

Er. L.N. Gupta
BE (Civil)

Regd. Valuer: -

Office: - 3D Constructions
41-A, Opposite Head Post Office,
Moti Dungri, Alwar - 301 001
Ph.-2344159,2702821
Appendix - I

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

From:-		To,	
Er. L.N.Gupta		Assistant General Manager	
3-D Construction, Opp. Head Post Office, Moti Dungri, Alwar Mob:- 9414018879		Chief/Branch Manager Punjab National Bank Branch :- Alwar	
Ref:	By Owner	Date:-	22.10.2021
S.No	Particulars	Content	
1.0	Introduction		
1	Name of Valuer	Er. L.N.Gupta	
2	Date of Inspection	22.10.2021	
	Date of Valuation	22.10.2021	
3	Purpose for Which the valuation is Made	To Assess Fair Market Value of the Property for Bank Loan	
4	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	M/s Puranchand Jain & Sons Pvt. Ltd.	
5	Name of Developer of the Property (in case of developer built properties)	Not Applicable	
6	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner Occupied	
2.0	Physical Characteristics of the Asset		
1	Location of the property in the city?	Situated In Agro Food Park, RIICO Industrial Area, M.I.A., Alwar	
2	Municipal Ward No.	Not Applicable	
	City/Town	Alwar	
3	Residential Area/ Commercial Area/ Industrial	Industrial	
4	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	Urban	
5	Coming under Corporation limit/ Village Panchayat/ Municipality	Under RIICO (Fully Industrial Area)	
6	Postal address of the property	Plot No. F-197, Agro Food Park, RIICO Industrial Area, M.I.A., Alwar-301030	
7	Latitude, Longitude and Coordinates of the site	Latitude 27.500278	Longitude 76.701614
8	Area of the plot/land	1995.50 Sqmt.	
9	Layout plan of the area in which the property is located	Situated In Agro Food Park, RIICO Industrial Area, M.I.A., Alwar	
10	Development of surrounding areas	Developed	
11	Details of Roads abutting the property	Road 24.00 Mtr. Wide	

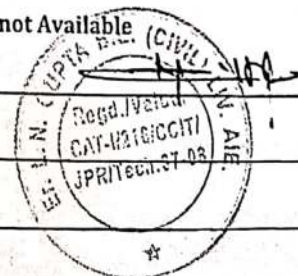
M/s Puranchand Jain Sons Pvt. Ltd., Plot No. F-197, Agro Food Park, RIICO Industrial Area, M.I.A., Alwar-301030



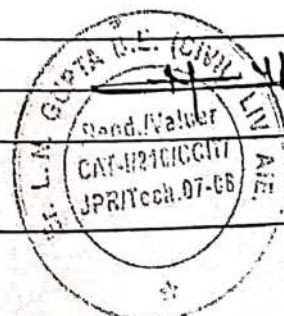
Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area/cantonment area		No	
13	In case it is an agricultural land, any conversion to house site plots is contemplated	No	
14	Boundaries of the Property	A	B
		As Per Deed	As Per Actual
	North	65.00 Mtr.	65.00 Mtr.
	South	65.00 Mtr.	65.00 Mtr.
	East	30.70 Mtr.	30.70 Mtr.
	West	30.70 Mtr.	30.70 Mtr.
	Extent of the site considered for valuation (Least of 14 A & 14 B)	1995.50 Sqmt.	
15	Boundaries of the Property	A	B
		As Per Deed	As Per Actual
	North	Plot No. F-196	Plot No. F-196
	South	Plot No. F-198 & 199	Plot No. F-198 & 199
	East	Other RIICO Land	Other RIICO Land
	West	Road 24.00 Mtr. Wide	Road 24.00 Mtr. Wide
16	Survey no. if any	Plot No. F-197	
17	Type of Building (Residential/Commercial/Industrial)	Industrial	
18	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations	Year Of Construction :-	Open Land
		Residual Age :-	Not Applicable
		Open Land	
19	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Ground Floor (Shed) :-	0.00 Sqmt.
		Ground Floor Labour Quarter :-	0.00 Sqmt.
		Ground Floor Office Block :-	0.00 Sqmt.
		Guard Room & Meter Room :-	0.00 Sqmt.
20	Any other aspect.	Not any	
3.0 Town Planning Parameters			
1	Master plan provisions related to the property in terms of land use	Industrial	
2	Date of Issue and validity of layout of approved map/ plan	Not Available	
3	Approved map / plan issuing authority	Not Applicable (Not Required As plot Area < 40000 Sqmt.)	
4	whether genuineness or authenticity of approved map/ plan is verified	Not Available	
5	any other comments by our empanelled valuer on authentic of approved plan	Not Any	



	Planning area/zone	Situated In Agro Food Park, RIICO Industrial Area, M.I.A., Alwar
	Development controls	RIICO, Alwar
8	Zoning regulations	Not Applicable
9	FAR/FSI permitted and consumed	Not Applicable
10	Ground coverage	Not Applicable
11	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	No
12	Comment on surrounding land uses and adjoining properties in terms of usage.	Industrial
13	Comment on unauthorized constructions if any	No
14	Comment on demolition proceedings if any	No
15	Comment on compounding/ regularization proceedings	No
16	Comment on whether OC has been issued or not	Not Issued
17	Any other aspect	No
4.0	Legal Aspects	
1	Ownership documents,	Lease Deed
2	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or	M/s Puranchand Jain & Sons Pvt. Ltd.
3	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	Not Any
4	Comment on whether the IP is independently accessible?	Yes
5	Title verification,	Yes, as per Provided Documents
6	Details of leases if any,	Not Available
7	Ordinary status of freehold or leasehold including restriction on transfer,	Lease Hold
8	Agreements of easements if any,	No
9	Notification for acquisition if any,	No
10	Notification for road widening if any,	No
11	Possibility of frequent flooding / sub-merging	No
12	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or 30 applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No
13	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	Not any restrictions & Documents not Available
14	Comment on transferability of the property ownership,	Transferable
15	Comment on existing mortgages/ charges/encumbrances on the property if any	Not Available



16	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	Not Available
17	Building plan sanction, illegal constructions if any done without plan sanction/violations.	Not Applicable (Not Required As plot Area <40000 Sqmt.)
18	Any other aspect	No
5.0	Economic aspects	
1	Details of Ground Rent Payable,	No
2	Details of monthly rents being received if any,	Not Applicable
3	Taxes and other outgoings,	Details not Available
4	Property Insurance,	Details not Available
5	Monthly Maintenance Charges,	Not Available
6	Security Charges Etc	Not Applicable
7	Any Other Aspect	No
6.0	Socio-cultural aspects	
1	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	Property Situated in Industrial Area, No any Specific Region.
7.0	Functional and Utilitarian Aspects	
	Description of the functionality and utility of the assets in terms of:	Not Applicable
	1. Space allocation,	Not Applicable
	2. Storage spaces	Not Applicable
	3. Utility of spaces provided within the building,	Not Applicable
	4. Any other aspect	Not Applicable
8.0	Infrastructure Availability	
	a) Description of aqua infrastructure availability in terms of	
	1. Water supply	Not Applicable
	2. Sewerage/sanitation	Not Applicable
	3. Storm water drainage	Not Applicable
	b) Description of other physical infrastructure facilities viz.	
	1. Solid waste Management	Not Applicable
	2. Electricity	Not Applicable
	3. Roads & Public transportation connectivity	Not Applicable
	4. Availability of other public utilities nearby	Not Applicable
	c) Social infrastructure in terms of	
	1. Schools	Within Radius of 05 Kms.
	2. Medical facilities	Within Radius of 03 Kms.
	3. Recreation facilities in terms of parks and open spaces.	Within Radius of 02 Kms.



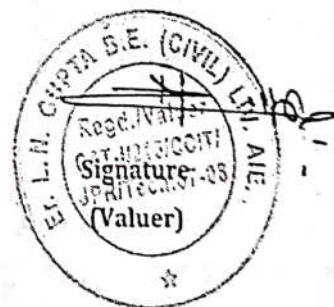
Marketability		
Analysis of the market for the property in terms of		
1. Locational attributes	Property Situated In Industrial Area	
2. Scarcity	Not Any	
3. Demand and supply of the kind of subject property.	Good	
4. Comparable sale prices in the locality	Recently No Transaction Available In the Same Locality.	
10.0 Engineering and Technology Aspects		
1 Type of construction,	Open Land	
2 Materials and technology used,	Not Applicable	
3 Specifications,	Not Applicable	
4 Maintenance issues	Not Applicable	
5 Age of the building	Not Applicable	
6 Total life of the building,	Not Applicable	
7 Extent of deterioration,	Not Applicable	
8 Structural safety	Not Applicable	
9 Protection against natural disasters viz. earthquakes,	Not Applicable	
10 Visible damage in the building if any,	Not Applicable	
11 Common facilities viz. lift, water pump, lights, security systems, etc.,	Not Applicable	
12 System of air-conditioning,	Not Applicable	
13 Provision for fire fighting, Copies of plans and elevations of the building to be included.	Not Applicable	
11.0 Environmental Factors		
1 Use of environment friendly building materials, Green building techniques if any,	Not Available	
2 Provision for rain water harvesting,	No	
3 Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No	
12.0 Architectural and aesthetic quality		
1 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.	It is a Normal Industrial Shed.	
13.0 In case of valuation of industrial property		
1 1) Proximity to residential areas	Approx 3.00 KM	
2) Availability of Public Transport Facilities	Yes	

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Valuation						
Land Value						
1	As Per Market Rate	1995.50	Sqmt.	@	5000.00	9977500.00
2	As Per Govt. Approvd Rates	1995.50	Sqmt.	@	1800.00	3591900.00
Building Value						
1	Ground Floor (Shed)	0.00	Sqmt.	@	0.00	0.00
2	Ground Floor Labour Quarter	0.00	Sqmt.	@	0.00	0.00
3	Ground Floor Office Block	0.00	Sqmt.	@	0.00	0.00
4	Guard Room & Meter Room	0.00	Sqmt.	@	0.00	0.00
Total Construction Value		0.00				
Depreciated Value of Construction.		0.00	X	0.0000	0.00	
Market Value of the property		Rs. 99,77,500.00				
Guideline Value of IP as per Circle rates		Rs. 35,91,900.00				
Realizable Value of the property		Rs. 89,79,750.00				
Distress sale Value of the property		Rs. 79,82,000.00				
REMARKS:-The Said property is Open Land.						
As A Result Of My Appraisal And Analysis, It Is My Considered Opinion That The Present Fair Market Value Of The Above Property In The Prevailing Condition With Aforesaid Specifications Is As Under Fair Market Value Rs. 99,77,500.00. The Realisable Value Of The Above Property Is Rs. 89,91,900.00 And The Distress Value Of The Above Property Rs. 79,82,000.00						
In the Said Property Lease Deed Regd. At Book No. 01, Zild No. 242, Page No. 126, Serial No. 202003070104258 on Dated 23/12/2020 in Favour of M/s Puranchand Jain & Sons Pvt. Ltd.						

Date:- 22.10.2021

Place:- Alwar



DECLARATION FROM VALUERS

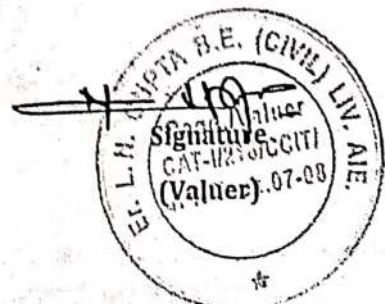
I hereby declare that-

- a) The information furnished in my valuation report dated 22.10.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued;
- c) I have personally inspected the property on 22.10.2021. The work is not sub-contracted to any other valuer and carried out by myself.
- d) I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e) I have not been found guilty of misconduct in my professional capacity.
- f) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.
- l) Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer Comment
1	Background information of asset being valued:	Immovable Property
2	Purpose of valuation and appointing authority	Bank Lone Purpose
3	Identity of the value and any other experts involved in the Valuation	Market Survey
4	disclosure of valuer interest or conflict, if any:	No
5	date of appointment, valuation date and date of report:	22.10.2021
6	Inspections and / or investigation undertaken:	
7	nature and sources of the information used or relied upon:	
8	Procedures adopted in carrying out the valuation and valuation standards followed:	Market and Construction (Indian Valuer Standards)
9	Restriction on use of the report, if any:	No
10	Major factors that were taken into account during the valuation:	Land market Survey & type of construction
11	Major factors that were not taken into account during the valuation:	NO
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations facted by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	

Date:- 22.10.2021

Place:- Alwar



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 endeavour 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 insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11 A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers

Independence and Disclosure of Interest

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

Confidentiality

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

Information Management

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 organisation 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 organisation 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.

26 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 valuer

Name of the valuer

Address of the Valuer

Date:- 22.10.2021

Place:- Alwar

Er. L.N. Gupta 07-08
41-A, Opposite Head Post Office, Moti
Dungari, Alwar - 301001

Information Management

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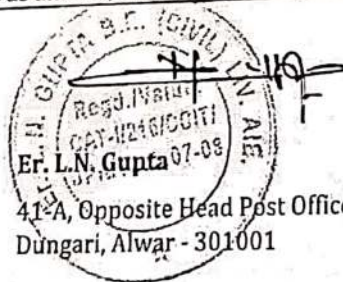
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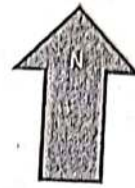


Date:- 22.10.2021

Place:- Alwar

Site Map

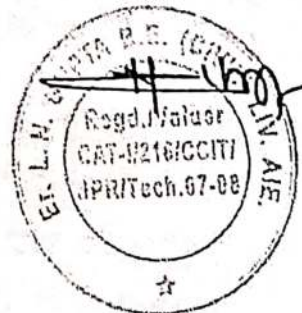
To MIA Chemical



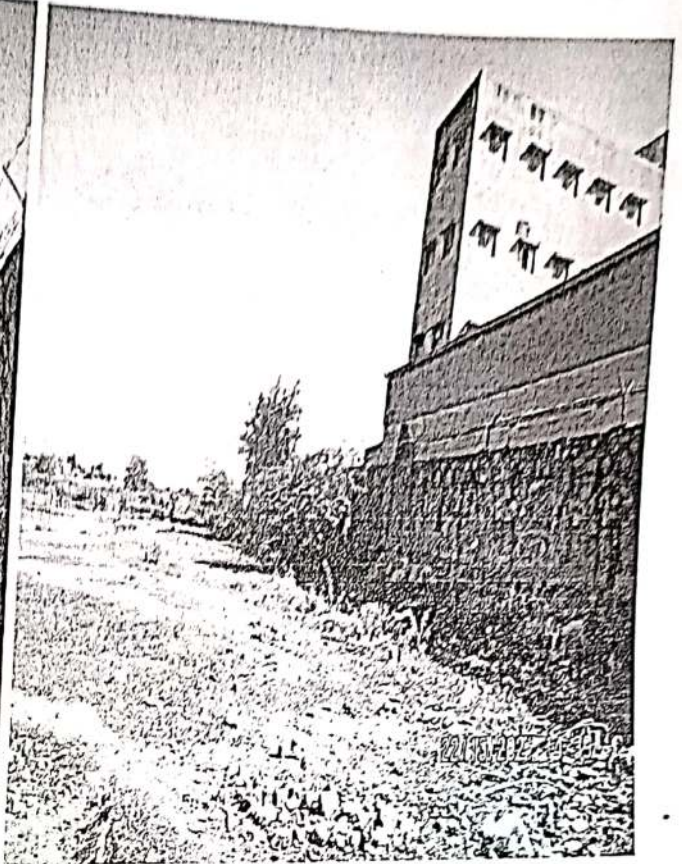
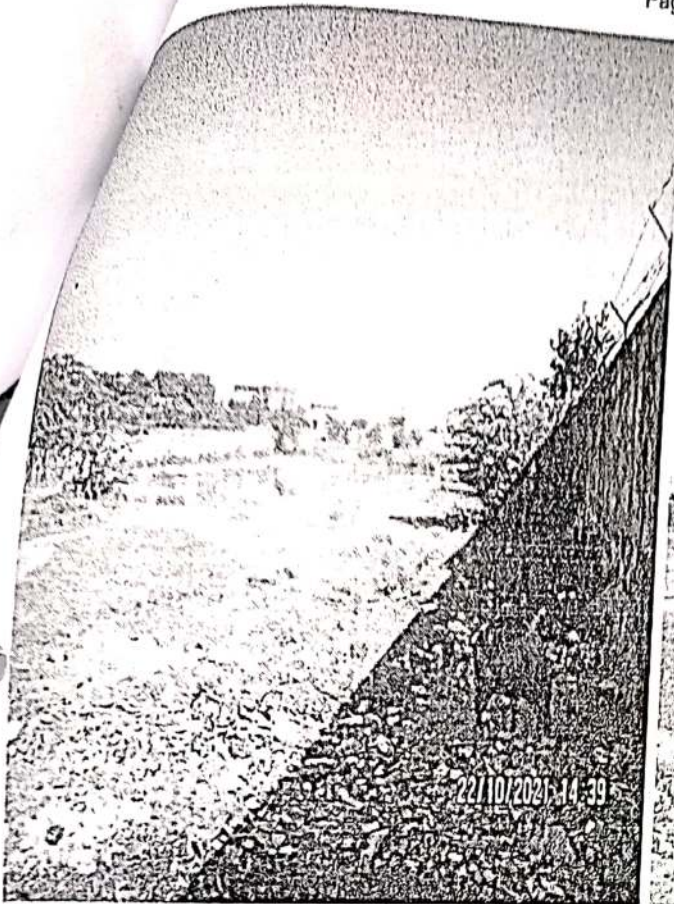
Ashok Leyland

Property

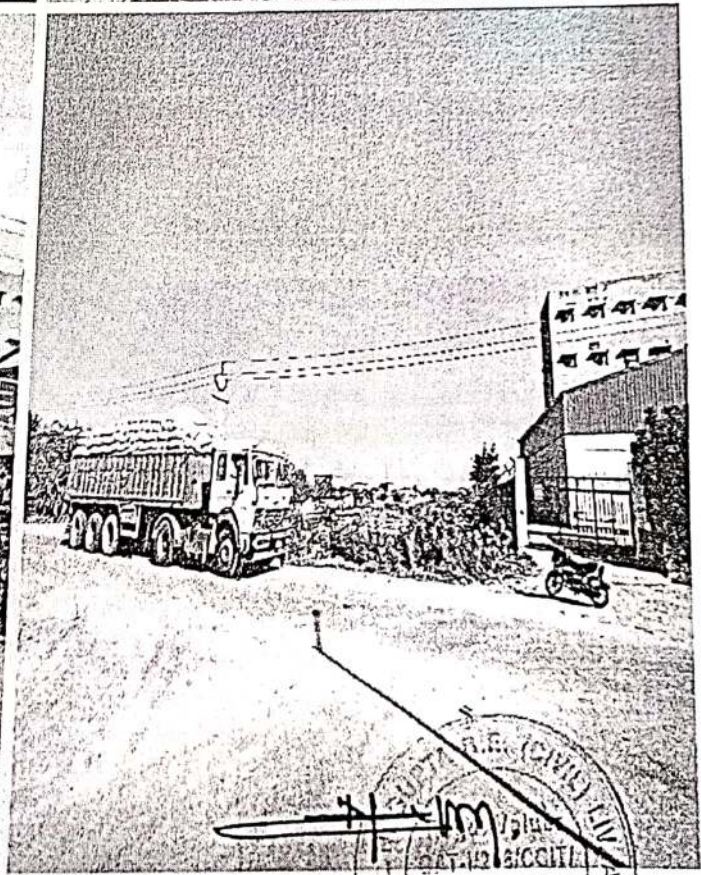
Alwar Flour Mill



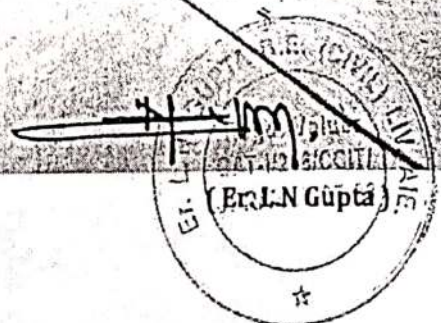
M/s Puranchand Jain Sons Pvt. Ltd., Plot No. F-197, Agro Food Park, RIICO Industrial Area, M.I.A., Alwar-301030



Init



22.10.2021



M/s Puranchand Jain Sons Pvt. Ltd., Plot No. F-197, Agro Food Park, RIICO Industrial Area, M.I.A., Alwar-301030

प्रमाणित दिनांक : 24/02/2021

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN
Sub-Registrar : ALWAR-II

Print Date : 13/04/2021
Time: 13:27:51PM

District: ALWAR

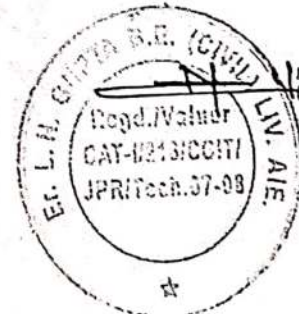
List of Urban Colonies with DLC Rate

SNo	Colony Name	Category	Exterior(₹)	Interior(₹)	Unit
46	विज्ञान नगर 60 फुट रोड से अधिक vigyan nagar 60 foot road se adhik	C	17626	-	Sq. Yd.
47	Ware Housing (Ambedkar Nagar Ke Pas) वेयर हाउसिंग(अम्बेकर नगर के पास)	R	11025	9275	Sq. Yd.
		C	21360	15455	Sq. Yd.

Zone->Area Industrial

Industrial

1	AGRO FOOD PARK [MIA] RESERVED PRICE AGRO FOOD PARK [MIA] RESERVED PRICE	I	1800	-	Sq Mtr
2	MATSYA INDUSTRIAL AREA [MIA] EXT.RESERVED PRICE RIICO MATSYA INDUSTRIAL AREA [MIA] EXT.RESERVED PRICE RIICO	I	2500	-	Sq Mtr
3	MATSYA INDUSTRIAL AREA [MIA] RESERVED PRICE RIICO MATSYA INDUSTRIAL AREA [MIA] RESERVED PRICE RIICO	I	2500	-	Sq Mtr
4	OLD INDUSTRIAL AREA [MIA] OLD INDUSTRIAL AREA [MIA]	I	3500	-	Sq Mtr



R - Residential, C - Commercial, A - Agriculture, I - Industrial, In - Institutional, Cx - Complex,
Fh - Farm House, M - Mining, G - Godown, Rt - Resort, F - Firm

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