or its auditor or consultant or information available in public domain and not generated by the valuer.
- 10 A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11 A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.



Independence and Disclosure of Interest:

- | | |
|----|---|
| 12 | A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not. |
| 13 | A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company. |
| 14 | A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences. |
| 15 | A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services. |
| 16 | A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier. |
| 17 | A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs. |
| 18 | As an independent valuer, the valuer shall not charge success fee. |
| 19 | In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years. |

Confidentiality:

- | | |
|----|---|
| 20 | A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose. |
|----|---|

Information Management:

- | | |
|----|---|
| 21 | A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions. |
| 22 | A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body. |
| 23 | A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body. |
| 24 | A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case. |

Gifts and hospitality:

- | | |
|----|---|
| 25 | A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013). |
| 26 | A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself. |

Remuneration and Costs:

- 27 A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- 28 A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. **Occupation, employability and restrictions.**

Miscellaneous

- 29 A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
- 30 A valuer shall follow this code as amended or revised from time to time.

Place: Greater Noida

Date: 20.05.2023



Signature

For M/s. Surya Tech Valuers & Building Consultants
DINESH KUMAR SHARMA
Government Registered Valuer
CAT/I/286/2009

The undersigned has inspected the property detailed in the Valuation report dated _____ on _____ . We are satisfied that the fair and Reasonable market value of the property is Rs _____ (Rupees _____ only).

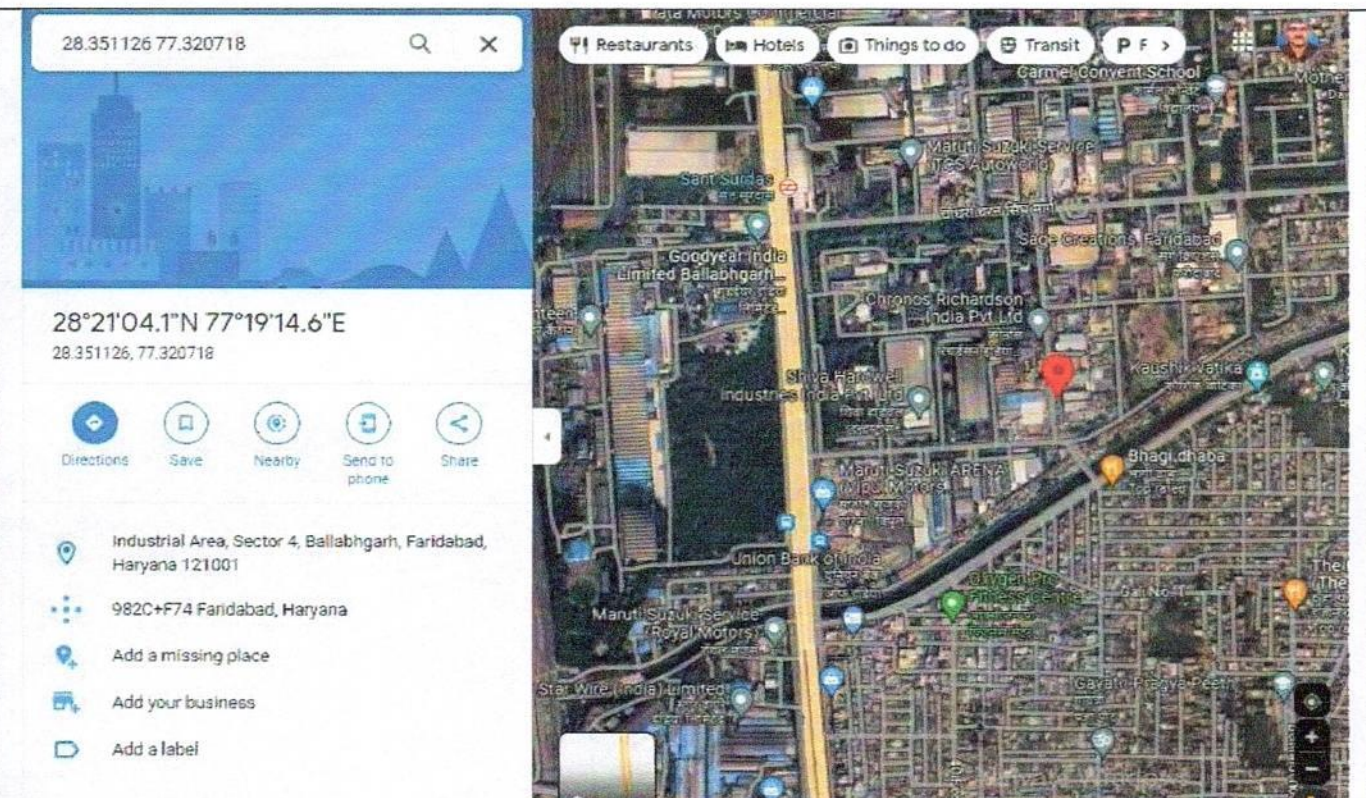
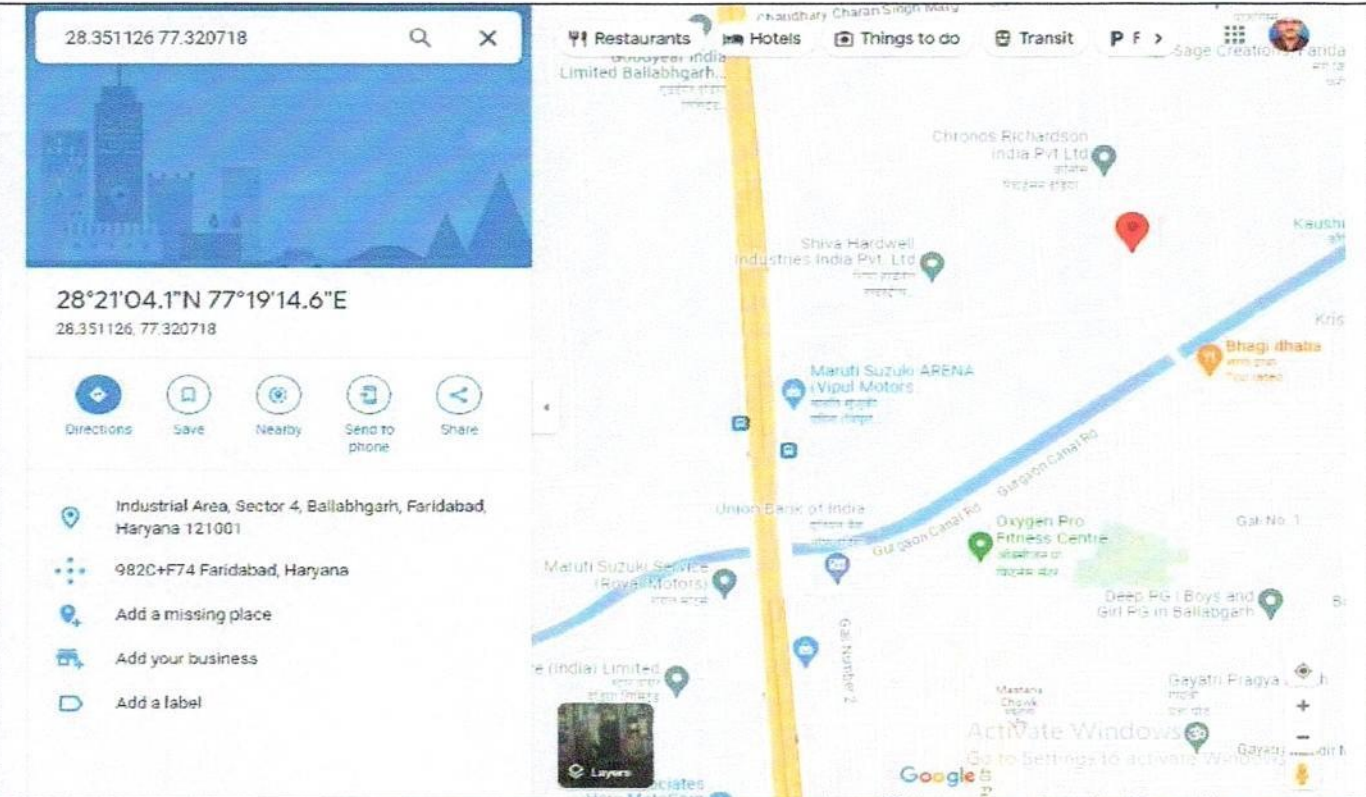
Signature



f (Name of the Branch Manager with Official seal)

Date:

OWNER/S	M/s. Esko Die Casting (P) Ltd. Through Director Shri Arun Poddar.
ADDRESS	Industrial Plot No. 30, Industrial Estate, Situated at Sector 4, Faridabad, Haryana.



Government
Registered Valuer
CA 711/286/2009

OWNER/S	M/s. Esko Die Casting (P) Ltd. Through Director Shri Arun Poddar.
ADDRESS	Industrial Plot No. 30, Industrial Estate, Situated at Sector 4, Faridabad, Haryana.

COLLECTOR RATES OF INDUSTRIAL AREA

01.01.2022 to 31.03.2023

01.04.2023 to 31.03.2024

Sr No	Name of Village	1- SQ YDS To 500sq YDS	500 SQ YDS To 1000 Sq YDS	MORE THAN 1000 TO 2500 SQ YDS	MORE THAN 2500 SQ YDS TO 1 ACRE	ONE ACRE TO TWO ACRE SqYds	ABOVE TWO ACRE Per SqYds	MORE THAN 15sqYds TO 500 SQ YDS	MORE THAN 500 TO 1000 SQ YDS	MORE THAN 1000 TO 2500 SQ YDS	MORE THAN 2500 SQ YDS TO ONE ACRE	MORE THAN ONE ACRE TO TWO ACRE	MORE THAN TWO ACRE TO FOUR ACRE	MORE THAN FOUR ACRE	1- SQ YDS To 500sq YDS) Inv/ Div (Approx)
1	BALLABGARH	15000	14500	9000	8000	7000	6500	19000	18000	15000	12000	10000	8000	5000	26.66
2	UNCHAGAON	15000	14500	9000	8000	7000	6500	19000	18000	15000	12000	10000	8000	5000	26.66
3	SIHI	15000	14500	9000	8000	7000	6500	19000	18000	15000	12000	10000	8000	5000	26.66
4	SEKRI	15000	14500	9000	8000	7000	6500	19000	18000	15000	12000	10000	8000	5000	26.66
5	SEMAY PUR	15000	14500	9000	8000	7000	6500	19000	18000	15000	12000	10000	8000	5000	26.66
6	SOHNA ROAD	10000	9500	9000	8000	7000	6500	15000	12000	10000	8000	7000	6000	5000	50%
7	KAIL GAON	10000	9500	9000	8000	7000	6500	15000	12000	10000	8000	7000	6000	5000	50%
9	HSIEDC SECTOR 45,6,24,25	17000	16500	14000	13000	12000	11000	20000	19000	18000	17000	16000	15000	14000	30%
10	HSIEDC SECTOR 57,58,60	13000	12500	11000	10000	9000	8000	18000	17000	16000	15000	14000	13000	12000	15%
11	HSIEDC SECTOR 59	16000	15500	14000	13000	12000	11000	18000	17000	16000	15000	14000	13000	12000	15%
12	1 M T HSIEDC SECTOR 09,67,68,69,70	18000						25000	24000	23000	22000	20000	19000	18000	38%

Sah Registrar
Ballabgarh

Sub Divisional Officer (r)
Ballabgarh

Dist Revenue Officer
Faridabad

Additional Deputy Commissioner
Faridabad

Registrar
Faridabad

99 acres

Commercial Buy

Sector 6 Faridabad

Add more

Post property

Free

Budget

0 - 100+ Crores

Min Budget

Max Budget

Type of property

Ready to move offices

Bar shell offices

Shops & Retail

Commercial/Institutional Land

Agricultural/Farm Land

7 more

Investment Type

Assured Returns

Rental Yield

Photos not available

Request photos

RAJESH KUMAR SINGH

Posted on 27th May, 2023

Industrial land / Plot for sale in Sector 6 Faridabad

50 Places nearby 2 Metro Stations 44 Hospitals

₹ 42 Cr 109,152 sq ft

A very good location of main road Area 12128 sq yd Front of ... more

View Phone Number

Contact Dealer

Photos not available

Request Photos

Factory for sale in Sector 6 Faridabad

50 Places nearby 2 Metro Stations 44 Hospitals

₹ 17 Cr 44,100 sq ft

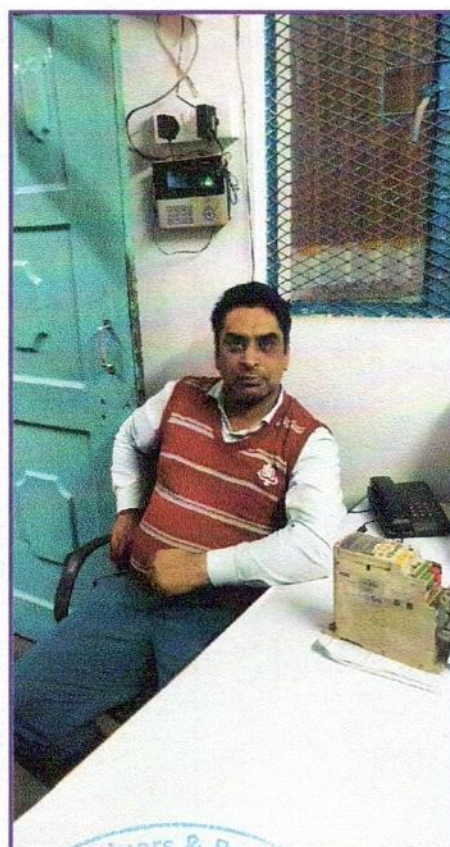
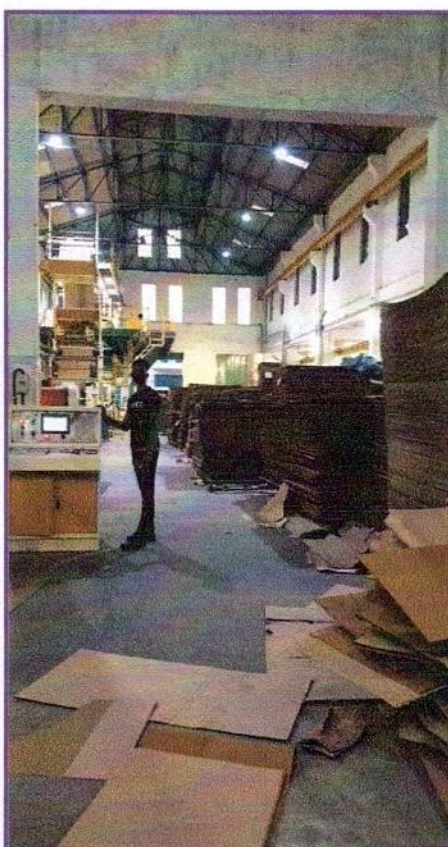
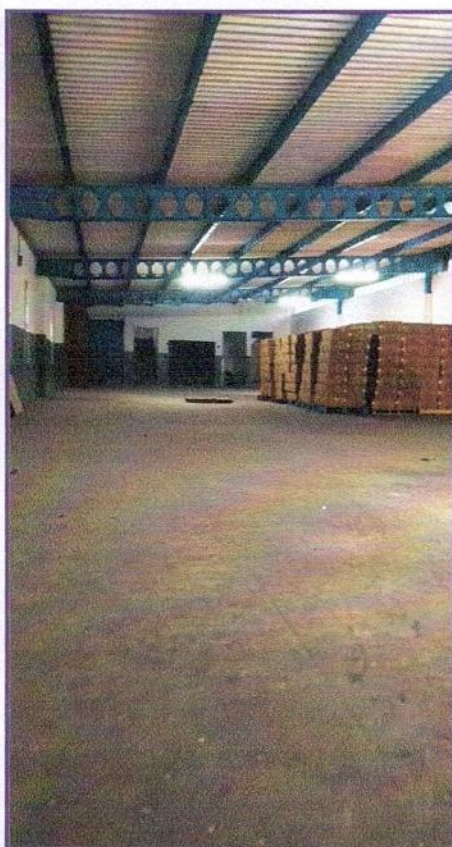
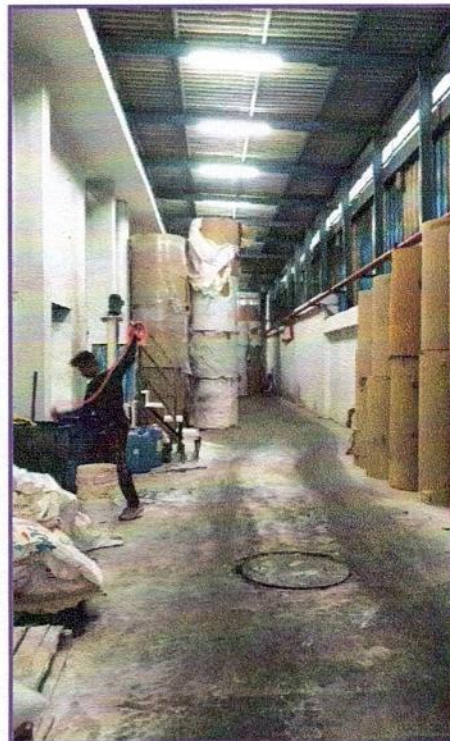
For sell 1 acre factory on wide 60 feet road sector 6 faridabad nea... more

View Phone Number

Contact Dealer



OWNER/S	M/s. Esko Die Casting (P) Ltd. Through Director Shri Arun Poddar.
ADDRESS	Industrial Plot No. 30, Industrial Estate, Situated at Sector 4, Faridabad, Haryana.



5	Date of appointment, valuation date of report;	12.09.2022, Visit date 02.03.2023, Report dated 24.03.2023
6	Inspection and investigations undertaken	Yes
7	Nature and sources of the information used or relied upon	Property Ownership Documents provided by the Bank, Local enquiries.
8	Procedures adopted in carrying out the valuation and valuation standards followed	Land & Building method.
9	Restrictions on use of the report, if any;	Only for loan/ financial limits provided by the bank.
10	Major factors that were taken into account during the valuation;	As per prevailing market rates as date of valuation.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	We have provided all information and details as per market data.

MODEL CODE OF CONDUCT FOR VALUARS (Annexure B)

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness:

- 1 A valuer shall, in the conduct of his / its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2 A valuer shall maintain integrity by honest, straightforward, and forthright in all professional relationships.
- 3 A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4 A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5 A valuer shall keep public interest foremost while delivering his services.

Professional competence and Due Care:

- 6 A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7 A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 8 A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date development in practice, prevailing regulations/guidelines and techniques.
- 9 In the preparation of a valuation reports, the valuer shall not disclaim liability for his/ its expertise or deny his/its duty of care, except to the assumption are based on statements of fact provided by the company or its auditor or consultant or information available in public domain and not generated by the valuer.
- 10 A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11 A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.



Independence and Disclosure of Interest:

- | | |
|----|---|
| 12 | A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not. |
| 13 | A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company. |
| 14 | A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences. |
| 15 | A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services. |
| 16 | A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier. |
| 17 | A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs. |
| 18 | As an independent valuer, the valuer shall not charge success fee. |
| 19 | In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years. |

Confidentiality:

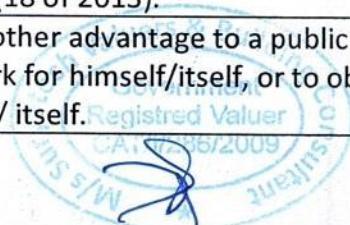
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|----|---|
| 20 | A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose. |
|----|---|

Information Management:

- | | |
|----|---|
| 21 | A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions. |
| 22 | A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body. |
| 23 | A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body. |
| 24 | A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case. |

Gifts and hospitality:

- | | |
|----|---|
| 25 | A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013). |
| 26 | A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself. |



Remuneration and Costs:

- 27 A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- 28 A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. **Occupation, employability and restrictions.**

Miscellaneous

- 29 A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
- 30 A valuer shall follow this code as amended or revised from time to time.

Place: Greater Noida

Date: 24.03.2023



Signature

**For M/s. Surya Tech Valuers & Building Consultants
DINESH KUMAR SHARMA
Government Registered Valuer
CAT/I/286/2009**

The undersigned has inspected the property detailed in the Valuation report dated _____ on _____ We are satisfied that the fair and Reasonable market value of the property is Rs _____ (Rupees _____ only).

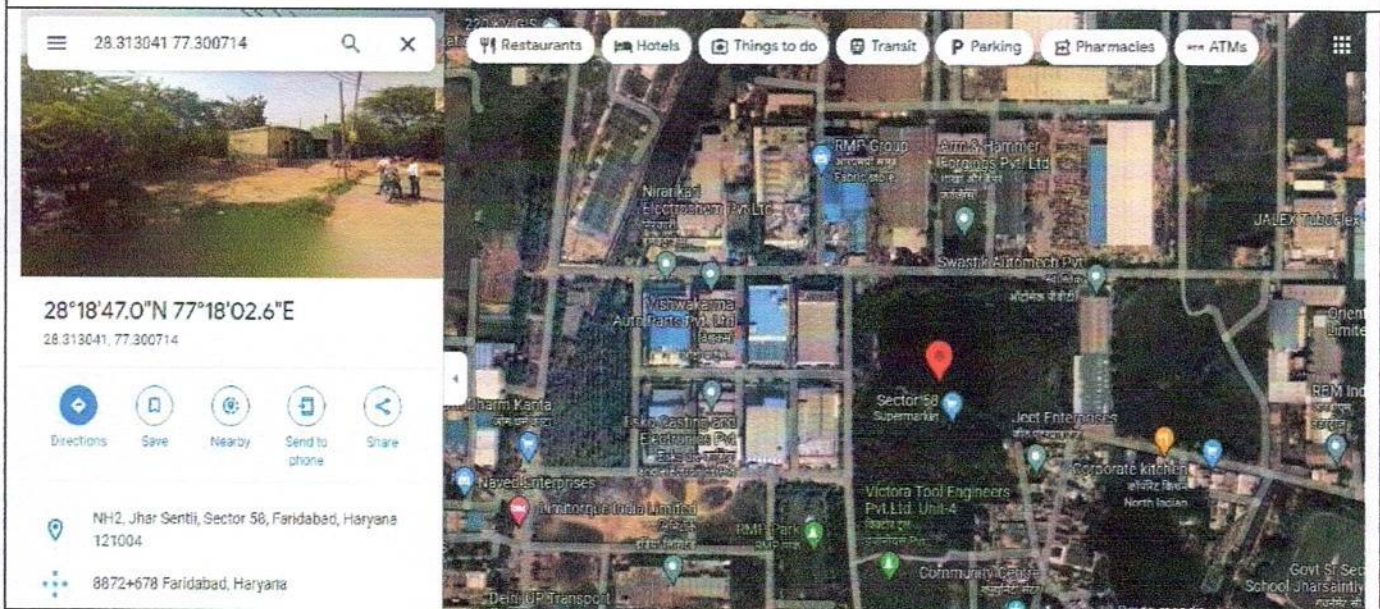
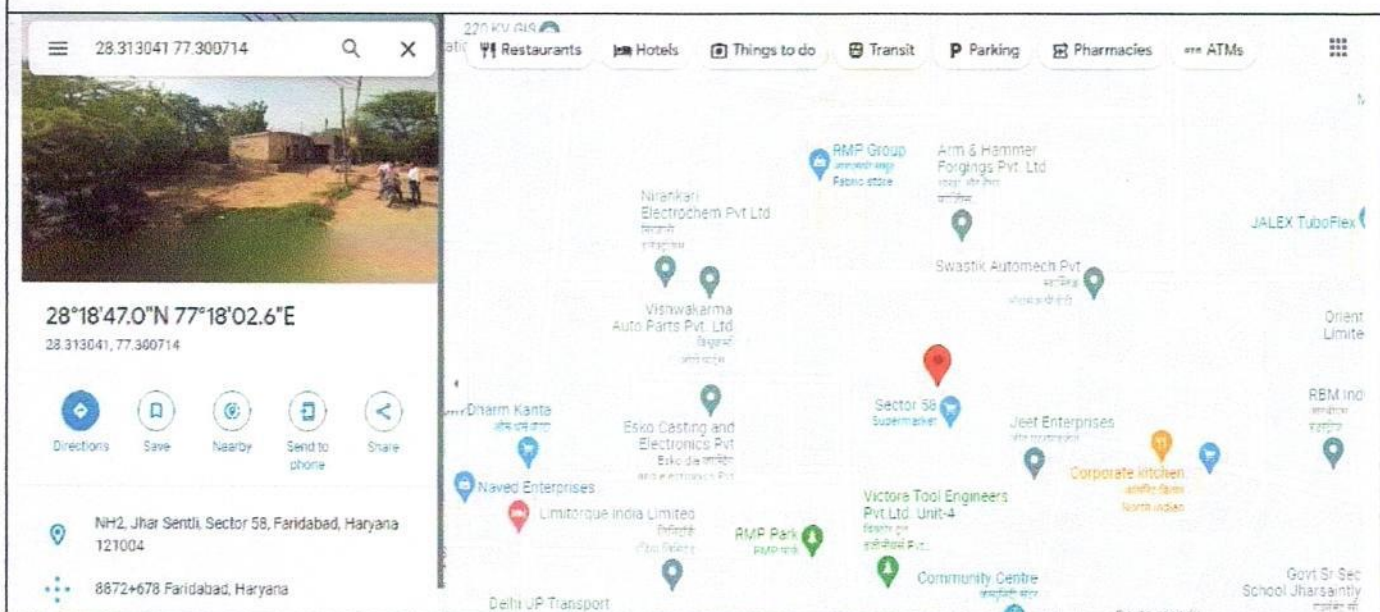
Signature



(Name of the Branch Manager with Official seal)

Date:

OWNER/S	M/s. Esko Die Casting (P) Ltd. Through Director Shri Arun Poddar.
ADDRESS	Industrial Plot No. 807, Industrial Estate, Situated at Sector 58, Faridabad, Haryana.



OWNER/S	M/s. Esko Die Casting (P) Ltd. Through Director Shri Arun Poddar.
ADDRESS	Industrial Plot No. 807, Industrial Estate, Situated at Sector 58, Faridabad, Haryana.

2021-2022

2022-2023

Sr. No	Name of Village	1- SQ YDS To 500 Sq YDS	500 SQ YDS To 1000 Sq YDS	MORE THAN 1000 TO 2500 SQ YDS	MORE THAN 2500 SQ YDS TO 1 ACRE	ONE ACRE TO TWO ACRE SqYds	ABOVE TWO ACRE Per SqYds	MORE THAN 15 SqYds TO 500 SQ YDS	MORE THAN 500 TO 1000 SQ YDS	MORE THAN 1000 TO 2500 SQ YDS	MORE THAN 2500 SQ YDS TO ONE ACRE	MORE THAN ONE ACRE TO TWO ACRE	MORE THAN TWO ACRE TO FOUR ACRE	MORE THAN FOUR ACRE	Ins/ Dis (App rot)
1	BALLABGARH	15000	14500	9000	8000	7000	6500	15000	14500	9000	8000	7000	6500	5000	0%
2	UNCHA GAON	15000	14500	9000	8000	7000	6500	15000	14500	9000	8000	7000	6500	5000	0%
3	SIHI	15000	14500	9000	8000	7000	6500	15000	14500	9000	8000	7000	6500	5000	0%
4	SIKRI	15000	14500	9000	8000	7000	6500	15000	14500	9000	8000	7000	6500	5000	0%
5	SEMAI PUR	15000	14500	9000	8000	7000	6500	15000	14500	9000	8000	7000	6500	5000	0%
6	SOHNA ROAD	10000	9500	9000	8000	7000	6500	12000	10000	9500	9000	8500	8000	7500	20%
7	KAIL GAON	10000	9500	9000	8000	7000	6500	10000	9500	9000	8000	7000	6500	5000	0%
8	KHANDAWALI	10000	9500	9000	8000	7000	6500	10000	9500	9000	8000	7000	6500	5000	0%
9	HSIDC SECTOR 29	17000	16500	14000	13000	12000	11000	20000	19000	18000	17000	16000	15000	14000	30%
10	HSIDC SECTOR 57,58,60	13000	12500	11000	10000	9000	8000	18000	17000	16000	15000	14000	13000	12000	38%
11	HSIDC SECTOR 59	10000	9500	9000	8000	7000	6500	10000	9500	9000	8000	7000	6500	5000	15%
12	IMT HSIIDC SECTOR 66,67,68,69	18000						25000	24000	23000	22000	20000	19000	18000	38%



Sub Registrar
Ballabgarh

Sub Divisional Officer (e)
Ballabgarh

Distt Revenue Officer
Faridabad

Deputy Commissioner
Faridabad

REI RealEstateIndia Faridabad

BUY RENT PROJECTS AGENTS SERVICES

Post Property FREE

Buy Enter locality Factory Budget Sector 58 Ownershi

Home Property for Sale in Faridabad Factory Factory in Sector 58

8 Sale Properties 8 Rent Properties 1 Dealers

Factory for Sale in Sector 58 Faridabad

₹3.55 Cr.

Built Up Area Bathroom
5184 sq.ft (576 Sq.Yards) 4

The property is located in the premium industrial hub of sector 58, faridabad. Wide front road of 33.0 mtrs

Posted: 30 Nov, 2022

Contact Agent View Phone No. Agent: Vaishnavi Properties

99acres

Commercial Buy Sector 58 Faridabad Add more

Post property FREE

- + Assured Returns
- + Rental Yield
- + Lease Guarantee
- + ROI

Area
sq.ft

Localities

- ☒ Sector 58 Faridabad
- ☐ Sector 79 Faridabad

View



Photo not available
Request Photos

Posted on 07th Nov, 2023 by Owner
Faizan

Factory for sale in Sector 58 Faridabad

34 Places nearby 33 Hospitals

₹ 1.5 Cr 2,475 sq.ft

+ 605 sq.ft 1230 sq.m (Built up Area)

It is a factory space available for sale. Prime facilities are easily access more

READY TO MOVE RESALE FACTORY

