

PL 242-205-304

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

**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	Saurin	NA	NA			
Survey	Saurin		11/08/2020			
Preparation						

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

File Returned to HOD Engg. unprepared due to reason  604.	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google-Map not taken, <input type="checkbox"/> Survey summary sheet not filled
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In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.  <input type="checkbox"/> Major defects in the survey. Survey has to be done again.
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**GENERAL DETAILS**

1.	Proposal/ Work Order or Ref. No.			
2.	Type of Service	<input type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE		
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	State Bank of India Overseas Branch Kanpur		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Mr. Mayank Singh	9526486828	Amr2.05346@sbil.co.in
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by
				<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN



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CASE DETAILS				
1.	Type of Property	Industrial land & Building		
2.	Purpose of Valuation/ Assignment	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other:		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		M/S MKU Ltd.		
4.	Account Name	M/S MKU Ltd.		
5.	Property Address	Plot Bearing No. 30/B Situated at Industrial area Malwan Dist-Fedhakh pur		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Mr. Rajesh Gupta		
7.	Preferred time of survey	Date	Time	
		4/8/2023	3:30pm	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. <b>Ownership Documents:</b> <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. <b>Map:</b> <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. <b>Utility Bills:</b> <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. <b>Any Other document:</b> <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. <b>No documents provided:</b> <input type="checkbox"/>		
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.  <b>Customer Signature:</b>			

Manoj Dewvedi ji → 7705001717



File No. RKA/DNCR/...../..... PL242-205-304

### 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?	<input checked="" type="checkbox"/>	
2.	Is purpose of the assignment understood clearly by the receiver?	<input checked="" type="checkbox"/>	
3.	Has receiver checked if this is a new case or existing case of the Bank?	<input checked="" type="checkbox"/>	
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	<input checked="" type="checkbox"/>	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	<input checked="" type="checkbox"/>	
6.	In case of private case or for fresh case 50% advance is received?	<input checked="" type="checkbox"/>	
7.	Is document checklist email sent to the customer?	<input checked="" type="checkbox"/>	
8.	Has the received documents is having 'documents provided by stamp'?	<input checked="" type="checkbox"/>	

### 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 <b>Owner/ Area/ Boundaries</b> mentioned in the ownership documents with bold florescent marker pen before moving for the survey. <b>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.</b>
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.	<b>Identify the Property clearly by matching the boundaries and area mentioned in the property papers.</b>
8.	<b>Do sample physical or google measurements of the property.</b>
9.	<b>PHOTOGRAPH INSTRUCTIONS:</b> 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.	<b>Fill each column of survey form diligently in detail and tick the appropriate option clearly.</b>
14.	<b>Check any defects or negativity in the property and comment in detail on survey form.</b>
15.	<b>Do extensive market rate enquiries and confirm for any recent past transactions.</b>
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**

<b>GRADE</b>	<b>PARAMETERS/ CRITERIA</b>
A	In case all the points below are done properly, timely with full care and diligence: <ol style="list-style-type: none"><li>1. Survey started with proper work order and knowing the source of payment.</li><li>2. Survey done with proper documents.</li><li>3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.</li><li>4. Chosen correct survey form as per the property type.</li><li>5. All fields of Survey form are properly filled.</li><li>6. All site special observations and negative and positive factors are clearly mentioned.</li><li>7. Self &amp; client signatures taken on survey form.</li><li>8. Property rates information properly taken, mentioned and verified.</li><li>9. Site rough sketch plan made.</li><li>10. Proper photographs taken.</li><li>11. Selfie with property taken.</li><li>12. Selfie and owner photograph with property taken.</li></ol>
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? <i>Soft copy.</i>	<input type="checkbox"/>
2.	Have you properly studied & <b>highlighted Owner/ Area/ Boundaries</b> in the property documents with bold florescent before moving for the survey? <i>in</i>	<input type="checkbox"/>
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4.	<b>Did you identified the Property clearly</b> by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
5.	<b>Did you check if property is merged with any other property or it is an independent property?</b>	<input checked="" type="checkbox"/>
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	<input checked="" type="checkbox"/>
7.	Did you check for any building violations in the property?	<input checked="" type="checkbox"/>
8.	Did you check municipal limits/ jurisdiction/ ward?	<input checked="" type="checkbox"/>
9.	Did you take Google Map location and shared it to Maps whatsapp group?	<input checked="" type="checkbox"/>
10.	Did you check Main road name & width and its distance from the subject property?	<input checked="" type="checkbox"/>
11.	Did you check approach Lane width on which property is located?	<input checked="" type="checkbox"/>
12.	Have you taken property full scale photograph with gate?	<input checked="" type="checkbox"/>
13.	Have you taken owner/ representative photograph with the property?	<input checked="" type="checkbox"/>
14.	Have you taken your selfie with the property along with owner/ representative?	<input checked="" type="checkbox"/>
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
16.	Have you taken multiple photographs of the property from inside-out?	<input checked="" type="checkbox"/>
17.	<b>Did you check nearby development and whereabouts and commented on survey form?</b>	<input checked="" type="checkbox"/>
18.	<b>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?</b>	<input checked="" type="checkbox"/>
19.	Have you filled all the columns of survey form including survey summary sheet properly?	<input checked="" type="checkbox"/>
20.	Did you draw site key plan (location map)?	<input checked="" type="checkbox"/>
21.	Did you draw rough site sketch plan?	<input checked="" type="checkbox"/>
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input checked="" type="checkbox"/>
23.	<b>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?</b>	<input checked="" type="checkbox"/>
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	<input checked="" type="checkbox"/>
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input checked="" type="checkbox"/>
26.	Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	<i>PL242-205-304</i>
Surveyor Name	<i>Sachin</i>
Signature	<i>Sachin</i>
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

PL242-205-304

File No. RKA/DNCR/...../.....	Date: 11/08/2023	Time: 3:30 pm
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### GENERAL DETAILS

1.	Name of the Surveyor	Sachin	
2.	Property shown by	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		<b>Name</b>	<b>Contact No.</b>
		Manoj	770 500/717
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely	
5.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input checked="" type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input checked="" type="checkbox"/> Agricultural Land	
7.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
8.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment	
10.	Type of Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA	
11.	Loan Amount		



### OWNERSHIP DETAILS

1.	Legal Owner Name/s	M/S MKU Ltd.
2.	Property Purchaser Name	M/S MKU Ltd.
3.	Property Address under Valuation	Plot No. 30/B, Situated at Malwan Industrial Area.
4.	Present Residence Address of the Owner/ Purchaser	
5.	Property constitution	<input type="checkbox"/> Free Hold, <input checked="" type="checkbox"/> 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		
		Plot NO. 29A/30A	Plot NO. B-31	Road	Plot C-60-61 Inter connected		
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3.	Landmark	Near - Malwan Industrial Area					
4.	Ward Name/ No.						
5.	Zone Name						
6.	Main Road Name & Width	Name	Width	Distance from property			
		NH-2	50m -	180'			
7.	Approach Road Name & Width	Upside Road					
8.	Location consideration of the Society	<input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input checked="" type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Special Location consideration of the property	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the locality	<input checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ locality	<input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		500m	2 Km	1 Km	-	3 Km	-
14.	Any new development in surrounding area	NO -					



15.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input checked="" type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits
16.	Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <u>UPSIDC</u> <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality: <u>UPSIDC</u>

PHYSICAL DETAILS			
1.	Land Area	As per Title deed	As per Map
		2784 sqm	
2.	Any conversion to the land use	No	
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked	
4.	Shape of the Land	<input type="checkbox"/> Square, <input checked="" type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA	
5.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA	
6.	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA	
7.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents	
8.	Is Independent access available to the property	<input type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute	
9.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries	
10.	Is the property merged or colluded with any other property	Yes	
11.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed	
12.	Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:	

BUILDING/ CONSTRUCTION/ UTILITY DETAILS	
1.	Construction Status

<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction
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2.	Covered Built-up Area  (Tick one on the basis of which valuation is to be calculated)	<input checked="" type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area		
		As per Title deed	As per Map	As per site survey
3.	Total Number of Floors in the Building	GF floor only.		
4.	Floor on which property is situated	All		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	production, utility, store, office		
6.	Building Type	<input type="checkbox"/> RCC Framed Structure, <input checked="" type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure		
7.	Roof	a. <b>Make:</b> <input type="checkbox"/> RBC, <input type="checkbox"/> RCC, <input checked="" type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla		
		b. <b>Height:</b> — 12-18' height		
		c. <b>Finish:</b> <input checked="" type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster		
8.	Flooring	<input type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:		
9.	Appearance/ Condition of the Building	<b>Internal</b> - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
		<b>External</b> - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction		
10.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction		
11.	Interior decoration	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
12.	Interior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
13.	Exterior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction		
14.	Kitchen	<input type="checkbox"/> Simple with no cupboard, <input type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
15.	Class of Electrical fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal		
		<input checked="" type="checkbox"/> Ordinary fixtures & fittings, <input type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
16.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal		
		<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input checked="" type="checkbox"/> Submersible, <input checked="" type="checkbox"/> Jal board supply		
18.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey		
19.	Age of Building/ Recent Improvements done	2004		
20.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor		



21.	Any defects in the building <i>no</i>	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building											
22.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input checked="" type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally											
23.	Boundary Wall (Only for individual property)	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td><i>—</i></td> <td><i>—</i></td> <td><i>—</i></td> <td><i>—</i></td> </tr> </tbody> </table>				Running Mtr.	Height	Width	Finish	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>
Running Mtr.	Height	Width	Finish										
<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>										
24.	Lift/ elevators	<input type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial Make: <i>—</i> Capacity: <i>—</i>											
25.	Power backup	<input type="checkbox"/> Inverter, <input type="checkbox"/> DG Set Make: <i>—</i> Capacity: <i>—</i>											
26.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary											
27.	Parking facilities	<input type="checkbox"/> Available within the property <input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> Not available within the property <input checked="" type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem											
28.	Special Comments/ Observations, if any	<i>This property is merged with Plot No. 29A &amp; 30A. Only Road And some structure is also merged.</i>											

#### MARKETABILITY/ SELABILITY/ UTILITY DETAILS

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



Gf only

Gf Shed

= 2006 Sq mtr As per Owner  
Representative

Height - 25'-30'

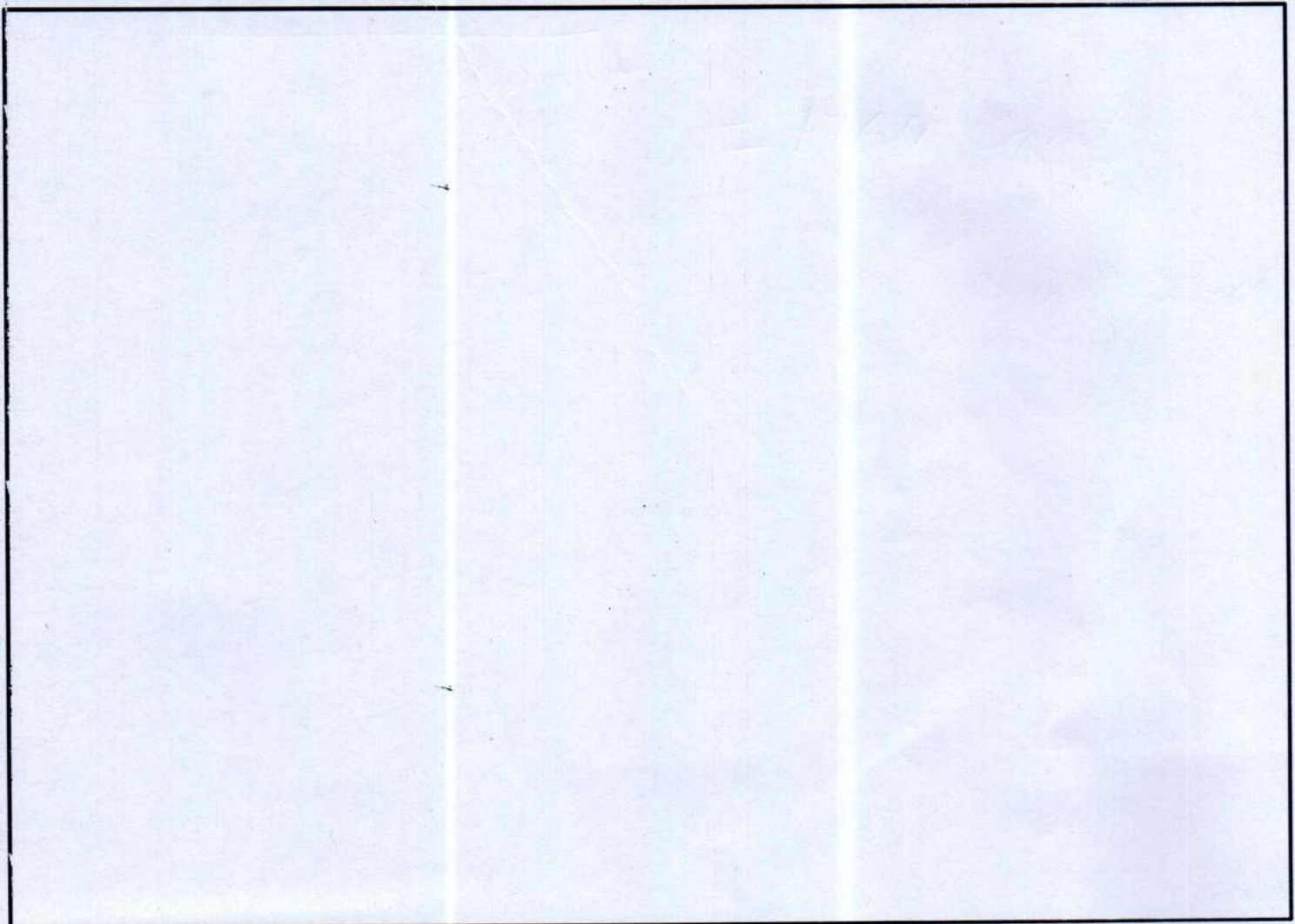
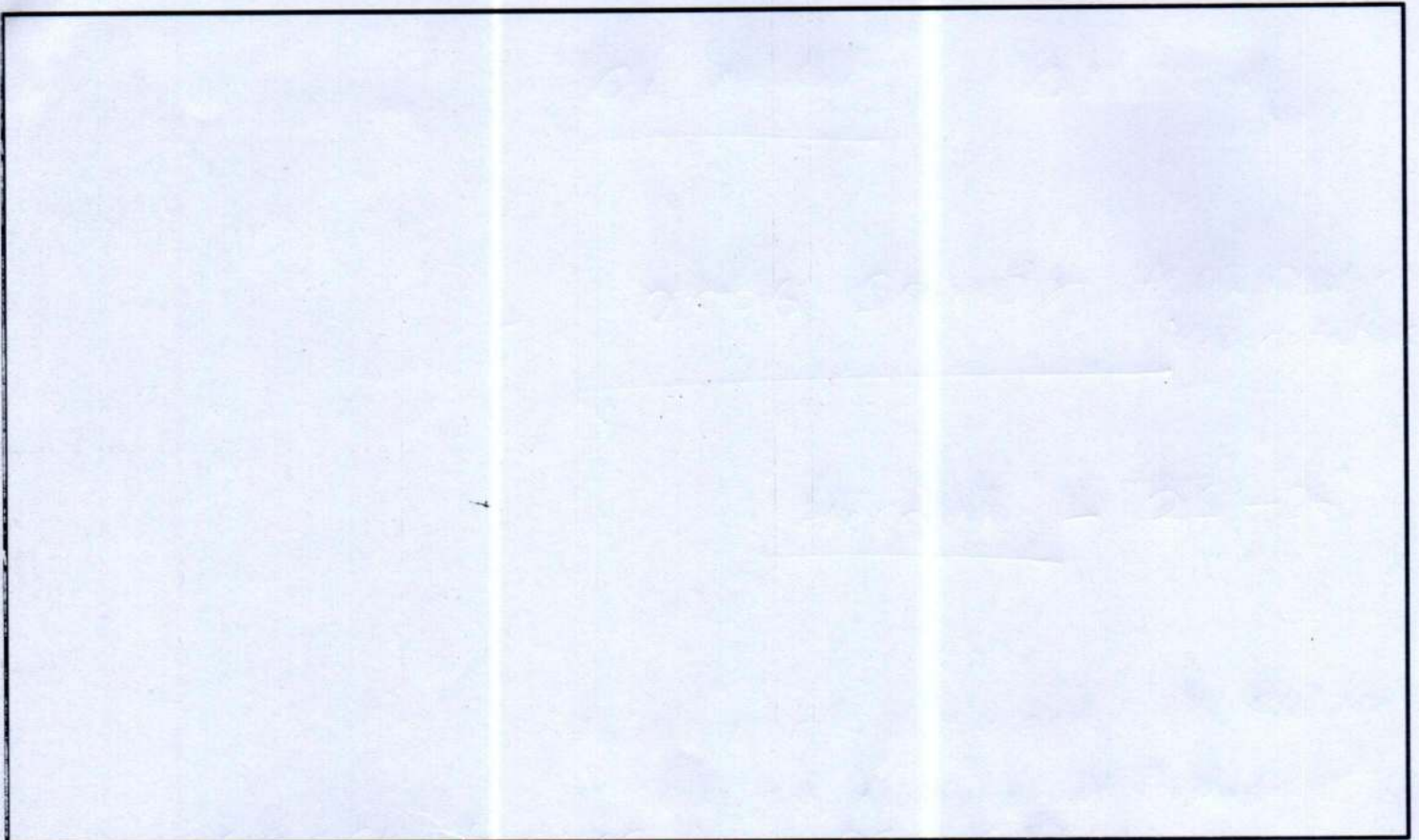
Gf Shed area → 98m x 18m —

= 1764 Sq mtr

Height - 25'-30'



DRAW SITE KEY PLAN & SKETCH PLAN





# PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Nitin	Agreahari property.	
2.	Contact No.	NA	8795525121	7007228124	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	property Dealer	property Dealer	
4.	Rates/ Price informed (in Rs. with unit)	NA	Rs-2500 p2sqft to 3000 p2sqft	Rs-3000 p2sqft	
5.	Rates Type (Sale/ Buy)	NA	Buy	Buy.	
6.	Shape of the Property (Square, Rectangular, Irregular)		Rect.	React.	
7.	Area/ Size of the Property		2000 Sqmtr	— 2000 Sqmtr.	
8.	Legal Status (clear, negative, weak)/ No. of owners		Clear	Clear.	
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Surrounding	Same—	
10.	Distance from the subject Property	0	—	—	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		one side	— Same —	
12.	Approach road width		— 30'	30'	
13.	Level of Land (Below/ On/ Above road level)		On Road Level	— Same —	
14.	Frontage to depth ratio (Normal, Less, Large)				
15.	Present Use		Industrial	—	
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	
Relationship with owner	
Signature	
Mobile No.	
Date	

## 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.	PL 242-205-309
Surveyor Name	
Signature	
Date	



## **UNDERTAKING BY THE PREPARER**

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

For File No.	
Preparer Name	
Signature	
Date	



**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.	PL242-205-304						
2.	Name of the Surveyor	Sachin						
3.	Borrower Name	M/S MKU Ltd.						
4.	Name of the Owner							
5.	Property Address which has to be valued	Plot No. 29B & 30B UPSIDC Industrial Area Malwan Fatehpur						
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Manoj</td> <td>7705001717</td> </tr> </table>			Name	Contact No.	Manoj	7705001717
Name	Contact No.							
Manoj	7705001717							
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely						
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
		2784.71 Sqmtr	X					
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
		X	X	✓				
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the							



	property during survey	NO
18.	Is Independent access available to the property	<input type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> 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.

- Name of the Person:
- Relation:
- Signature:
- Date:

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.

- Name of the Surveyor:
- Signature:
- Date:

*Sachin*  
21/8/2023



**CONSULTING ENGINEERS, ARCHITECTS, INTERIOR DESIGNER, PLANNERS AND VALUERS**

Ref. No. : SCA/H3/7-C7

Date :

To,  
The A.G.M.  
Bank of Baroda  
I.B.B. Mall Road Branch,  
Kanpur.

16.09.2019

**VALUATION CERTIFICATE**

Valuation of	:	Land & Building of factory of Plot No. B-29, 30/B U.P.S.I.D.C Industrial area, Malwan, Industrial area Malwan, District, Fatehpur.
Name and Address of the Owner	:	M/s M.K.U. Pvt. Ltd. Attorney Sri Sudhir Gupta S/o Late Kanhaiya Lal Gupta Office : 13 Gandhi Gram G.T. Road, Kanpur. R/o 12/480 Harmony Society Mc. Robert Ganj, Kanpur.
Name and Address of the prospective buyer	:	N.A.
Purpose of Valuation	:	To determine the fair market value of the property for creating equitable mortgage with Bank of Baroda through its IBB Mall Road Branch Kanpur. (But here both the values guideline as well as market value are given for comparison)
Valuation as on	:	14.09.2019
Bank A/c No.	:	M/s M.K.U. Pvt. Ltd.
Geo Cordinates	:	26°0'52"N,80°43'17"E
No. of pages in the report including photograph & Location plan, Geo Cordinate, Building Plan & Site Plan.	:	Thirteen
No of Photograph	:	Six Photo Graphs
Guide Line Value	:	Rs. 118.02 Lacs
Fair Market Value	:	Rs. 148.27 Lacs
RelisableValue	:	Rs. 118.62 Lacs
Forced Sale value	:	Rs. 103.79 Lacs





## PROFORMA VALUATION REPORT

All the column hereunder have to be filled up with relevant particulars. Wherever not applicable/available they have to be so stated specifically).

- |              |   |   |  |              |                     |              |  |             |  |             |  |
|--------------|---|---|--|--------------|---------------------|--------------|--|-------------|--|-------------|--|
| 1            | Purpose of valuation  | : | To determine the fair market value   |              |                     |              |  |             |  |             |  |
| 2            | Date of visit   | : | 09.02.2019   |              |                     |              |  |             |  |             |  |
| 3            | Person/s accompanying/available at the site   | : | Cont. Person Owner , Mr. Rajnesh Gupta (Mob. No. 9005094907) But Mr. Rajeev Seth (Mob. No. 8009907729) available on site.  |              |                     |              |  |             |  |             |  |
| 4            | a) Complete address of the property<br>(Door No, Street/Cross Road, Survey No, etc.)                          | : | Land & Building of factory of Plot No. B-29, 30/B U.P.S.I.D.C Industrial area, Malwan, Industrial area Malwan, District, Fatehpur.   |              |                     |              |  |             |  |             |  |
|              | b) Boundaries (As per Document)   | : | <table border="0"> <tr> <td><b>North</b></td> <td>: 18.0 Mt wide Road</td> </tr> <tr> <td><b>South</b></td> <td>: P.No. C-60, C-61</td> </tr> <tr> <td><b>East</b></td> <td>: P.No. B-29 , 30/A</td> </tr> <tr> <td><b>West</b></td> <td>: P.No. B-31</td> </tr> </table>  | <b>North</b> | : 18.0 Mt wide Road | <b>South</b> | : P.No. C-60, C-61                                 | <b>East</b> | : P.No. B-29 , 30/A                      | <b>West</b> | : P.No. B-31   |
| <b>North</b> | : 18.0 Mt wide Road   |   |  |              |                     |              |  |             |  |             |  |
| <b>South</b> | : P.No. C-60, C-61  |   |  |              |                     |              |  |             |  |             |  |
| <b>East</b>  | : P.No. B-29 , 30/A   |   |  |              |                     |              |  |             |  |             |  |
| <b>West</b>  | : P.No. B-31  |   |  |              |                     |              |  |             |  |             |  |
|              | c) Boundaries (As per Physical inspection) :<br>(Combind Boundries)   | : | <table border="0"> <tr> <td><b>North</b></td> <td>: Road then Highway</td> </tr> <tr> <td><b>South</b></td> <td>: P.No. C-60, C-61(inter connected one small door)</td> </tr> <tr> <td><b>East</b></td> <td>: P.No.B-29,30/A (Bankey Bihari Plywood)</td> </tr> <tr> <td><b>West</b></td> <td>: P.No. B-31 (Adjoining with each other and there is no demarcation)</td> </tr> </table> | <b>North</b> | : Road then Highway | <b>South</b> | : P.No. C-60, C-61(inter connected one small door) | <b>East</b> | : P.No.B-29,30/A (Bankey Bihari Plywood) | <b>West</b> | : P.No. B-31 (Adjoining with each other and there is no demarcation) |
| <b>North</b> | : Road then Highway   |   |  |              |                     |              |  |             |  |             |  |
| <b>South</b> | : P.No. C-60, C-61(inter connected one small door)  |   |  |              |                     |              |  |             |  |             |  |
| <b>East</b>  | : P.No.B-29,30/A (Bankey Bihari Plywood)  |   |  |              |                     |              |  |             |  |             |  |
| <b>West</b>  | : P.No. B-31 (Adjoining with each other and there is no demarcation)  |   |  |              |                     |              |  |             |  |             |  |
| 5            | Title of the property-  | : | Industrial   |              |                     |              |  |             |  |             |  |
| a)           | Name and address of the Owner of the Property   | : | M/s M.K.U. Pvt. Ltd.<br>Attorney Sri Sudhir Gupta S/o Late Kanhaiya Lal Gupta<br>Office : 13 Gandhi Gram G.T. Road, Kanpur.<br>R/o 12/480 Harmony Society Mc. Robert Ganj, Kanpur.   |              |                     |              |  |             |  |             |  |
|              | Name & Address of prospective buyer   | : | N.A.   |              |                     |              |  |             |  |             |  |
| b)           | Since how long owning the property  | : | Property is Lease Hold For 75 years from 15.12.2015  |              |                     |              |  |             |  |             |  |
| c)           | Weather joint/co-ownership/others (specify)   | : | Directorship Firm  |              |                     |              |  |             |  |             |  |
| d)           | In case of joint/co-ownership please furnish shares of each owner and also weather the shares are undivided?  | : | Not specified  |              |                     |              |  |             |  |             |  |
| e)           | Weather assessed to Wealth Tax – if so Wealth Tax Paid  | : |  |              |                     |              |  |             |  |             |  |
| f)           | Corporation Tax Paid  | : | Document not provided  |              |                     |              |  |             |  |             |  |
|              | i) Amount   | : | N.K.   |              |                     |              |  |             |  |             |  |
|              | ii) Year of Assessment  | : | N.K.   |              |                     |              |  |             |  |             |  |
|              | iii) Date of Payment  | : | N.K.   |              |                     |              |  |             |  |             |  |
| g)           | Agreement of easement if any and if so attach copies  | : |  |              |                     |              |  |             |  |             |  |
| h)           | Restrictive Clauses as to uses, if any (whether Building use Certificate from the corporation obetained etc). | : | Industrial   |              |                     |              |  |             |  |             |  |





	Locational advantages/ disadvantages :	It is U.P.S.I.D.C Ind. area, Malwan, Distt. Fatehpur.
b)	Classification of locality Higher class/Middle class/poor class Urban/Semi Urban/Rural	Semi Urban Mix Small Scale, Medium scale & Large Scale.
i)	Civic amenities :	20 Km Radial Area
ii)	Proximity to surface communication :	By Road
iii)	Distance from the city/Municipal limits	Semi Urban
iv)	If the property is not within the City/Town/ Municipal limits, then state the distance of the property from the Municipal Office :	Approx 15-20 Km. from Fatehpur
c)	Municipal Limits :	Not in Municipal limit
d)	Disadvantage, if any, to be specified :	No (Property is situated on Highway)
7	Title to Property	As per legal
a)	Weather freehold :	Lease Hold
b)	If not freehold, what is the unimpaired period of the lease? :	75 Years from (15.12.2015)
c)	If leasehold, name of the lesser/lessee, nature of lease, date of commencement and terms of renewal of lease. :	UPSIDC N.A.
d)	Rent per Annum :	N.A.
e)	Unearned increase payable to the lesser in the event of sale or transfer. :	N.A.
8	Type of the property – Weather	
a)	Agricultural; :	N.A.
b)	Industrial; :	Industrial
c)	Residential; (Flat/Apartment); :	N.A. N.A.
d)	Commercial :	N.A.
e)	Institutional :	N.A.
f)	Others (specify) :	N.A.
9	What is the	
i)	Year of acquisition/purchase of land	Rental Rs. 2784.71/Annum for 1st 15 Years Rs. 6961.78/Annum for next 30 years Rs. 13923.55/Annum for next 30 years on Average annual Rent Rs. 8911.07/Annum.
ii)	Value/Purchase price paid :	Rs. 334165.30
iii)	Year of construction of superstructure /purchase Of building :	Approx 20 years Old
iv)	Number of floors/storeys :	Ground Floor Industrial Shed.
v)	Year of completion :	Approx 20 years Old
vi)	Cost of construction/sale consideration :	N.A.
vii)	Additions/improvement carried out of any state briefly nature of additions / improvements, total cost there of. :	As per valuation Report N.K.
viii)	Rate and amount of depreciation :	As per valuation report
ix)	Present written down value :	As per valuation report
x)	Valuer's opinion regarding the present condition/state of building. :	Property is situated in Industrial area
xi)	Estimated future life :	Approx 40 years
10 i)	Area of land to be supported by a map :	2784.71 Sq.mt.





- showing shape, dimensions and physical features.
- ii) Has the whole or part of the land been notified for acquisition by Government of statutory Body? If so, give details. : No
- iii) Area of building/constructed portion (state separately for factory, admn. building, staff quarters, etc. : N.A.
- iv) Type/class of construction : Framed Structure up on Industrial shed
- v) Service items available (list of all the items to be provided - such as lifts, bore well, pump, embedded motors, DG set, water supply, sanitary disposal systems, canteen, stores, etc) : Basic items available
- 11 If the property is industrial : Yes
- a) State of what type of activity/industry the premises is well suited : Only Industrial purpose
- b) Sanctioned/connected power load : N.K.
- c) Type of activity presently going on at the : Manuficaturing of Bullet proof Halet & Jackets.
- 12 Whether the property is Residential flat /apartment- if so, then state. : No
- a) When the building was constructed : N.A.
- b) Whether full consideration has been paid & proper title documents obtained & produced for verification ? : N.A.
- c) In which floor/ storey, flat is located. : N.A.
- 13 If the property is of a commercial type- state : No
- a) For what purpose the same is well suited (Office purpose/business etc.) : N.A.
- b) The Present activity/ Business being conducted : N.A.
- 14 If the property is agricultural, state : No
- a) Whether dry or wet lands : N.A.
- b) Irrigation facilities available : N.A.
- c) Type of crops grown and annual yield/ income in the previous years. : N.A.
- 15 Whether the building/property is constructed strictly according to the sanctioned plan - Details of variation noticed, if any, and effect of the same on the valuation to be dealt with specifically. : N.K. (Senction map not provided)
- 16 Whether the property is self-occupied or tenanted/let out, if tenanted/let out. - : Self Occupied (M/s Wolverine Industries)
- a) Since how long : N.A.
- b) To how many tenants : N.A.
- c) What is the total monthly income : N.A.
- d) If partly owner occupied, specify portion & extent of area under owner occupation. : N.A.





- Whether the said property was valued earlier? If so : Yes
- a) Date of valuation : 09.05.2016
- b) Name and address of the valuer : Navakriti Consultant
- c) Whether approved valuer : Manoj Srivastava
- d) Purpose of earlier Valuation : Market Value
- e) Basis of Valuation : Land & Building Method
- f) Also submit/enclose a copy of the earlier Valuation Report : Already in Bank Record
- 18 Basis of present valuation : As per detail report
- a) Present depreciated value (as above ) (under point No.9) : Rs. 142.28 Lacs
- b) Market Value : 2500.00 /Sq.Mt.
- i) Rate adopted : As per valuation report
- ii) Basis for adopted rates : No
- iii) Whether the adopted rates are commensurate with the rates adopted by the Registrar's Office? In case of wide variation, please specify reasons : No
- iv) Whether the adopted rates have any relationship with those adopted by the IT Department : Rates are based on prevailing market rate
- v) Whether the rates are based on prevalent rates in the area . If so, the basis for accepting the same. : N.A.
- 19 In case of increase in present valuation : over the previous valuation, then furnish specific reasons, basis for the increase in value & the details of variation. : N.A.
- 20 Whether the building is insured if so : N.K.
- i) For what value : N.K.
- ii) Against what risks : N.K.
- iii) Date of expiry of insurance : N.K.
- 21 In case the Bank were to sell the property, what would be the approximate.
- Realisable value (80% of Market Value) : Rs. 113.83 Lacs**
- Distress (forced sale value) 70% of Fair Market value of the property. : Rs. 99.60 Lacs**
- 22 Sources of information for arriving at the forced sale value : By Local Survey

**Declaration :**

I hereby declare that

- i) The information furnished above is true to the best of my knowledge and belief;
- ii) I have no direct and indirect interest in the property valued;
- iii) I inspected the property personally on 14.09.2019
- iv) I have not been found guilty of misconduct in my professional capacity.

Date : 16.09.2019  
Place: Kanpur

SIGNATURE OF VALUER

**Er. Ashutosh Srivastava**  
Chartered Engineer & Govt. Regd. Valuer  
AM/092203/2  
16.09.2019



## **ANNEXURE-1**

**VALUATION OF LAND & BUILDING OF** Land & Building of factory of Plot No. B-29, 30/B U.P.S.I.D.C Industrial area, Malwan, Industrial area Malwan, District, Fatehpur.

Is being worked out on the request of the AGM, Bank of Baroda IBB Mall Road Branch, Kanpur. On the basis of visit and information furnished, the valuation work is being done without prejudice to ascertain the fair market value of the said property to keep it as a collateral security with the Bank of Baroda, through its IBB Mall Road Branch, Kanpur.

### **BRIEF DESCRIPTION OF PROPERTY :-**

The referred industrial premises known as M/s MKU Pvt. Ltd. The said property bearing Land & Building of factory Plot No. B-29, 30/B U.P.S.I.D.C Industrial area, Malwan, Industrial area Malwan, District, Fatehpur. As/document the total area of land is 2784.71 Sq.mt. As per the physical inspection there are more than one of plots adjoining with under consideration plot. As per the document the said property having North facing road. It having entrance gate on Northern/Highway side. Being there are adjoining properties adjoining this so that presently used entrance gate through link road/Western direction side. We provide annexure of building layout plan. We value where the plot is situated having big industrial shed rest on R.C.C. framed structure wall from front to end.

As per document there two blocks, front side office area type and on rear side Industrial shed for manufacturing of bullet proof Helmet. Location wise the said property is situated very well known factory Sigma Casting.

### **FAIR MARKET VALUE :**

Before we adopted a basis of valuation of Land & Building of factory of Plot No. B-29, 30/B U.P.S.I.D.C Industrial area, Malwan, Industrial area Malwan, District, Fatehpur.

It is very essential to discuss as to what does the term valuation mean. Broadly speaking the term value is found in religious. Political, social fields also besides having its importance in business and economic dealing. In case of immovable properties valuation is generally done for land and building.

A consideration opinion has been built on the interpretation of the expression market value. It has been defined and explained by valuers and moreover, learned judges of the court from time to time have given their interpretation of the market value depending upon the circumstance of each case.

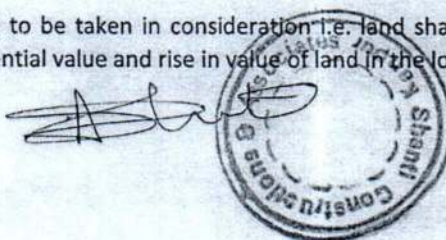
- i) The market value of property may be defined as the price obtained by willing vendor (seller) from a willing purchaser when sold in an open market.
- ii) The market value or market price of particular property be defined is that amount of money which at given time can be obtained for the property from persons able the willing to purchases it. It will be clear from this definition of the value is not a fixed and permanent part of the thing to be valued but depends upon outside factors, the aim of these being the desire to posses the property and their ability to pay for it.

### **SUPPLY AND DEMAND :**

The desire of others to possess the rproperty to be valued is equality important their ability to pay for it. In case increase in demand value to the extent to which supply of particular type of property is capable of meeting the demand. The effect supply and demand value in fact where demand exceeds, supply value will tenda to rise, where supply exceeds value will tent to fall vise-versa.

### **FACTORS FOR DETERMINING MARKET VALUE:**

While derterming the market value, various factors have to be taken in consideration i.e. land shape of land, the locality and its situation, land use, the tenure of the property user. It potential value and rise in value of land in the locality and even its near vicinity, is to be considered.





## VALUE OF LAND :

### GUIDE LINE VALUE :

Area of Land	:	2784.71 Sq.Mt.	
Circle rate of land	:	Rs. 3600.00 / Sq.Mt.	= Rs. 10024956.00
Guide line value of land	:		Rs. 10024956.00 (A)

### MARKET VALUE:

Area of Land	:	2784.71 Sq.Mt.	area from front to rear side)
Market rate of land	:	Rs. 2500.00 / Sq.Mt.	
Market value of land	:		Rs. 6961775.00 (B)

## VALUE OF CONSTRUCTION:

The detailed specifications are given below.

### TECHNICAL DETAILS:-

1-	No of floors	:	Ground Floor (Industrial Shed)	
2-	Floor considered	:	Ground Floor (Industrial Shed)	
3-	Covered area	:	As/Bye laws	As/Site
	Ground floor (Office Block)	:	22.00 Smt.	22.00 Smt.
	Ground floor (Industrial Shed)	:	1648.28 Smt.	1798.57 Smt.
4-	Type of superstructure	:	Framed structure	
5-	Roof	:	Galvanised shed roof	
6-	Flooring	:	mix Brick on edge & C.C flooring in shed	
7-	Door & windows frame & shutters	:	Angle frame, ply board shutters & M.S. shutters	
8-	Plaster	:	12 mm thk plastered	
9-	Paint	:	Interior Emulsion	
10-	Electrification	:	Good	
11-	Sanitation	:	Good	

### VALUE OF CONSTRUCTION

#### I) Guide Line Value

##### Ground floor (Office Block)

Covered area	:	22.00 Smt
Plinth area rates adopted according to existing specification & prevailing market rates.	:	Rs. 12000.00 / Smt
Replacement value of construction	:	Rs. 264000.00
Less for depreciation for old construction	:	0%
Depreciated value of construction	:	Rs. 264000.00

##### Ground floor (Industrial Shed)

Covered area	:	1648.28 Smt
Plinth area rates adopted according to existing specification & prevailing market rates.	:	Rs. 7000.00 / Smt

Replacement value of construction	:	Rs. 11537960.00
Less for depreciation for old construction	:	0%
Depreciated value of construction	:	Rs. 11537960.00
Total	:	Rs. 11801960.00

Add Guide line value of land	:	Rs. 0.00
Hence guide line value of land & building	:	Rs. 11801960.00 118.02 Lacs

#### II) Market Value





**floor (Office Block)**

Covered area	:		22.00 Smt
Plinth area rates adopted according to existing specification & prevailing market rates.	:	Rs.	10000.00 / Smt
Replacement value of construction	:	Rs.	220000.00
Less for depreciation for old construction	:		10%
Depreciated value of construction	:	Rs.	198000.00

**Ground floor (Industrial Shed)**

Covered area	:		1648.28 Smt
Plinth area rates adopted according to existing specification & prevailing market rates.	:	Rs.	5000.00 / Smt
Replacement value of construction	:	Rs.	8241400.00
Less for depreciation for old construction	:		10%
Depreciated value of construction	:	Rs.	7417260.00
Total	:	Rs.	7615260.00
Boundary wall (100.00 Rmt)	:		250000.00
Add Market value of land	:	Rs.	6961775.00
Hence guide line value of land & building	:	Rs.	14827035.00
			148.27 Lacs

Hence present market value of land and building of Land & Building of factory of Plot No. B-29, 30/B U.P.S.I.D.C Industrial area, Malwan, Industrial area Malwan, District, Fatehpur. with existing condition and specification is in my opinion is Rs.148.28 Lacs. which is very fair and reasonable and without prejudice & Guide line value is Rs. 118.02 Lacs.



SIGNATURE OF VALUER

**Er. Ashutosh Srivastava**  
Chartered Engineer & Govt. Regd. Valuer  
AM/092203/2  
AT-1256/2010