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REPORT FORMAT: V-L2 (Large with P&M - SBI) | Version: 12.0\_Nov.2022

CASE NO. VIS(2023-24)-PL323-264-395

Dated: 24.08.2023

# FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PLANT

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU Banks

SITUATED AT

M/S. NEOGEN CHEMICALS LIMITED, PLOT NO.Z-109, DAHEJ SEZ-II, VILLAGE-  
LAKHIM, CITY- BHARUCH, TALUKA & SUB-DISTRICT- VAGRA, DISTRICT-  
BHARUCH, GUJARAT

REPORT PREPARED FOR

STATE BANK OF INDIA, MCB, BACK BAY RECLAMATION, MUMBAI

*Important: In case of any query, issue or escalation you may please contact Incident Manager  
at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We will appreciate your feedback in order to improve our services.*

*NOTE: As per IBA & Bank's Guideline client should provide your feedback on the report within 15 days of its submission*

*after which report will be considered to be correct.*

*valuation Terms of Services & other's important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

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**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**



**SITUATED AT**

**M/S. NEOGEN CHEMICALS LIMITED, PLOT NO.Z-109, DAHEJ SEZ-II, VILLAGE-  
LAKHIGAM, CITY- BHARUCH, TALUKA & SUB-DISTRICT- VAGRA, DISTRICT-  
BHARUCH, GUJARAT**

*[Signature]*

*[Signature]*

*[Signature]*

**PART B**

**SBI FORMAT OF OPINION REPORT ON VALUATION**

<b>Name &amp; Address of Branch</b>	State Bank of India, MCB, Back Bay Reclamation, Mumbai
<b>Name of Customer (s)/ Borrower Unit</b>	M/s. Neogen Chemicals Limited
<b>Work Order No. &amp; Date</b>	Dated 3 <sup>rd</sup> August, 2023

S.NO.	CONTENTS	DESCRIPTION						
<b>1.</b>	<b>INTRODUCTION</b>							
a.	Name of Property Owner	M/s. Neogen Chemicals Limited (as per copy of documents provided to us)						
	Address & Phone Number of the Owner	Reg. Address: 1002, 10 <sup>th</sup> floor, Dev Corpora bldg., Opp Cadbury Co., Pokhran Road No. 2, Khopat, Thane-400601						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	17 <sup>th</sup> August 2023						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Sumit Goiwala</td><td>Representative</td><td>+91- 9909956293</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Sumit Goiwala	Representative	+91- 9909956293
Name	Relationship with Owner	Contact Number						
Mr. Sumit Goiwala	Representative	+91- 9909956293						
d.	Date of Valuation Report	24 August 2023						
e.	Name of the Developer of the Property	Owners themselves						
	Type of Developer	Property built by owner's themselves						

**2. PHYSICAL CHARACTERISTICS OF THE PROPERTY**

**BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION**

**Land details:**

This opinion on valuation report is prepared for the industrial property situated at the aforesaid address having land area admeasuring 49,829.04 sq. mtr. / 12.31 Acres as mentioned in the Sub-lease deed provided to us. We have also measured the land area, demarcated by red outline shown below, using Google Satellite view tool measurement and the area matches with the area mentioned in the documents.



As per the copy of Sub-lease deed dated 01-01-2020, the said land was allotted from Dahej SEZ Limited to M/s. Neogen Chemicals Limited with for a period of 99 years from the date of deed executed with an allotment of Rs.7,02,82,434/-

**Building & other civil works:**

As per the site survey observation major structures are RCC & steel structure. Since this is comparatively a new unit the condition of the existing structure is good. As per the latest approval by concerned authority after full expansion ~3,10,573 sq. ft. of built up area will be constructed in future phase wise. Currently existing built up area is 2,82,114.19 sq. ft. For other building details please refer to the attached building sheet. The subject site is fully demarcated boundary wall with barbed wire on the top.

**Marco market of overview of Dahej SEZ:**

Dahej Special Economic Zone (SEZ) is one of the prominent industrial zones located in Gujarat, India. It's situated on the western coast of India and is known for its strategic location, well-developed infrastructure, and various industries that operate within its boundaries.

**1) Location & Infrastructure:**

Dahej SEZ is located in the Bharuch district of Gujarat, along the Gulf of Khambhat coastline. Its proximity to the Arabian Sea provides logistical advantages for industries involved in import and export activities. The zone is well-connected by road, rail, and air, with the nearby cities of Bharuch and Vadodara providing access to transportation networks.

**2) Industries:**

Dahej SEZ hosts a diverse range of industries, including:

**a) Chemicals and Petrochemicals:** The zone is a hub for chemical and petrochemical companies. It houses several refineries, chemical manufacturing units, and downstream processing facilities.

**b) Manufacturing:** Apart from chemicals, various manufacturing industries are present, including textiles, engineering, electronics, and pharmaceuticals.

**c) Logistics and Ports:** The proximity to the sea and well-connected transportation infrastructure make Dahej SEZ attractive for logistics and port-related activities.

**3) Investment and Growth:**

Dahej SEZ has attracted significant domestic and foreign investments due to its favorable location, infrastructure, and incentives provided by the Indian government for businesses operating within SEZs. The SEZ offers benefits like tax exemptions, duty-free import of goods for export-oriented units, and streamlined regulatory processes.

The subject plant is being used in the manufacturing of organic & inorganic chemicals like bromine, lithium & cycloalkane compounds. Multiple prominent chemical plants such as Reliance Industries Limited, Olin Corporation, Gujarat Fluorochemicals Limited, Dow Chemical International Private Limited, Adani Ports and Special Economic Zone etc. have been set up. The plant is approachable via 35 ft. wide internal industrial Road which further connects to Dahej-Bharuch Road. As this is situated inside a Notified industrial area specially a chemical zone, residential and commercial activity is not done nearby. Other facilities and amenities like transportation, water-electricity, tele communication is available.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with

the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.

**a. Location attribute of the property**

i.	Nearby Landmark	Adani Petronet Port	
ii.	Postal Address of the Property	M/S. Neogen Chemicals Limited, Plot No.Z-109, Dahej Sez-Ii, Village- Lakhigam, City- Bharuch, Taluka & Sub-District- Vagra, District- Bharuch, Gujarat	
iii.	Type of Land	Solid Land/ on road level	
iv.	Independent access/ approach to the property	Clear independent access is available	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 21°40'55.5"N 72°32'46.1"E	
vi.	Details of the roads abutting the property		
	(a) Main Road Name & Width	Bharuch-Dahej Road	Approx. 80 ft. wide
	(b) Front Road Name & width	Internal Industrial Road	Approx. 45 ft. wide
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	~2 km.	
vii.	Description of adjoining property	Notified Industrial area so all adjacent land use is Industrial	
viii.	Plot No. / Survey No.	Survey no. 478/P, 479/P, 480/P, 486/P, 490/P, 491/P, 492, 493/P, 494/P, 502/P, 503/P, 504/P, 505/P, 506/P	
ix.	Zone/ Block	SEZ-II, Dahej	
x.	Sub registrar	Bhagra	
xi.	District	Bharuch	
xii.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site.  Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.	
(a) List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)		<b>Documents Requested</b>	<b>Documents Provided</b>
		Documents requested.	documents provided
		Property Title document	Sub lease Deed
		Approved Map	Approved Layout Plan
		<b>Documents Reference No.</b>	
		---	
		Dated: 01-01-2020	
		Doc No. DSL/ PAL/ NCL/ 2021/1982 dated 30/03/2021	

		Property Title document	Deed of rectification of sub lease deed	Dated 09/03/2020						
		Last paid Municipal Tax Receipt	Maintenance Charges receipt	Dated: 21-02-2023						
		Last paid Electricity Bill	Last paid Electricity Bill	Dated: July 2023						
		Factory License	Factory License	License No. 42239 dated 01/09/2020						
		Structural Stability certificate	Structural Stability certificate	GUJ/DISH/CPT/A/01 711/2014 Dated: 09/09/2021						
	(b) Documents provided by	<b>Bank/client</b> <table border="1"> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Suraj J. Moundakar</td><td>Banker</td><td>+91- 81492 07352</td></tr> </table>			Name	Relationship with Owner	Contact Number	Mr. Suraj J. Moundakar	Banker	+91- 81492 07352
Name	Relationship with Owner	Contact Number								
Mr. Suraj J. Moundakar	Banker	+91- 81492 07352								
	(c) Identification procedure followed of the property	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done								
	(d) Type of Survey	Full survey (inside-out with approximate sample random measurements verification & photographs).								
	(e) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly								
	(f) Is the property merged or colluded with any other property	No. It is an independent single bounded property								
	(g) City Categorization	Village	Rural							
	(h) Characteristics of the locality	Good	Within notified Industrial area							
	(i) Property location classification	Average location within locality	None	None						
	(j) Property Facing	South Facing								
<b>b.</b>	<b>Area description of the Property</b> Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.	<b>Land</b>  49,829.04 sq. mtr. / 12.31 acres	<b>Construction</b> Built-up Area  2,82,114.19 sq. ft. (refer to the building sheet attached)							
<b>c.</b>	<b>Boundaries schedule of the Property</b>									



i.	Are Boundaries matched	Yes from the available documents		
ii.	<b>Directions</b>	<b>As per Lease Deed/TIR</b>	<b>Actual found at Site</b>	
	East	Fermenta Biotech	Plot No. Z/109/C	
	West	Ralis India Limited	Plot No. Z/110	
	North	Hindustan MI Swaco Ltd.	Plot No. Z/109/A	
	South	Entrance / ~35 ft. wide internal road / Torrent Pharma	10 mtr. wide corridor road	
<b>3. TOWN PLANNING/ ZONING PARAMETERS</b>				
a.	Master Plan provisions related to property in terms of Land use	Industrial (Special Economic Zone)		
	i. Any conversion of land use done	Not Applicable		
	ii. Current activity done in the property	Used for Industrial purpose		
	iii. Is property usage as per applicable zoning	Yes.		
	iv. Any notification on change of zoning regulation	No information available		
	v. Street Notification	Industrial		
b.	Provision of Building by-laws as applicable	<b>PERMITTED</b>	<b>CONSUMED</b>	
	i. FAR/FSI	79,726.464 sq. mtr.	Refer to the attached sheet	
	ii. Ground coverage	24,914.52 sq. mtr.	Refer to the attached sheet	
	iii. Number of floors	----	Refer to the attached sheet	
	iv. Height restrictions	----	----	
	v. Front/ Back/Side Setback	----	----	
	vi. Status of Completion/ Occupational certificate	No information provided	No information provided	
c.	Comment on unauthorized construction if any	No.		
d.	Comment on Transferability of developmental rights	Lease hold, have to take NOC in order to transfer		
e.	i. Planning Area/ Zone	Dahej SEZ Limited		
	ii. Master Plan Currently in Force	NA		
	iii. Municipal Limits	Lakhigam Gram Panchayat		
f.	Developmental controls/ Authority	Gujarat Industrial Development Authority		
g.	Zoning regulations	SEZ Land		
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	Notified Industrial area so all adjacent land use is Industrial		
i.	Comment of Demolition proceedings if any	None		
i.	Comment on Compounding/ Regularization proceedings	None		
j.	Any other aspect	---		
	i. Any information on encroachment	No		
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)		
<b>4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY</b>				
a.	Ownership documents provided	Sub-Lease Deed	Other NOC's	None
b.	Names of the Legal Owner/s	M/s. Neogen Chemicals Limited		
c.	Constitution of the Property	Lease hold, have to take NOC in order to transfer		



d.	Agreement of easement if any	Not required	
e.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could not be found on public domain	
f.	Notification of road widening if any and area under acquisition	No such information came in front of us and could not be found on public domain	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Yes	State Bank of India
j.	Comment on whether the owners of the property have issued any guarantee ( <i>personal or corporate</i> ) as the case may be	Not known to us	NA
k.	Building plan sanction:		
	i. Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us	
	ii. Authority approving the plan	Dahej SEZ Limited	
	iii. Any violation from the approved Building Plan	Not applicable since construction is still in progress	
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	N
		<input type="checkbox"/> Not permitted alteration	NA
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
m.	Whether the property SARFAESI complaint	Yes	
n.	i. Information regarding municipal taxes ( <i>property tax, water tax, electricity bill</i> )	Property Tax	No information available
		Water Tax	No information available
		Electricity Bill	Dated June 2023
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii. Is property tax been paid for this property	Yes	
	iv. Property or Tax Id No.	---	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as informed by owner/ owner representative.	
p.	Qualification in TIR/Mitigation suggested if any	Can't comment since not a legal expert	
q.	Any other aspect	<p>This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.</p> <p>Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.</p>	
	i. Property presently occupied/ possessed by	Owner	

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




<b>5.</b>	<b>ECONOMIC ASPECTS OF THE PROPERTY</b>				
a.	Reasonable letting value/ Expected market monthly rental		NA		
b.	Is property presently on rent		No		
	i.	Number of tenants	NA		
	ii.	Since how long lease is in place	NA		
	iii.	Status of tenancy right	NA		
	iv.	Amount of monthly rent received	NA		
c.	Taxes and other outgoing		---		
d.	Property Insurance details		---		
e.	Monthly maintenance charges payable		---		
f.	Security charges, etc.		---		
g.	Any other aspect		NA		
<b>6.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>				
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.		Notified Industrial Area		
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No		
<b>7.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>				
a.	Description of the functionality & utility of the property in terms of:				
	i.	Space allocation	Yes		
	ii.	Storage spaces	Yes		
	iii.	Utility of spaces provided within the building	Yes		
	iv.	Car parking facilities	Yes		
	v.	Balconies	No		
b.	Any other aspect				
	i.	Drainage arrangements	Yes		
	ii.	Water Treatment Plant	Yes		
	iii.	Power Supply arrangements	Permanent	Yes	
			Auxiliary	Yes, D.G sets	
	iv.	HVAC system	No		
	v.	Security provisions	Yes/ Private security guards		
	vi.	Lift/ Elevators	Yes		
	vii.	Compound wall/ Main Gate	Yes		
	viii.	Whether gated society	No		
	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	No	No	Yes	Yes	Yes
<b>8.</b>	<b>INFRASTRUCTURE AVAILABILITY</b>				
a.	Description of Aqua Infrastructure availability in terms of:				

	i.	Water Supply	Yes, from GIDC				
	ii.	Sewerage/ sanitation system	Underground				
	iii.	Storm water drainage	Yes				
<b>b. Description of other Physical Infrastructure facilities in terms of:</b>							
	i.	Solid waste management	Yes, by the local Authority				
	ii.	Electricity	Yes				
	iii.	Road and Public Transport connectivity	Yes				
	iv.	Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity				
<b>c. Proximity &amp; availability of civic amenities &amp; social infrastructure</b>							
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~1 km.	~3 km.	~3 km.	--	~45 km.	---	~110 km.
	Availability of recreation facilities (parks, open spaces etc.)			This area falls in notified industrial area. Recreational facilities are not available in vicinity.			
<b>9. MARKETABILITY ASPECTS OF THE PROPERTY</b>							
<b>a. Marketability of the property in terms of</b>							
	i.	Location attribute of the subject property	Average				
	ii.	Scarcity	Similar kind of properties are not easily available in this area.				
	iii.	Demand and supply of the kind of the subject property in the locality	Good demand of such properties in the market.				
	iv.	Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment				
b.	Any other aspect which has relevance on the value or marketability of the property		No				
	i.	Any New Development in surrounding area	No			NA	
	ii.	Any negativity/ defect/ disadvantages in the property/ location	Demand is related to the current use of the property only and only limited to the selected type of buyers.			NA	
<b>10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY</b>							
a.	Type of construction		<b>Structure</b>	<b>Slab</b>	<b>Walls</b>		
			Please refer to the building sheet attached				
b.	Material & Technology used		<b>Material Used</b>	<b>Technology used</b>			
			Please refer to the building sheet attached				
c.	<b>Specifications</b>						
i.	Roof		<b>Floors/ Blocks</b>	<b>Type of Roof</b>			
			Please refer to the building sheet attached		Please refer to the building sheet attached		
ii.	Floor height		Please refer to the building sheet attached				
iii.	Type of flooring		Please refer to the building sheet attached				
iv.	Doors/ Windows		Aluminum flushed doors & windows				
v.	Class of construction/ Appearance/ Condition of structures		Internal - Class B construction (Good)				
			External - Class B construction (Good)				

	vi. Interior Finishing & Design	Ordinary regular architecture, Plain ordinary finishing, Simple Plastered Walls
	vii. Exterior Finishing & Design	Ordinary regular architecture, Plain ordinary finishing, Simple Plastered Walls
	viii. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.
	ix. Class of electrical fittings	Internal / Normal quality fittings used
	x. Class of sanitary & water supply fittings	Internal / Normal quality fittings used
d.	Maintenance issues	No maintenance issue, structure is maintained properly
e.	Age of building/ Year of construction	Refer to building sheet attached
f.	Total life of the structure/ Remaining life expected	Refer to building sheet attached
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available
i.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.
j.	Visible damage in the building if any	No visible damages in the structure
k.	System of air conditioning	Partially covered with window/ split ACs
l.	Provision of firefighting	Fire Hydrant System
m.	Copies of the plan and elevation of the building to be included	Enclosed with the report
<b>11. ENVIRONMENTAL FACTORS</b>		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Yes partially
b.	Provision of rainwater harvesting	No
c.	Use of solar heating and lighting systems, etc.	No
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes property is inside Industrial area and therefore pollution is present
<b>12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY</b>		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Plain looking simple structure
<b>13. VALUATION</b>		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report and the screenshot annexure in the report, if available.



c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to <b>Point 3 of Part D: Procedure of Valuation Assessment</b> of the report and the screenshot annexure in the report, if available.
d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report.
	<b>i. Guideline Value</b>	<b>Official site currently is not working</b>
	<b>1. Land</b>	<b>Official site currently is not working</b>
	<b>2. Building</b>	---
	<b>3. Plant &amp; Machinery</b>	---
	<b>ii. Indicative Prospective Estimated Fair Market Value</b>	<b>Rs.216,50,00,000/-</b>
	<b>iii. Expected Estimated Realizable Value</b>	<b>Rs.184,02,50,000/-</b>
	<b>iv. Expected Forced/ Distress Sale Value</b>	<b>Rs.162,37,50,000/-</b>
	<b>v. Valuation of structure for Insurance purpose</b>	<b>Rs.33,00,00,000/-</b>
e.	<b>i. Justification for more than 20% difference in Market &amp; Circle Rate</b>	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
	<b>ii. Details of last two transactions in the locality/ area to be provided, if available</b>	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in <b>Part D: Procedure of Valuation Assessment</b> of the report and the screenshots of the references are annexed in the report for reference.
<b>14.</b>	<b>Declaration</b>	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available.</p> <p>d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just &amp; fair valuation.</p> <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>f. Our authorized surveyors <b>Abhinav Chaturvedi &amp; Babul Akhtar</b> have visited the subject property on <b>17/8/2023</b> in the presence of the owner's representative with the permission of owner.</p> <p>g. Firm is an approved Valuer of the Bank.</p> <p>h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>i. We have submitted the Valuation Report directly to the Bank.</p>

<b>15. ENCLOSED DOCUMENTS</b>		
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not in scope of the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc.	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<i>i. Enclosure: I- Google Map</i> <i>ii. Enclosure: II- References on price trend of the similar related properties available on public domain, if available</i> <i>iii. Enclosure: III- Photographs of the property</i> <i>iv. Enclosure: IV- Copy of Circle Rate</i> <i>v. Enclosure: V- Important property documents exhibit</i> <i>vi. Enclosure: VI- SBI Annexure: VI - Declaration-Cum-Undertaking</i> <i>vii. Enclosure: VII- SBI Annexure: VII - Model Code of Conduct for Valuers</i> <i>viii. Enclosure: VIII- Part E: Valuer's Important Remarks</i>
i.	<b>Total Number of Pages in the Report with enclosures</b>	<del>57</del> 56



**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Land Area considered for Valuation	49,829.04 sq. mtr. / 12.31 acres	
	Area adopted on the basis of Remarks & observations, if any	Property documents & site survey both The land area is considered as per the Sale Deed provided to us and the same has been cross checked by measurement via satellite measurement tools.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	<b>Built-up Area</b>	2,82,114.19 sq. ft.
	Area adopted on the basis of Remarks & observations, if any	As per the approved site plan The built-up area is considered as per the approved site plan provided by the client. We have only considered the existing building structure. Structures like ETP, admin building, safety office, PCC Room with Canteen & Change Room is currently under construction so we have not included these in our assignment.	

**Note:**

1. Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.


**PART D**

**PROCEDURE OF VALUATION ASSESSMENT**

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		3 August 2023	17 August 2023	24 August 2023	24 August 2023
ii.	Client	State Bank of India, MCB, Back Bay Reclamation, Mumbai			
iii.	Intended User	State Bank of India, MCB, Back Bay Reclamation, Mumbai			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	<input type="checkbox"/>	Identified by the owner		
		<input checked="" type="checkbox"/>	Identified by owner's representative		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done		
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).			

2.		ASSESSMENT FACTORS		
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		LAND & BUILDING	INDUSTRIAL	INDUSTRIAL PROJECT LAND & BUILDING
		Classification	Income/ Revenue Generating Asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value	
		Secondary Basis	On-going concern basis	
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use,	Considered for Valuation purpose

		zoning and statutory norms)		
		Industrial	Industrial	Industrial
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. depts. have to be taken care by Legal expert/ Advocate.		
viii.	Class/ Category of the locality	Middle Class (Ordinary)		
ix.	Property Physical Factors	<b>Shape</b> Trapizoidal	<b>Size</b> Large	<b>Layout</b> Normal Layout
x.	Property Location Category Factor	<b>City Categorization</b> Village  Rural	<b>Locality Characteristics</b> Good  Normal Within well developed notified Industrial Area	<b>Property location characteristics</b> Good location within locality None Not Applicable  <b>Property Facing</b> South Facing
				<b>Floor Level</b> Refer to the attached sheet
xi.	Physical Infrastructure availability factors of the locality	<b>Water Supply</b>  Yes from municipal connection	<b>Sewerage/ sanitation system</b>  Underground	<b>Electricity</b>  Yes  <b>Availability of other public utilities nearby</b> Transport, Market, Hospital etc. are available in close vicinity
				<b>Road and Public Transport connectivity</b> Easily available  <b>Availability of communication facilities</b> Major Telecommunication Service Provider & ISP connections are available
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Notified Industrial Area		
xiii.	Neighbourhood amenities	Good		
xiv.	Any New Development in surrounding area	None		
xv.	Any specific advantage in the property	Multiple chemical industries are available nearby		
xvi.	Any specific drawback in the property	Not as such		
xvii.	Property overall usability/ utility Factor	High utility		
xviii.	Do property has any alternate use?	No		



xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary		
xx.	Is the property merged or colluded with any other property	Yes		
		Comments: ---		
xxi.	Is independent access available to the property	Clear independent access is available		
xxii.	Is property clearly possessable upon sale	Yes		
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxv.	Approach & Method of Valuation Used	Land	Approach of Valuation	Method of Valuation
			Market Approach	Assessment of Premium charges on transfer of Lease hold rights methodology
		Building	Cost Approach	Depreciated Replacement Cost Method
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)		
xxvii.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1.	Name:	Sweta Properties
			Contact No.:	9904744171
			Nature of reference:	Property Consultant
			Size of the Property:	3 acres
			Location:	Dahej SEZ-I
			Rates/ Price informed:	Rs.4,000/- per sq. mtr.(resale rate)
			Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that there is very less availability of land on SEZ Dahej. Allotment of fresh leasehold land can be done only through E auction by GIDC & SEZ. The mentioned rate is for leasehold right transfer (resale) rate.
		2.	Name:	M/s. Praveen
			Contact No.:	+91-9978936367
			Nature of reference:	Property Consultant
			Size of the Property:	12.5 acre
			Location:	SEZ-II
			Rates/ Price informed:	Rs.4,000/- to Rs.4,500/- per sq. mtr. (resale)
			Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that there is very less availability of land on SEZ Dahej. Allotment of fresh leasehold land can be done only through E auction by
		3.	Name:	---
			Contact No.:	---
			Nature of reference:	---

				GIDC & SEZ. The mentioned rate is for leasehold right transfer (resale) rate.
		NOTE: The given information above can be independently verified to know its authenticity.		
xxviii.	Adopted Rates Justification	As per our discussion with the property dealers and habitants of the subject location we have gathered the following information:-  <div><div>1. There is very less availability of fresh leasehold plots. Only resale / transfer of existing leasehold rights is possible.</div><div>2. Subject property is situated inside a notified industrial area.</div><div>3. Rates for plots having size similar to our subject plot is ~ Rs.4,000/- per sq. mtr. will be available in SEZ-II.</div><div>4. Minimum reserve rate for leasehold land in Dahej SEZ is Rs.2,530/- plus other service charges.</div></div> Based on the above information and keeping in mind the availability of plots in subject locality we are of the view to adopt a rate of <b>Rs.3,000/- per sq. mtr.</b> for the purpose of this valuation assessment.  NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record. Related postings for similar properties on sale are also annexed with the Report wherever available.		
xxix.	Other Market Factors			
	Current Market condition	Normal		
		Remarks: ---		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand	Supply	
		Good	Low	
		Remarks: Good demand of such properties in the market		
		Adjustments (-/+): 0%		
xxx.	Any other special consideration	Reason: ----		
		Adjustments (-/+): 0%		
xxxi.	Any other aspect which has relevance on the value or marketability of the property	NA  Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.  This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability		

		prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.
		<b>Adjustments (-/+): 0%</b>
xxxii.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>Rs.3,000/- per sq. mtr.</b>
xxxiii.	<b>Considered Rates Justification</b>	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiv.	<b>Basis of computation &amp; working</b>	
	<ul style="list-style-type: none"> <li>The Fair Market Value of the building as on the date of valuation, is derived by using "Depreciated Replacement Cost Method" under "Cost Approach". In this method, base rate as per CPWD rate of year 2023 is taken on which adjustment factor is considered to adjust it with specifications and present market rate. Then, this construction rate so arrived is multiplied with plinth area to arrive at present replacement cost of the building. Further, depreciation is deducted from the arrived replacement cost to arrive fair market value of the building/structures.</li> <li>Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</li> <li>Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</li> <li>For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</li> <li>References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time &amp; resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.</li> <li>Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.</li> <li>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary &amp; tertiary market research and is not split into formal &amp; informal payment arrangements. Most of the deals takes place which includes both formal &amp; informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.</li> <li>Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.</li> <li>This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.</li> <li>Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.</li> <li>Verification of the area measurement of the property is done based on sample random checking only.</li> <li>Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.</li> </ul>	

- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

**xxxv. ASSUMPTIONS**

- Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

**xxxvi. SPECIAL ASSUMPTIONS**

None

**xxxvii. LIMITATIONS**

None

*Adh*

*TS*

*TS*

*TS*

3. VALUATION OF LAND			
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Rate adopted considering all characteristics of the property	---	Rs.3,000/- per sq.mtr.
b.	Total Land Area considered (documents vs site survey whichever is less)	49,829.04 sq. mtr.	49,829.04 sq. mtr.
c.	Total Value of land (A)	Official site currently is not working	49,829.04 sq. mtr. X Rs.3,000/- per sq.mtr. <b>Rs.14,94,87,120/-</b>

**4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS**

S. No.	Name	Length (sq. ft.)	Width (sq. ft.)	Height (sq. ft.)	Total Area Sqft	Status	Type	Construction year	Eco. Life	CPWD per sqm	CPWD per sqft	adjustment	RK CoC/sqft	DRC/FMV
1	Security Cabin	2.00	2.00	3.00	86	Yes	RCC	2020	60	24,730	2,297	50%	₹ 1,149	₹ 98,673
2	Safety Building	17.25	10.75	12.00		No								
3	Admin & Laboratory	19.75	17.25	12.00		No								
4	Room with Canteen & Change	52.05	30.50	7.50		No								
5	MPP-I-1 Process Plant	38.00	16.00	22.00	26,178	Yes	RCC + Shed	2020	45	21,260	1,975	65%	₹ 1,284	₹ 3,34,95,782
6	Utility Block, Engg. Store, Workshop, MCC Room	16.00	13.00	7.50	2,239	Yes	RCC	2021	60	24,730	2,297	60%	₹ 1,378	₹ 30,81,160
7	ETP	13.09	12.00	1.50		No								
8	Tran Yard	2.00	2.00	2.50	43	Yes	RCC	2021	60	24,730	2,297	55%	₹ 1,264	₹ 54,315
9	Toilet Block	6.50	6.00	3.00	420	Yes	RCC	2021	60	24,730	2,297	55%	₹ 1,264	₹ 5,29,574
10	Gas Station	10.00	15.00	0.90	1,615	Yes	Tank	2021	60	24,730	2,297	30%	₹ 689	₹ 11,10,995
11	HTLT Metering Room	17.50	5.00	4.00	942	Yes	RCC	2021	60	24,730	2,297	55%	₹ 1,264	₹ 11,88,148
12	Admin Building	17.61	17.66	11.40	19,358	Yes	RCC	2021	60	24,730	2,297	60%	₹ 1,378	₹ 2,66,84,846
13	ii	15.28	2.62	3.80	431	Yes	RCC	2021	60	24,730	2,297	60%	₹ 1,378	₹ 5,94,019
14	iii	3.66	0.88	3.80	34	Yes	RCC	2021	60	24,730	2,297	60%	₹ 1,378	₹ 47,519
15	iv	9.11	7.96	3.80	781	Yes	RCC	2021	60	24,730	2,297	60%	₹ 1,378	₹ 10,75,986
16	v	17.61	15.51	3.80	2,940	Yes	RCC	2021	60	24,730	2,297	60%	₹ 1,378	₹ 40,52,719
17	vi	2.62	15.51	3.80	437	Yes	RCC	2021	60	24,730	2,297	60%	₹ 1,378	₹ 6,02,960
18	vii	3.66	0.88	3.80	34	Yes	RCC	2021	60	24,730	2,297	60%	₹ 1,378	₹ 47,519
19	Gate Cabin	20.23	5.00	3.80	1,089	Yes	RCC	2021	60	24,730	2,297	55%	₹ 1,264	₹ 13,73,499
20	Toilet Block	5.00	3.50	3.00	188	Yes	RCC	2021	60	24,730	2,297	55%	₹ 1,264	₹ 2,37,630
21	Weigh Bridge	28.00	4.00	1.50	1,206	Yes	RCC	2021	60	24,730	2,297	55%	₹ 1,264	₹ 15,20,829
22	Explosive Tank Farm	41.00	12.00	0.45	5,296	Yes	Tank Farm	2021	60	24,730	2,297	20%	₹ 459	₹ 24,29,376
23	CCOE Tank Farm	24.50	12.00	3.00	3,165	Yes	Tank Farm	2021	60	24,730	2,297	20%	₹ 459	₹ 14,51,700
24	Warehouse	56.23	55.23	12.50	33,428	Yes	Shed	2021	45	21,260	1,975	80%	₹ 1,580	₹ 5,27,02,377
25	MCC Panel Room	42.96	8.08	7.50	3,736	Yes	RCC	2021	60	24,730	2,297	50%	₹ 1,149	₹ 42,84,946
26	OTTA	12.26	5.00	4.00	660	Yes	Tank	2021	60	24,730	2,297	30%	₹ 689	₹ 4,54,027
27	Toilet Block	6.50	6.00	3.00	420	Yes	RCC	2021	60	24,730	2,297	55%	₹ 1,264	₹ 5,29,574
28	MPP-3	66.23	17.70	30.80	1,04,385	Yes	RCC + Shed	2021	45	21,260	1,975	70%	₹ 1,383	₹ 14,39,99,433
29	MPP-3 Stair Case Area-1	6.40	7.15	25.30	493	Yes	RCC	2021	60	24,730	2,297	90%	₹ 2,068	₹ 10,16,783
30	MPP-3 Stair Case Area-2	17.70	3.47	25.30	661	Yes	RCC	2021	60	24,730	2,297	90%	₹ 2,068	₹ 13,64,724
31	Tank Farm-1	26.00	6.40	0.45	1,791	Yes	Tank Farm	2021	60	24,730	2,297	20%	₹ 459	₹ 8,21,643
32	Tank Farm-2	33.08	6.40	0.45	2,279	Yes	Tank Farm	2021	60	24,730	2,297	20%	₹ 459	₹ 10,45,382
33	Covered Storage Bromin Tank Shed	66.23	7.76	6.50	5,532	Yes	Shed	2021	45	21,260	1,975	40%	₹ 790	₹ 43,60,874
34	ETP Area	40.44	71.76	1.00	31,237	Yes	RCC	2021	60	24,730	2,297	55%	₹ 1,264	₹ 3,94,05,419
35	Pump Room, Fire Water, RW Tank, Sprinkler Fire Water Tank	26.30	41.45	3.00	11,734	Yes	RCC	2021	60	24,730	2,297	90%	₹ 2,068	₹ 2,42,22,696
36	Hydrogenation Plant	17.00	25.00	9.00	9,149	Yes	RCC	2021	60	24,730	2,297	80%	₹ 1,838	₹ 1,67,88,373
37	Boiler Shed	35.34	22.83	9.00	8,685	Yes	Shed	2021	45	21,260	1,975	50%	₹ 988	₹ 85,57,355
38	Stair Case	7.56	2.60	5.75	212	Yes	RCC	2021	60	24,730	2,297	55%	₹ 1,264	₹ 2,66,905
39	Shed	39.40	10.00	5.75	4,241	Yes	RCC + Shed	2021	45	21,260	1,975	65%	₹ 1,284	₹ 54,32,587
40	Egg Workshop	42.00	27.73	5.75	25,073	Yes	RCC + Shed	2021	45	21,260	1,975	70%	₹ 1,383	₹ 3,45,87,907
41	Toilet Block	6.50	6.00	3.00	420	Yes	RCC	2021	60	24,730	2,297	55%	₹ 1,264	₹ 5,29,574
Total					2,82,114.19									₹ 42,00,47,829

*[Handwritten Signature]*

*[Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.]*

**Note:**

1. The valuation of building & structure is done for the assets owned by M/s. Neogen Chemicals Limited situated at Dahej, SEZ-II
2. Area and measurements are according to the approved site plan provided to us by the client.
3. As per the site survey structures like ETP, admin building, safety office, PCC Room with Canteen & Change Room is currently under construction so we have not included these in our assignment.

5. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY			
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Boundary wall	Rs.63,36,470/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	Site development, drain, internal road	Rs.7,09,31,616/-
e.	<b>Depreciated Replacement Value (B)</b>	----	<b>Rs.7,72,68,086/-</b>
f.	<b>Note:</b> <ul style="list-style-type: none"> <li>Value for Additional Building &amp; Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above.</li> </ul>		

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*[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. with a star and signature]*

**PART E**


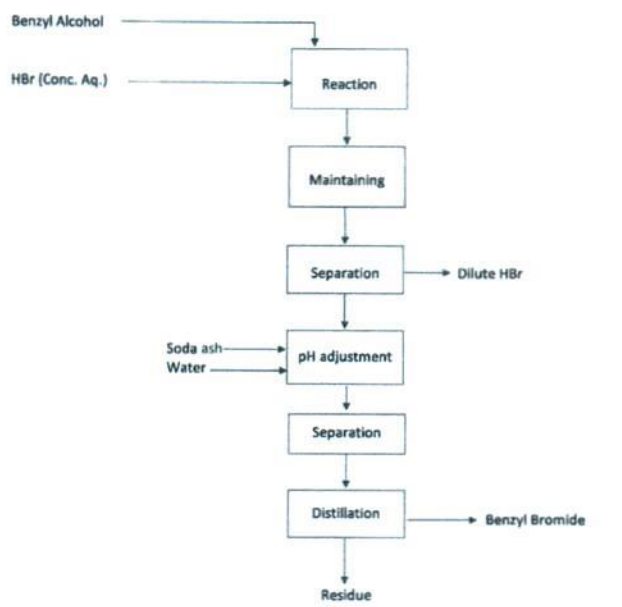
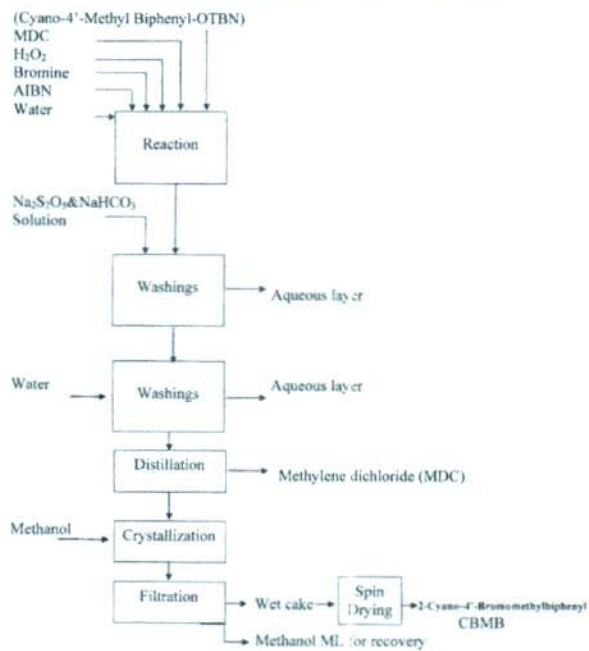
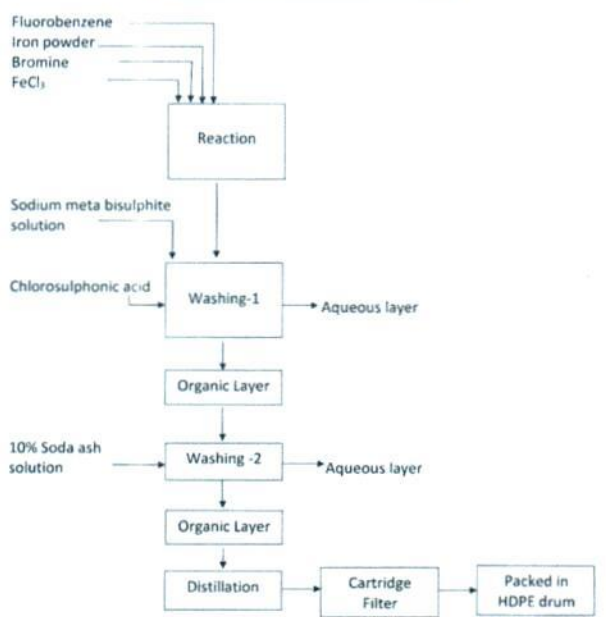
**CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY**

S.NO.	CONTENTS	DESCRIPTION
<b>16.</b>	<b>TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY</b>	
a.	Nature of Plant & Machinery	Chemicals Industry
b.	Size of the Plant	Medium scale Plant
c.	Type of the Plant	Fully Automatic
d.	Year of Installation/ Commissioning/ COD (	2019 (as per information provided to us) 2020 Commercial Operation Date)
e.	Production Capacity	300 MT per month
f.	Capacity at which Plant was running at the time of Survey	85% to 90%
g.	Number of Production Lines	MPP-1, MPP-2
h.	Condition of Machines	Good.
i.	Status of the Plant	Fully operational
j.	Products Manufactured in this Plant	Bromine based fine chemicals
k.	Recent maintenance carried out on	Regular maintenance have been carried out by the company as per the information provided during the survey.
l.	Recent upgradation, improvements if done any	NA
m.	Total Gross Block & Net Block of Assets	<b>Gross Block</b>
		<b>Net Block</b>
		<i>As on 31/03/2023</i>
		Rs.161,88,31,702-
		Rs.151,26,52,468/-
n.	Any other Details if any	NA

*Adi*

*Rm*



17.	<b>MANUFACTURING PROCESS</b>	
	<p><b>1, 4-DIBROMOBUTANE</b></p> <p><b>PROCESS FLOW CHART</b></p>  <pre> graph TD     THF --&gt; REACTION     Water --&gt; REACTION     Sulphur --&gt; REACTION     Bromine --&gt; REACTION     REACTION --&gt; WASHING     WASHING --&gt; DISTILLATION     DISTILLATION --&gt; PACKING         </pre>	<p><b>PROCESS FLOW DIAGRAM FOR BENZYL BROMIDE</b></p>  <pre> graph TD     BenzylAlcohol[Benzyl Alcohol] --&gt; REACTION     HBr[HBr (Conc. Aq.)] --&gt; REACTION     REACTION --&gt; Maintaining     Maintaining --&gt; Separation     Separation --&gt; DiluteHBr[Dilute HBr]     Separation --&gt; pHadjustment[pH adjustment]     SodaAsh[Soda ash] --&gt; pHadjustment     Water --&gt; pHadjustment     pHadjustment --&gt; Separation2[Separation]     Separation2 --&gt; Distillation     Distillation --&gt; BenzylBromide[Benzyl Bromide]     Distillation --&gt; Residue         </pre>
	<p><b>Flow diagram (2 - Cyano - 4'-Bromomethyl biphenyl)</b></p>  <pre> graph TD     CyanoMethyl[(Cyano-4'-Methyl Biphenyl-OTBN)] --&gt; REACTION     MDC --&gt; REACTION     H2O2 --&gt; REACTION     Bromine --&gt; REACTION     AIBN --&gt; REACTION     Water --&gt; REACTION     REACTION --&gt; Washings1[Washings]     Na2S2O3[Na2S2O3 &amp; NaHCO3 solution] --&gt; Washings1     Washings1 --&gt; AqueousLayer1[Aqueous layer]     Washings1 --&gt; Washings2[Washings]     Water --&gt; Washings2     Washings2 --&gt; AqueousLayer2[Aqueous layer]     Washings2 --&gt; Distillation     Distillation --&gt; MDCOut[Methylene dichloride (MDC)]     Distillation --&gt; Crystallization     Methanol --&gt; Crystallization     Crystallization --&gt; Filtration     Filtration --&gt; WetCake[Wet cake]     Filtration --&gt; MethanolML[Methanol ML for recovery]     WetCake --&gt; SpinDrying[Spin Drying]     SpinDrying --&gt; CBMB[2-Cyano-4'-Bromomethyl biphenyl CBMB]         </pre>	<p><b>FLOW DIAGRAM OF 4-BROMOFLUOROBENZENE</b></p>  <pre> graph TD     Fluorobenzene --&gt; REACTION     Ironpowder[Iron powder] --&gt; REACTION     Bromine --&gt; REACTION     FeCl3 --&gt; REACTION     REACTION --&gt; Washing1[Washing-1]     SodiumBisulphite[Sodium meta bisulphite solution] --&gt; Washing1     ChlorosulphonicAcid[Chlorosulphonic acid] --&gt; Washing1     Washing1 --&gt; AqueousLayer1[Aqueous layer]     Washing1 --&gt; OrganicLayer1[Organic Layer]     OrganicLayer1 --&gt; Washing2[Washing-2]     SodaAsh[10% Soda ash solution] --&gt; Washing2     Washing2 --&gt; AqueousLayer2[Aqueous layer]     Washing2 --&gt; OrganicLayer2[Organic Layer]     OrganicLayer2 --&gt; Distillation     Distillation --&gt; CartridgeFilter[Cartridge Filter]     CartridgeFilter --&gt; PackedHDPE[Packed in HDPE drum]         </pre>
18.	<b>TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY</b>	
a.	Technology Type/ Generation Used in this Plant	Indigenous
b.	Technological Collaborations If Any	No
c.	Current Technology used for this Industry in Market	Similar
19.	<b>RAW MATERIALS REQUIRED &amp; AVAILABILITY</b>	

	Type of Raw Material	Bromide based compound
	Availability	Adequately available
<b>20.</b>	<b>AVAILABILITY &amp; STATUS OF UTILITIES</b>	
	Power/ Electricity	Available
	Water	Available
	Road/ Transport	Available
<b>21.</b>	<b>COMMENT ON AVAILABILITY OF LABOUR</b>	
	Availability	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.
	Number of Labours working in the Factory	300 permanent
<b>22.</b>	<b>SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY</b>	
	On-going concern basis	
	<b>Reason:</b> This is a Mid scale Plant and all are general used machines which can be used in similar industry and cost of dismantling and transporation will not be very high. So, for fetching maximum value is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry	
<b>23.</b>	<b>DEMAND OF SUCH PLANT &amp; MACHINERY IN THE MARKET</b>	
	Appears to be good as per general information available in public domain.	
<b>24.</b>	<b>SURVEY DETAILS</b>	
a.	Plant has been surveyed by our Engineering Team on dated 17/08/2023.	
b.	Site inspection was done in the presence of Owner's representative Mr. Sumit Goiwala who was available from the company to furnish any specific detail about the Plant & Machinery.	
c.	Our team examined & verified the machines and utilities from the FAR provided by the Company. Only major machinery, process line & equipment has been verified.	
d.	Photographs have also been taken of all the Machines and its accessories installed there.	
e.	Plant was found to be operational at the time of survey.	
f.	Details have been cross checked as per the documents provided to us by the company and what was observed at the site.	
g.	Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.	
h.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.	
i.	This is just the fixed asset valuation of the project based on the cost & market approach methodologies considering the utility of the asset for the business & the company as on-going concern basis. This Valuation shall not be construed as the transactional value of the Project which may be determined through Enterprise/ Business Valuation based on Income approach methodologies.	
j.	This report only contains general assessment & opinion on the Depreciated market value of the assets of the project found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the	



	property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.
k.	As per the overall site visit summary, Plant appeared to be in good condition.

**PART F**

**PROCEDURE OF VALUATION ASSESMENT – PLANT & MACHINERY**

1.	GENERAL INFORMATION			
i.	Important Dates	<b>Date of Inspection of the Property</b>	<b>Date of Valuation Assessment</b>	<b>Date of Valuation Report</b>
		17 August 2023	24 August 2023	24 August 2023
ii.	Client	State Bank of India, MCB, Back Bay Reclamation, Mumbai		
iii.	Intended User	State Bank of India, MCB, Back Bay Reclamation, Mumbai		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Identification of the Assets	<input checked="" type="checkbox"/> Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine <input checked="" type="checkbox"/> Identified by the company's representative <input type="checkbox"/> Identified from the available Invoices <input type="checkbox"/> Identification of the machines could not be done properly <input type="checkbox"/> Due to large number of machines/ inventories, only major production lines & machines have been checked <input type="checkbox"/> Physical inspection of the machines could not be done		
ix.	Type of Survey conducted	Full survey (inside-out with verification & photographs).		

2.	ASSESSMENT FACTORS				
i.	Nature of the Valuation	Fixed Assets Valuation			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type	
		PLANT & MACHINERY	INDUSTRIAL	INDUSTRIAL PLANT & MACHINERY	
		Classification	Income/ Revenue Generating Asset		
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value & Govt. Guideline Value		
		Secondary Basis	On-going concern basis		
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ Sanitation system	Electricity	Road and Public Transport connectivity
		Yes from municipal connection	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	

vi.	Neighborhood amenities	Good	
vii.	Any New Development in surrounding area	None	NA
viii.	Any specific advantage/ drawback in the plant and machines	No such specific advantage	
ix.	Machines overall usability/ utility Factor	Normal	
x.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	<b>Fair Market Value</b> Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xi.	Hypothetical Sale transaction method assumed for the computation of valuation	<b>Fair Market Value</b> Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xii.	Approach & Method of Valuation Used	<b>Approach of Valuation</b> Cost Approach	<b>Method of Valuation</b> Depreciated Reproduction Cost Method
xiii.	Type of Source of Information	Level 3 Input (Tertiary)	

xiv.	Any other aspect which has relevance on the value or marketability of the machines	<p>The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material, usability, capacity.</p> <p>This Valuation report is prepared based on the facts of the assets &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; socio-economic conditions prevailing in the region/ country. In future assets market may go down, asset conditions may change or may go worse, plant vicinity conditions may go down or become worse, plant market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the Plant may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p>
xv.	<b>Basis of computation &amp; working</b>	
	<b>Main Basis:</b> <ul style="list-style-type: none"><li>a. <i>Basic Methodology: For arriving at fair market value of P&amp;M &amp; other fixed assets our engineering team has rationally applied the mixture of 'sales comparison approach (market approach)' and the 'cost approach (depreciated replacement cost)'. The fair market value of Plant &amp; Machinery on the date of valuation is its cost of reproduction &amp; commissioning on that date less the depreciation &amp; other deterioration deductions (Technological, Economic, Functional obsolescence) or additions for good maintenance from the date of commissioning of the machinery to the date of its valuation.</i></li><li>b. <i>Core P&amp;M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance &amp; service and parts replacement availability of the machines and more importantly demand in the market.</i></li><li>c. <i>Main Machinery of this Plant are specific purpose machines.</i></li><li>d. <i>The main data point for the Valuation of Plant &amp; Machinery is the Fixed Asset Register maintained by the company. Plant &amp; Machinery FAR has been provided by the company which has been relied upon in good faith. Provided FAR included assets in different heads like Land, Building, Plant &amp; Machinery, Electrical equipment's, Furniture &amp; fittings, Office equipment, etc. Assets under different heads are segregated and are evaluated separately. From the Fixed Asset Register List two key inputs, Date of Capitalization and Cost of capitalization are taken which play vital role in evaluating used Plant &amp; Machinery valuation.</i></li><li>e. <i>Provided Capitalization cost include soft cost incurred during the Project establishment like Pre-operative IDC &amp; Finance cost expenses also. On our request we have not got break-up of hard &amp; soft cost separately hence we</i></li></ul>	

have to go by the given figure.

- f. For calculating Replacement Cost of the machines as on date, Whole Sale Price Index (WPI) is used issued by Department Economic Advisor, Govt. of India.
- g. For evaluating depreciation, Chart of Companies Act-2013, Central Electricity Commission Guidelines & Industry & institutional standards are used for ascertaining useful life of different types of machines are followed.
- h. Market & Industry scenario is also explored for demand of such Plants.
- i. On the Depreciated Replacement Cost (DRC) deduction for obsolescence/ deterioration or addition for good maintenance has been taken to arrive at the estimated Prospective Fair Market Value of the machines.
- j. Underline assumption for the evaluation of this Plant & Machinery is that it will be sold as an Integrated Plant and not as discrete/ piecemeal machinery basis.
- k. Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- l. The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual cost for machines shown is for illustration purpose, and may vary from market rates since the valuation is done using cost approach method and finally cross verified from market approach as a whole plant and not individual machine.
- m. Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc.

**Other Basis:**

- n. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- o. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- p. Secondary/ Tertiary costs related to asset transaction like Installation, maintenance and Logistics costs pertaining to the sale/ purchase of the assets are not considered separately while assessing the indicative estimated Market Value and is assumed to be included in the Cost of capitalization provided by the client.
- q. The condition assessment and the estimation of the residual economic life of the machinery and assets are only based on the visual observations and appearance found during the site survey. We have not carried out any physical tests to assess the working and efficiency of the machines and assets.
- r. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- s. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.
- t. This is just the fixed asset valuation of the project based on the cost & market approach methodologies considering the utility of the asset for the business & the company as on-ongoing concern basis. This Valuation shall not be construed as the transactional value of the Project which may be determined through Enterprise/ Business Valuation based on Income approach methodologies

**xvi. ASSUMPTIONS**

- u. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- v. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.



## VALUATION ASSESSMENT M/S. NEOGEN CHEMICALS LIMITED

	<p>w. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</p> <p>x. Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal &amp; informal payment components as per market trend.</p> <p>y. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p>
xvii.	<b>SPECIAL ASSUMPTIONS</b>
	None
xviii.	<b>LIMITATIONS</b>
	None

VALUATION SUMMARY   PLANT & MACHINERY & OTHER EQUIPMENTS M/S NEOGEN CHEMICALS LIMITED (DAHEJ, SEZ-II, GUJARAT)					
S.No.	Particulars	Total Acquisition & Production Cost (In Cr.)	Total Book Value (In Cr.)	Total Gross Current Replacement Cost (In Cr.)	Total Fair Market Value (In Cr.)
1	Plant & Machinery and other equipments	161.88	151.27	165.48	151.84

**Important Notes-**

- Asset like Plant & Machinery and other related equipments pertaining to M/s Neogen Chemicals Limited located at Dahej, SEZ-II, are considered in this section of valuation report.
- For evaluating useful life of assets, chart of Companies Act-2013 and generally accepted market standards are referred in this assessment to reach the final economical life of a particular asset.
- During the site visit conducted by our engineering team on 17/08/2023, the plant was physically inspected by our team. Different sections set up inside the M/s Neogen Chemicals Limited were visually inspected. As per the information available in the public domain, such industries have a useful life of 20 years.
- Main machines capitalized in the FAR are Boiler, Reactor, Generator, Chiller, Centrifuge, Vacuum Dry Pump, Ejectors, RCVD, etc.
- Rate of Inflation has been assessed with the help of price indices of commodities. Price indices have been referred from the Office of Economic Advisor (Government of India). Further Inflation in respective commodity has been evaluated and applied to the respective
- Final valuation includes Design, erection, procurement, installation & commissioning charges as well.
- The plant was operational at the time of site inspection.
- Overall physical condition of the Plant and machinery is good and there is no maintenance issue found at the time of site inspection.





6. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Official site currently is not working	Rs.14,94,87,120/-
2.	Total BUILDING & CIVIL WORKS (B)	---	Rs.42,00,47,829
3.	Additional Works Value (C)	---	Rs.7,72,68,086/-
4.	Plant & Machinery Value (D)		Rs.151,84,00,000/-
5.	Total Add (A+B+C+D)	Official site currently is not working	Rs.2,16,52,03,035/-
6.	Additional Premium if any	---	---
	Details/ Justification	---	---
7.	Deductions charged if any	---	---
	Details/ Justification	---	---
8.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.216,50,00,000/-
9.	Rounded Off	---	Rs.216,50,00,000/-
10.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Hundred Sixteen Crore Fifty Lakhs Only
11.	Expected Realizable Value (@ ~15% less)	---	Rs.184,02,50,000/-
12.	Expected Distress Sale Value (@ ~25% less)	---	Rs.162,37,50,000/-
13.	Percentage difference between Circle Rate and Fair Market Value	Cannot Comment	
14.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>g. This report only contains opinion based on technical &amp; market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p>		

- h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

**15. IMPORTANT KEY DEFINITIONS**

**Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation. Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation

power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

**Difference between Cost, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

**16. Enclosures with the Report:**

- Enclosure: I- Google Map
- Enclosure: II- References on price trend of the similar related properties available on public domain, if available
- Enclosure: III- Photographs of the property
- Enclosure: IV- Copy of Circle Rate
- Enclosure: V- Important property documents exhibit
- Enclosure: VI- SBI Annexure: VI - Declaration-Cum-Undertaking
- Enclosure: VII- SBI Annexure: VII - Model Code of Conduct for Valuers
- Enclosure: VIII- Part E: Valuer's Important Remarks



### IMPORTANT NOTES

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.





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

### IF REPORT IS USED FOR BANK/ FIs

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

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Abhinav Chaturvedi & Babul Akhtar	Babul Akhtar Gazi	Rajani Gupta
 		



## ENCLOSURE: II - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

**DAHEJ SEZ LIMITED**

Color Theme : ● ● ● ●

**Registered Office :**  
3rd Floor, Block No. 14,  
Udyog Bhavan, Sector 11,  
Gandhinagar, Gujarat, India.

**Reach to Us :**  
Phone : +91 - 79 - 23241590  
+91 - 79 - 29750838  
E-Mail : info@dahejsez.com

**CIN NO :**  
U45209GJ2004PLC044779

**Portal Login :**  
Login Here

**HOME** **ABOUT US** **DAHEJ SEZ PROFILE** **ABOUT SEZS** **LAND ALLOTMENT** **ENVIRONMENT CLEARANCE** **INVESTOR RELATIONS** **OTHERS**

### ALLOTMENT PROCEDURE

[GO BACK](#)

**Plot size**

- Plot size admeasuring 5000 sq. mts. and above are available for allotment in Dahej SEZ.
- Plots are offered on lease for 30 years.

**Allotment Price**

- Rs. 50000/- non-refundable + GST @ 18% (non-refundable) towards application processing charges & deposit of Rs. 2 Lac per hect.
- Plot is offered at rate of Rs. 2530/- per sq. mt. for upfront payment 100% of land cost in processing area.
- Rs. 2622/- per sq. mt in case of Deferred payment. The allottee is required to make 20% payment on handing over possession of plot, 30% within next six months and remaining 50% within next six months. This scheme of Deferred Payment is available only to SMEs/units requiring less than 5 hect land.
- Plot is offered at rate of Rs. 2910/- per sq. mt. for upfront payment 100% of land cost in non-processing area.
- Rs 165 per sq mt per annum as annual rent from allottees for allotment of land on rent in SEZ area.

**LAND ALLOTMENT**

**MAP**

**UAC DETAILS**

**DOWNLOAD**

**News & Announcements**

- Press Note dated on 13.07.2019
- Press note in Divya Bhaskar dated on 22-Sep-2019
- Service charges and lease rent for the year 2019-20

Activate V  
Go to Setting  
Read More

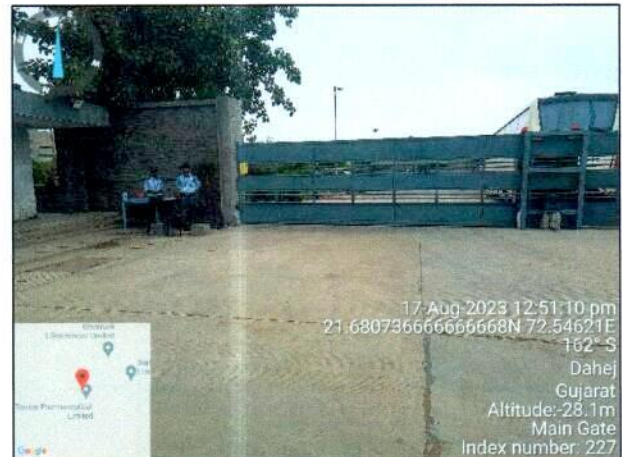
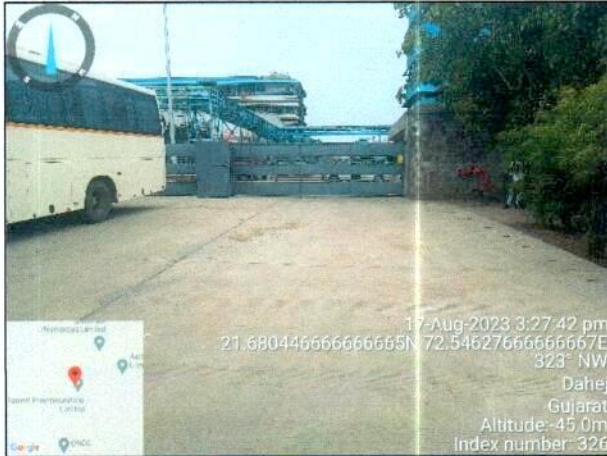
*Signature*

*Signature*

*Signature*

**R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.**

**ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY**



*Signature*

*Signature*

*Signature*

**RK Associates Valuers & Techno Engineering Consultants PVT. Ltd.**

# VALUATION ASSESSMENT

## M/S. NEOGEN CHEMICALS LIMITED

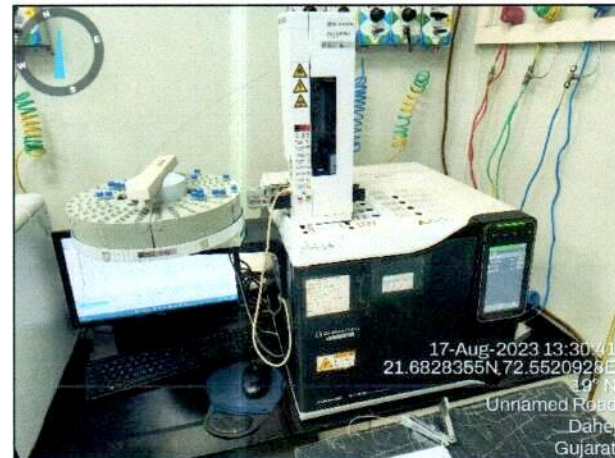


*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

**R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.**

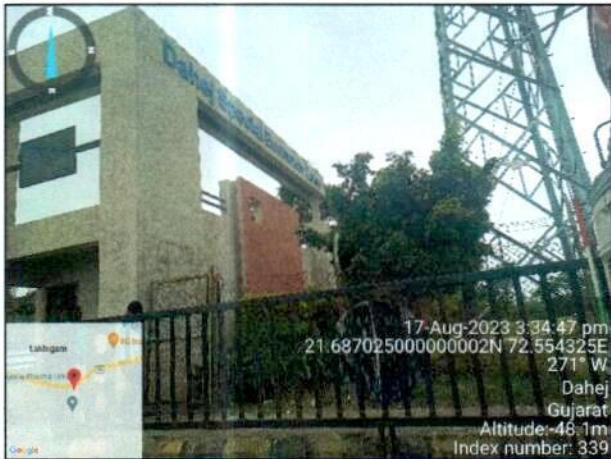
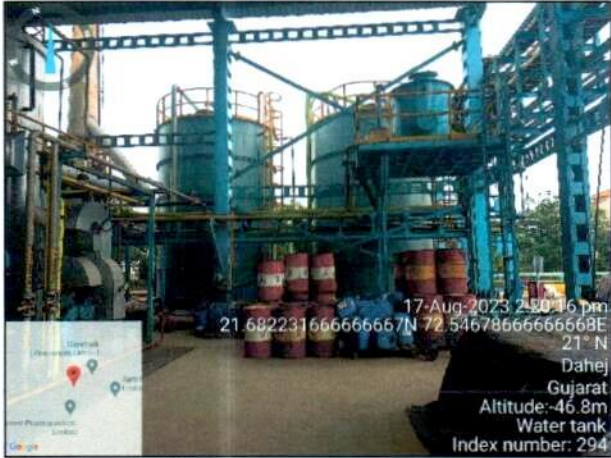


*Adi*

*[Signature]*

**R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.**

**VALUATION ASSESSMENT**  
**M/S. NEOGEN CHEMICALS LIMITED**



*Dr. J.*  
*Dr. B.*  
  
*Dr. B.*

**ENCLOSURE: IV – COPY OF CIRCLE RATE**



Official Site not working currently

**ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT**

**CO-OP BANK LTD. VADODARA**  
STREET 33842 SPLASH. 4TH  
193732 DEC 18 2019  
14:45  
R.0000300 P85561  
INDIA STAMP DUTY GUJARAT

**THE SEAL OF THE SUB-REGISTRAR**  
WAGH

**WGR**  
3/1/20  
2020

**FOR NEOGEN CHEMICALS LTD.**  
*[Signature]*  
**AUTHORISED SIGNATORY**

**SUB-LEASE DEED BETWEEN DAHEJ SEZ LTD. AND NEOGEN CHEMICALS LTD.**

**THIS INDENTURE OF SUB-LEASE ("Sub-Lease Deed")** made at Vadodra on the  
1<sup>st</sup> day of January in the year Two Thousand Nineteen For **DAHEJ SEZ LTD**  
*[Signature]*  
**Twenty** *[Signature]* **Authorised Signatory**  
between

**Dahej SEZ Limited**, the company registered under the Companies Act, 1956 and having its Registered Office at Block No. 14, 3<sup>rd</sup> Floor, Udyog Bhavan, Sector-11, Gandhinagar-382017, Gujarat which is promoted by Gujarat Industrial Development Corporation (GIDC), a Corporation constituted under the provisions of the Gujarat Industrial Development Act, 1962 (hereinafter called DSL, which expression shall unless the context does not so admit, includes its successors, administrators and permitted assigns), of the One Part;

and

**Neogen Chemicals Ltd.**, the company registered under the Companies Act, 1956 having its Registered Office at 1002, 10<sup>th</sup> floor, Dev Corpora Bldg., Opp Cadbury Co., Pokharan Road No.2, Khopat, Thane - 400 601 Maharashtra, India, (hereinafter called "the Sub-Lessee which expression shall unless the context does not so admit includes its successors, administrators and assigns) of the other part.

DSL and the Sub-Lessee are collectively hereinafter referred to as the "Parties" and individually as "Party" respectively.

**WHEREAS** the Special Economic Zones Act, 2005, (Act No.28 of 2005) (hereinafter referred to as the "SEZ Act") has been enacted by the Parliament and notified on 23.06.2005 and the SEZ Rules, 2006 framed there under (hereinafter referred to as the "SEZ Rules") have been notified by the Government of India on 10.02.2006, to provide for the establishment, development and management of

**For, DAHEJ SEZ LTD.**  
*[Signature]*  
**Authorised Signatory**

**FOR NEOGEN CHEMICALS LTD.**  
*[Signature]*  
**AUTHORISED SIGNATORY**

mtrs. Accordingly, total sum Rs.7,02,82,434/-  
(Rupees Seven Crore Two Lacs Eighty Two  
Thousand Four Hundred Thirty Four Only) for an  
Total area of 49829.04 sq. mtrs. of equivalent  
to 100% of the allotment price of the said plot  
(hereinafter referred to as "the allotment  
price"),

AND WHEREAS the Sub-Lessee has carried out  
activities namely -



- The fencing / boundary wall of the said  
Plot Nos. Z/109 is Completed.
- obtained approval of the Building Plan  
for the project in the said plot of land  
from the SEZ Development Committee,  
vide DSL letter No. No. DSL/PLAN-  
APPROVAL/NCL/2019/2524 dated 18-  
07-2019.
- obtained necessary statutory  
clearances / approvals as may be  
required.
- The company has submitted copy of  
Consent to Establish (NOC) from  
GPCB vide letter No. GPCB/BRCH-

For, DAHEJ SEZ LTD.  
*[Signature]*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.  
*[Signature]*  
AUTHORISED SIGNATORY

5



# VALUATION ASSESSMENT

## M/S. NEOGEN CHEMICALS LIMITED

DAHEJ SEZ LIMITED				
Details of land allotted, survey no. in Dahej SEZ				
Sr.No.	Name of Allottees	Plot No.	Plot Area (Sq.mt)	BLG Survey No. & Village (Tentative)
1	Neogen Chemical Limited	Z/109	49829.04	VII Lakhgam: 478/P, 479/P, 480/P, 486/P, 490/P, 491/P, 492, 493/P, 494/P, 502/P, 503/P, 504/P, 505/P, 506/P

Direction	Description
North	Plot No. Z/109/A
East	Plot No. Z/109/C
South	10.00 Mt. wide Corridor
West	30.00 Mt. wide Road

Details of the survey No. Z/109		
Village	Survey No.	Area (sq.mt)
Lakhgam	478/P	94.1
	479/P	783.69
	480/P	1474.57
	486/P	852.69
	490/P	6044.1
	491/P	3411.49
	492	1252.26
	493/P	363.04
	494/P	234.7
	502/P	9.1
	503/P	6.80 + 2
	504/P	459.44
	505/P	56.2
506/P	209.05	
TOTAL		49829.04

WGR 3 570 2020

FOR NEOGEN CHEMICALS LTD.

For DAHEJ SEZ LTD. *[Signature]*  
Authorised Signatory

AUTHORISED SIGNATORY



**DAHEJ SEZ LIMITED**  
(A Joint Venture of GIDC & ONGC)  
Office of Dahej SEZ Limited, Dahej SEZ Part-1,  
At & Post - Dahej, Ta -Vagra, Dist - Bharuch (Gujarat)  
E-mail: am@dahejsez.com / info@dahejsez.com  
Website : www.dahejsez.com, CIN - U45209GJ2004PLC044779



**Tax Invoice** (ORIGINAL FOR RECIPIENT)

(SUPPLY MEANT FOR EXPORT/SUPPLY TO SEZ UNIT OR SEZ DEVELOPER FOR AUTHORISED OPERATIONS UNDER BOND OR LETTER OF UNDERTAKING WITHOUT PAYMENT OF IGST)

e-Invoice



IRN: dcda9c367afdef79f55c7c5599d890ef2cca609f70-2601452a02638a1ec1f34b

Ack No: 162313417364779

Ack Date: 21-Feb-23

Dahej SEZ Limited  
Dahej SEZ Part -1  
At & Post Dahej,  
Ta-Vagra  
Dist. Bharuch (Gujarat)  
GSTIN/UIN: 24AACCD8098E2ZK  
State Name: Gujarat, Code: 24  
CIN: U45209GJ2004PLC044779  
E-Mail: ceo@dahejsez.com  
www.dahejsez.com  
Buyer (Bill to)

Invoice No. 22-23/B2B/D/137

Dated: 21-Feb-23

Model/Terms of Payment

LUT/Bond No: AD2403220407769  
From: 01-04-2022 To: 31-03-2023  
Terms of Delivery  
1 Plot No - Z/109  
2 Plot Area - 49829.04 SQ.MTR  
3 Date of Allotment - 12.6.2016  
4 Other T & C as per overleaf

Neogen Chemicals Ltd.  
Plot No.Z/109, Dahej Special Economic Zone,  
At: Dahej, Ta- Vagra, Dist. Bharuch,  
GSTIN/UIN: 24AAACN5836E0ZN  
State Name: Gujarat, Code: 24

Sl No	Particulars	HSN/SAC	Rate	per	Amount
1	Lease Rent	997212			99,658.00
2	Service Charge.	998599			15,19,786.00

Bill Details:  
New Ref: 325809 16,19,444.00 Dr



**(3)**

DSL and the Sub Lessee are hereinafter collectively referred to as the "Parties" and individually as "Party" respectively.

**Whereas:**

- A.** By a sub-lease deed dated 1<sup>st</sup> January, 2019 between the DSL and the Sub-Lessee, registered with No.2-2-1-1-2020, at the Office of the Sub-Registrar of Vagra ("Said Deed"), DSL has given to Sub-Lessee all the piece and parcel of land consisting of Plot No. Z/109 admeasuring 49,829.04 Sq. Mtr. in processing area of Dahej SEZ, more particularly described in the Schedule of the Said Deed together with all rights, privileges, easements and appurtenances, whatsoever, thereto belonging, except and reserving rights of DSL of all mines and minerals under the land demised, hereinafter referred to as the "Said Plot";
- B.** On perusal of the copy of the Sub – Lease Deed, it has been found that:
- (i) On the Page No. 1 of the Sub-Lease Deed, due to inadvertence, the date of execution of the Sub-Lease Deed has been mentioned as "1<sup>st</sup> January, 2019" as against the intended date of "1<sup>st</sup> January, 2020"; and



For, DAHEJ SEZ LTD.  
*[Signature]*  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.

*[Signature]*  
AUTHORISED SIGNATORY



(ii) In the Schedule provided on Page No. 54 to the Said Deed, due to inadvertence the area has been wrongly mentioned as "...admeasurements 35,705.25 Sq. Mtr. or thereabout..." as against the intended "...admeasurements 49,829.04 Sq. Mtr. or thereabout..."

**C.** In order to rectify the inadvertent typographical errors stated in Recital B above, the Parties have agreed to enter into this Deed.

**IT IS THEREFORE AGREED THAT:**



1. On Page No. 1 of the Sub-Lease Deed, the date of execution of the Sub-Lease Deed shall stand rectified and substituted to be "1<sup>st</sup> January, 2020" instead of "1<sup>st</sup> January, 2019."
2. In the Schedule provided on Page No. 54 to the Sub Lease Deed, the area of the Plot shall stand rectified and substituted to read ".... admeasurements 49,829.04 Sq. Mtr. or thereabout..." instead of "...admeasurements 35,705.25 Sq. Mtr. or thereabout..."


For, DAHEJ SEZ LTD.  
  
Authorised Signatory

FOR NEOGEN CHEMICALS LTD.  
  
AUTHORISED SIGNATORY



# VALUATION ASSESSMENT

## M/S. NEOGEN CHEMICALS LIMITED



सरकार  
भारत सरकार  
Government of India  
कमिश्नर और उद्योग विभाग  
Ministry of Commerce & Industry  
पेट्रोलियम एवं विस्फोटक सुरक्षा संगठन (प्रेसो)  
Petroleum & Explosives Safety Organisation (PESO)  
काठारी बिल्डिंग, पंचा कमल बिल्डिंग, सायबपुरा  
बडोदरा-360020  
8th Floor, Yash Kamal Building, Sayajipura,  
Vadodra - 360020

E-mail: [dyncabenoda@explosives.gov.in](mailto:dyncabenoda@explosives.gov.in)  
Phone/Fax No: 0265 - 2225156

दिनांक/Date: 07/01/2022

संज्ञा No.: PWS/GJ/15/2016 (P402447)

देखें नं./To:

M/s. Neogen Chemicals Ltd,  
Z-168, SEZ-4, Dahanu,  
Dahanu,  
Taluka: Vagra,  
District: BHARUCH,  
State: Gujarat  
PIN: 382130

विषय/Subject: Plot No. Z-168, SEZ-4, Dahanu, Dahanu, Taluka: Vagra, District: BHARUCH, State: Gujarat, PIN: 382130 में पेट्रोलियम क्लास A का अस्थापित अनुमति जारी करने के बारे में।  
Petroleum Class A installation at Plot No. Z-168, SEZ-4, Dahanu, Dahanu, Taluka: Vagra, District: BHARUCH, State: Gujarat, PIN: 382130 Grant of License regarding.

संदर्भ/Reference: कृपया आपके पर संज्ञा PWS/GJ/15/2016 दिनांक 26/12/2021 को संदर्भित करें।  
Please refer to your letter No. OHS/MS/332 dated 26/12/2021


विशेषज्ञता अधिनियम में विनिर्दिष्ट पेट्रोलियम पदार्थों के संग्रहण स्थल के भंडारण के लिए पेट्रोलियम नियम, 2002 के अंतर्गत प्रमाण: XV में संशोधन: दिनांक 31/12/2021 तक की अनुमति संज्ञा PWS/GJ/15/2016 (P402447) दिनांक 07/01/2022 जारी की गयी है।  
Licence No. PWS/GJ/15/2016 (P402447) dated 27/01/2022 granted in Form XV under the Petroleum Rules, 2002 and valid till 31/12/2021 for the storage of the following kinds and quantities of Petroleum at the Subject installation as is forwarded herewith.

पेट्रोलियम का विवरण (Description of Petroleum)	कितनी/कितनी है अनुमति प्राप्त (Quantity Allowed in KL)
एक क ड्रम पेट्रोलियम Petroleum Class A in bulk	120.00 KL
एक क ड्रम पेट्रोलियम से निम्न Petroleum Class A, otherwise than in bulk	NIL
एक क ड्रम पेट्रोलियम Petroleum Class B in bulk	NIL
एक क ड्रम पेट्रोलियम से निम्न Petroleum Class B, otherwise than in bulk	NIL
एक क ड्रम पेट्रोलियम Petroleum Class C in bulk	NIL
एक क ड्रम पेट्रोलियम से निम्न Petroleum Class C otherwise than in bulk	NIL
कुल क्षमता/Total Capacity	120.00 KL

कृपया पेट्रोलियम नियम 2002 के अंतर्गत बंधन रूप में नियम 148 में दी गई प्रक्रिया का काटवट है पालन करें और अनुमति के नवीकरण हेतु समस्त दस्तावेजों को अनुमति की मर्यादा समाप्ति की तारीख का ठीक से पूर्व इस कार्यालय को प्रेषित करें।  
Please follow the procedure strictly as laid down in rule 148 of the Petroleum Rules, 2002 and submit complete documents for further renewal of the licence to this office, so as to reach it on or before the date on which licence expires.

यह अनुमति/अनुमति अन्य प्राधिकारी/यों से आवश्यक अनुमति/अनुमति प्राप्त करने से या पर लागू अन्य विधियों से दूर नहीं होती है।  
This approval/permission, however, does not absolve from obtaining necessary permission/consent from other authorities or under other statutes as applicable.

हस्ताक्षर/Signature



(J. GANESH)  
उप निरीक्षक/विभाग  
Off. Controller of Explosives  
एन. ए. एस. विभाग/विभाग  
N. A. S. Division/Division

Copy forwarded to:-  
1. The District Magistrate & Collector, BHARUCH(Gujarat) with reference to Pk NOC No. MAG/NO/ANVS/6532/9975/9080/2021 Dated 16/06/2021

For J. Chief Controller of Explosives  
Vadodra

(अधिक जानकारी के लिए अधिकारी की वेबसाइट: [www.peso.gov.in](http://www.peso.gov.in) देखें)  
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**GUJARAT POLLUTION CONTROL BOARD**

PARYAVARAN BHAVAN  
Sector-19-A Gandhinagar 382 010  
Phone : (079) 23222425  
(079) 23232152  
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By R.P.A.D.

**CONSOLIDATED CONSENT AND AUTHORIZATION (CC & A - Amendment)  
CCA AMENDMENT NO: AWH-114204**

**NO: GPCB/BRCH-B/CTE-540(2)/ID-65231/**

**DT: 30/09/2021**

TO,  
✓ **M/s. NEOGEN CHEMICALS LIMITED,  
PLOT NO: Z/109, DAHEJ SEZ-II,  
TAL VAGRA, DIST. BHARUCH**

**SUB:** Amendment in Consolidated Consent & Authorization (CC&A) under various  
Environmental Acts/ Rules.

**REF:** (1) Your application No. **196145** dated **11/06/2021**.  
(2) CTE No. 98568 dated: 14/03/2019 and further amended dated 21/01/2020  
(3) CCA No. AWH - 107987 dated: 13/08/2020 (CCA Fresh)  
(4) CTE Amendment / EC to CTE No. 15687 dated 27/11/2019

Sir,

This has reference to the CCA order No: AWH-107987, issued vide letter no. GPCB/  
BRCH-B/ CCA- 540/ ID-65231/565825, dated 13/08/2020, which stands amended as under.

**The Validity of this order will be up to 19/03/2025.**

**1. The list of proposed products to be manufactured shall be as follows:**

Sr. No.	Name of Product	Quantity (MT/Year)		
		Existing	Proposed	Total
Cat. 1 Bromination and Chlorination of Alcohols				
1	Ethyl Bromide	0	750	750
2	n Propyl Bromide			
3	Iso Propyl Bromide			
4	n Butyl Bromide			
5	Iso Butyl Bromide			
6	sec Butyl Bromide			
7	n Hexyl Bromide			
8	n Heptyl Bromide			
9	n Octyl Bromide			
10	n Decyl Bromide			
11	Lauryl Bromide			
12	Cetyl Bromide			
13	Meristyl Bromide			
14	Stearyl Bromide			
15	1,2 Dibromo Ethane			
16	1,3 Dibromo Propane			
17	1,4 Dibromo Butane			
18	1,5 Dibromo Pentane			

**Clean Gujarat Green Gujarat**  
ISO-9001-2008 & ISO-14001 - 2004 Certified Organisation

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**ENCLOSURE VI: ANNEXURE: DECLARATION-CUM-UNDERTAKING**

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 24/8/2023 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineers/ surveyors Mr. Abhinav & Babul have personally inspected the property on 17/8/2023 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This is a chemical plant located at the aforesaid address having total land area admeasuring 49,829.04 sq. mtr. / 12.31 acres as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.

**VALUATION ASSESSMENT**  
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2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.	
3.	Identity of the experts involved in the valuation	<b>Survey Analyst:</b> Abhinav & Babul <b>Valuation Engineer:</b> Manas Upmanyu <b>L1/ L2 Reviewer:</b> Rajani Gupta	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.	
5.	Date of appointment, valuation date and date of report	<b>Date of Appointment:</b>	<b>3/8/2023</b>
		<b>Date of Survey:</b>	<b>17/8/2023</b>
		<b>Valuation Date:</b>	<b>24/8/2023</b>
		<b>Date of Report:</b>	<b>24/8/2023</b>
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineers Abhinav & Babul on 17/8/2023. Property was shown and identified by <b>Mr. Narendra Gohil</b> (☎ +91- 99099 56193).	
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.	
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.	
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market &amp; Asset Condition &amp; Situation prevailing in the market. We recommend not to refer the indicative &amp; estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null &amp; void.</p> <p>This report only contains general assessment &amp; opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</p>	
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.	
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.	

*(Signature)*

*(Signature)*

*(Signature)*

**R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.**

# VALUATION ASSESSMENT

## M/S. NEOGEN CHEMICALS LIMITED

12.	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.	Please refer to Part E of the Report and Valuer's Important Remarks enclosed herewith.
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**Date: 24/8/2023**

**Place: Noida**



**(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)**

## ENCLOSURE VII: ANNEXURE: MODEL CODE OF CONDUCT FOR VALUERS

### 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 being 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 developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far 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 authorised 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.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

#### **Miscellaneous**

31. 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.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person:

Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 24/8/2023

Place: Noida

**PART E**

**ENCLOSURE: VIII - VALUER'S IMPORTANT REMARKS**

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
7.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
9.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
12.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.

15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.

## VALUATION ASSESSMENT

### M/S. NEOGEN CHEMICALS LIMITED

30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or at least within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

