

REPORT FORMAT: V-L2 (Very Large with P&M - SBI) | Version: 12.0 Nov 2022

CASE NO. VIS(2023-24)-PL375-Q082-323-512

Dated: 30.11.2023

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

SITUATED AT

M/S. EMAMI AGROTECH LIMITED, SURVEY NO. 505/2, 510/1, 510/2, 509/1, 509/2, 509/1, 509/1, 509/2, 503/1, 503/2, 504, 504/A, 507/2, 505/2, 502/1, 502/2-2, 502/2-1, 505/1, 505/2, 501/B, 501, 507/1, 507/2, 507/3, 500, 506, VILLAGE AND GRAM

■ 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

***Important - In case of any query/ issue or escalation you may please contact Incident Manager at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

NOTE: As per IBA & Bank's Guidelines please 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 & Valuer's Important Information are available at www.rkassociates.org for reference.

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E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

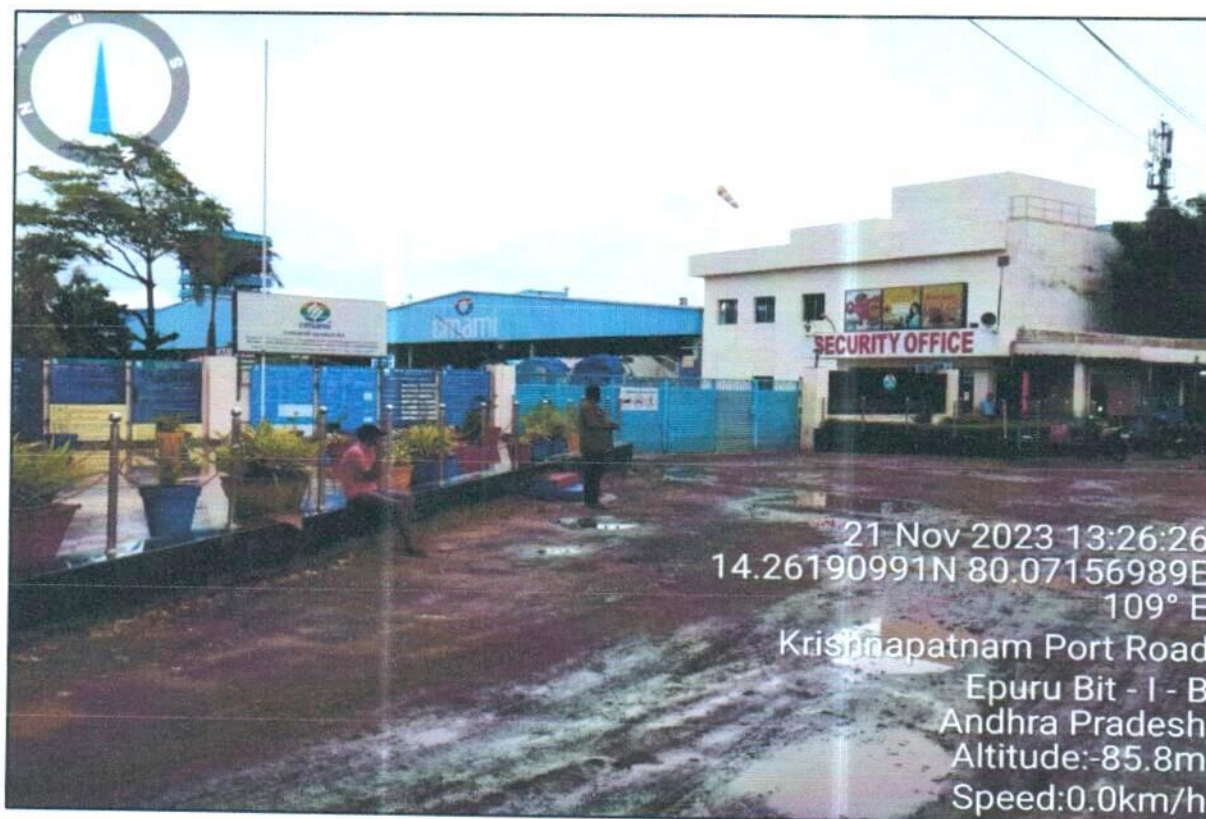
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PART A

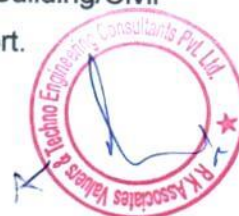
INTRODUCTION

- 1. NAME OF THE PROJECT:** This is a Fixed Asset Valuation Report of Edible Oil Refinery and Processing Plant along with its associated facilities owned by **M/s Emami Agrotech Limited (EAL)** located at Survey No. 505/2, 510/1, 510/2, 509/1, 509/2, 509/1, 509/1, 509/2, 503/1, 503/2, 504, 504/A, 507/2, 505/2, 502/1, 502/2-2, 502/2-1, 505/1, 505/2, 501/B, 501, 507/1, 507/2, 507/3, 500, 506, Village And Gram Panchayat- Pantapalem, Sub-Registrar- Muthukur Mandal, District- Nellore, Andhra Pradesh, India.



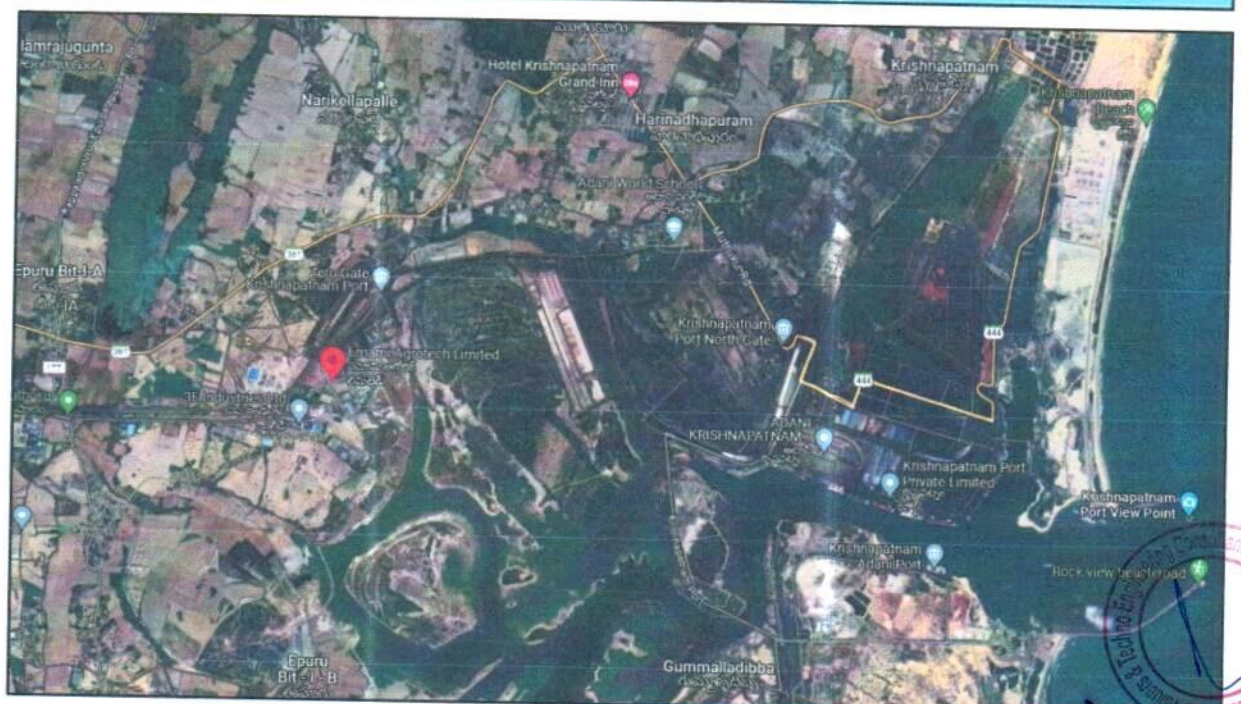
- 2. BRIEF DESCRIPTION OF THE PROJECT:** M/s Emami Agrotech Limited (EAL) is one of the leading players in manufacturing of Edible Oils in India. It is a Greenfield Project which produces Palm Oil, Sunflower Oil, Vanaspati and Specialty Fats. The Plant has a production capacity of 1200 TPD in the gamut of Edible Oils and 115 TPD in terms of Specialty Fats.

This is a Fixed Asset Valuation Report and comprises Land, Building and Plant & Machinery Valuation of the plant located at the aforesaid address. Details of Land & Building/Civil Structure and Plant & Machinery are enumerated in different sections of this report.



2.1 Project Location

Krishnapatnam is a port town in Muthukur mandal of Nellore district in Andhra Pradesh. It is located at around 25 km South-East of the state. Krishnapatnam is well connected through both rail and road. It is connected via 75ft Krishnapatnam Port Road which further connects to Chennai-Kolkata Highway. Nearest Railway station is Krishnapatnam Port Railway Station and nearest Airport is Chennai International Airport (Chennai) which is at a distance of 207 km from Plant by Road.



2.2 Land

As per the copy of TIR provided to us, total land area is 29.96 acres and is owned by M/s. Emami Agrotech Limited. It is a freehold land parcel purchased from different seller. As per information gathered during site visit, it was informed that company had purchased agriculture land which was further converted to industrial usage via Change of Land Use (CLU). As per copy 3 nos. of Land Conversion documents, the land usage was changed from Agriculture to Non-Agriculture. Copy of Cizra/Mauza map is also shared with us.

Boundaries of the plant area are as follows:-

North	East	West	South
Vacant Land	Vacant Land	Approach road & Entry/Exit	Vacant Land

2.3 Building and Civil Work

Major Buildings and civil structures in plant are Warehouse, Admin Building, Refineries, Tank farm, Boiler House, Husk & Coal Shed, Loading Point, ETP etc.

Plant is distributed into different buildings as per their utility. These mainly comprises of Industrial Structures consisting of steel structure erected on PCC floor base and covered by Industrial heavy duty corrugated steel sheets. Buildings of the Plant are constructed using various construction practices like GI sheet mounted and cladded on Prefabricated Steel Structure & RCC structures. Area of Administration & Office Blocks is constructed of RCC framed Structures. Firefighting system is installed in the plant. Year of construction, type of construction, and Physical condition of various buildings are mentioned in the Building and Civil Work valuation Section "Part-B" of the report.

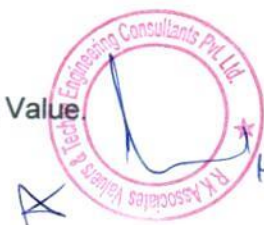
2.4 Water Requirement

For water requirement, company purchases water from private parties. The total requirement of water is about 300 KLPD.

2.5 Power requirement

As per the information shared during the site visit, the power requirements are fulfilled by grid supply from Andhra Pradesh Southern Power Distribution Company Limited (APSPDCL). Company has a grid connection of 4 MW. Company has also installed 5 nos. DG Sets for power backup.

3. TYPE OF REPORT: Project Detailed Fixed Asset Valuation including Project Asset Value.



VALUATION ASSESSMENT M/S EMAMI AGROTECH LIMITED

4. PURPOSE OF THE REPORT: To assess & determine current Fair Market Value of the Assets of the Project for Periodic Re-valuation of the mortgaged property.

5. SCOPE OF THE REPORT: To assess and determine Fair Market Valuation of the Assets of Edible Oil Refinery owned by M/s Emami Agrotech Limited at Village and Gram Panchayat- Pantapalem sub Registrar - Muthukur Mandal, District- Nellore covering following points:

- Valuation of Land.
- Valuation of building and other civil infrastructure.
- Valuation of Plant & Machinery and other Equipment.

6. DOCUMENTS/DATA REFERRED:

- Copy of TIR.
- Buildings Area details along with technical specification of building/structures as per document provided.
- Fixed Asset Register as on 31-03-2023

Note: Documents have been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner.



VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

PART B**DETAILS OF LICENSES & NOCs**

S. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Property Tax	S. No. 770 dated 26-02-2024 for year 2023-24	Paid
2.	Electricity Bill	Southern Power Distribution Company of Andhra Pradesh Limited paid for February 2024	Paid
3.	Fire Noc	RC.No:889/DDRFO/NL RI2023 dated 16-08-2023 for 300 TPD Bio-Diesel Plant.	Received
4.	Consent to Operate (Water, Air & Hazardous Waste)	Order No: eoffice no.APPCB-11022/29/2021-TEC-CFO-APPCB Date:09/01/2024 Valid till 31-12-2025	Received
5.	License to work a factory	License No. DYCIFN-ADMN0LICN/14/2021-SUVR(A)-DYCIF-NLR dated 21-06-2021	Received



PART C

INDIAN BANK FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	Indian Bank, LCB Branch, Kolkata
Name of Customer (s)/ Borrower Unit	M/s Emami Agrotech Limited
Work Order No. & Date	Via letter no. LCB/KOL/EAL/2023-24/507 dated 14 th September 2023

S.NO.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of Property Owner	M/s Emami Agrotech Limited (as per copy of documents provided to us)						
	Address & Phone Number of the Owner	Survey No. 505/2, 510/1, 510/2, 509/1, 509/2, 509/1, 509/1, 509/2, 503/1, 503/2, 504, 504/A, 507/2, 505/2, 502/1, 502/2-2, 502/2-1, 505/1, 505/2, 501/B, 501, 507/1, 507/2, 507/3, 500, 506, Village And Gram Panchayat- Pantapalemsub Registrar- Muthukur Mandal, District- Nellore, Andhra Pradesh						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	21 st November 2023						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Lakshmi Narayana</td><td>Accounts Department</td><td>+91 88866 69337</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Lakshmi Narayana	Accounts Department	+91 88866 69337
Name	Relationship with Owner	Contact Number						
Mr. Lakshmi Narayana	Accounts Department	+91 88866 69337						
d.	Date of Valuation Report	30 th November 2023						
e.	Name of the Developer of the Property	M/s Emami Agrotech Limited						
	Type of Developer	--						

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This Fixed Asset Valuation Report and comprises of Land, Building as well as Plant & Machinery Valuation for the Edible Oil Refinery and its associated Facilities located at the aforesaid address. Details of Land & Building/Civil Structure and Plant & Machinery are enumerated in different section of this report.

As per copy of TIR dated 15-02-2021, the total land area is about 29.96 acre. It is a freehold land. The subject plant is situated near Krishnapatnam Port. Krishnapatnam Port is operated by Adani Group. Crude Oil is imported from Indonesia, Malaysia and Thailand which is further transported via pipe lines to different plants situated nearby the ports.

As per observation made during site, it was observed that there are multiple refinery units nearby the location due to strategic location being near to the International Port. Plants such as Gemini Edibles and Fats India limited, Adani Wilmar Unit-1 & 2, Foods Fats And Fertilizers Ltd., Santoshimata Oils, Cargill India Pvt Ltd., Bunge India Private Limited etc. are situated nearby.

Other Project details are already described in 'Brief description of the Project' under Part-A Introduction section.

Valuation is conducted of Edible Refinery Oil Plant along with its associated facilities owned by M/s. Emami Agrotech Limited as shown to us on the site by the customer of which photographs is also attached to be only considered in this report.

a.	Location attribute of the property	
i.	Nearby Landmark	Property itself is a landmark.

(Handwritten signature and stamp)

VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

ii.	Postal Address of the Property	M/s Emami Agrotech Limited, Village And Gram Panchayat- Pantapalemsub Registrar- Muthukur Mandal, District- Nellore, Andhra Pradesh			
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: 14°15'42.5"N 80°04'18.5"E			
vi.	Details of the roads abutting the property				
	(a) Main Road Name & Width	Chennai-Kolkata Highway	Approx. 60 ft. wide		
	(b) Front Road Name & width	Krishnapatanam Port Road	Approx. 50 ft. wide		
	(c) Type of Approach Road	Bituminous Road			
	(d) Distance from the Main Road	Approx. 20 km			
vii.	Description of adjoining property	Industrial Plants			
viii.	Plot No. / Survey No.	Survey No. 501-510			
ix.	Zone/ Block	Village And Gram Panchayat- Pantapalem			
x.	Sub registrar	Muthukur			
xi.	District	Nellore			
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.			
	(a) List of documents produced for perusal	Documents Requested	Documents Provided	Documents Reference No.	
		Total 09 documents requested.	Total 09 documents provided	Total 09 documents provided	
		Copy of TIR	Copy of TIR	Dated 15/02/2021	
		Change of Land Use	Change of Land Use	3 nos. of copies	
		Plant Layout	Plant Layout	---	
		Building Area Sheet	Building Area Sheet		
		Fixed Asset Register	Fixed Asset Register	Dated 31/03/2023	
		Copy NoCs	Refer Part-B		
		Last paid Municipal Tax Receipt	Last paid Municipal Tax Receipt	Dated 26-02-2024	
		Electricity Bill	Electricity Bill	Dated 05-03-2024	
		Cizra Map	Cizra Map		
		(b) Documents provided by	Owner's representative		
	Name		Relationship with Owner	Contact Number	
	Mr. Lakshmi Narayana		Accounts Department	+91 88866 69337	
	✓		Identified by owner's representative		
	✓		Done from the name plate displayed on the property		
	(c) Type of Survey	Full survey (inside-out with approximate measurements & photographs).			

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VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

	(d) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly.		
	(e) Is the property merged or colluded with any other property	No. It is an independent single bounded property		
	(f) City Categorization	Village	Rural	
	(g) Characteristics of the locality	Average	Within developing Industrial Area	
	(h) Property location classification	Good location within locality	Near to Port	Near to Highway
	(i) Property Facing	West Facing		
b.	Area description of the Property 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.	Land	Construction	
			Built-up Area	
		29.96 acre	1,94,064 Sq. mtr.	
c.	Boundaries schedule of the Property			
i.	Are Boundaries matched	In the shared TIR, boundaries of individual, survey no. are mentioned.		
ii.	Directions	As per Sale Deed/TIR	Actual found at Site	
	East	---	Vacant land	
	West	---	Approach road & Entry/Exit	
	North	---	Vacant land	
	South	---	Vacant land	
3.	TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	Industrial. However, master plan not available on public domain		
	i. Any conversion of land use done	From Agricultural to Industrial.		
	ii. Current activity done in the property	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	PERMITTED	CONSUMED	
	i. FAR/FSI	Not mentioned in the shared layout plan	Refer to area chart	
	ii. Ground coverage			
	iii. Number of floors			
	iv. Height restrictions			
	v. Front/ Back/Side Setback			
	vi. Status of Completion/ Occupational certificate			
c.	Comment on unauthorized construction if any	None, plant buildings are constructed as per shared layout plan		



VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

d.	Comment on Transferability of developmental rights	Free hold, complete transferable rights	
e.	i. Planning Area/ Zone	Krishnapatnam Industrial Area	
	ii. Master Plan Currently in Force	Is a part of Krishnapatnam Industrial Area. However, master plan is not available on Public Domain.	
	iii. Municipal Limits	Gram Panchayat- Pantapalem	
f.	Developmental controls/ Authority	Gram Panchayat- Pantapalem	
g.	Zoning regulations	Industrial	
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	Not in our knowledge	
i.	Comment on Compounding/ Regularization proceedings	Not in our knowledge	
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)	
4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY		
a.	Ownership documents provided	Copy of TIR dated 15-02-2021	
b.	Names of the Legal Owner/s	M/s. Emami Agrotech Limited	
c.	Constitution of the Property	Free hold, complete transferable rights	
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 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 be found on public domain	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Yes	Indian bank
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not Known to us	NA
k.	Building plan sanction:		
	i. Is Building Plan sanctioned	Yes	
	ii. Authority approving the plan	Nellore Urban Development Authority (NUDA)	
	iii. Any violation from the approved Building Plan	None	
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA
		<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 (property tax, water tax, electricity bill)	Property Tax	Paid on 26-02-2024
		Water Tax	---
		Electricity Bill	February Bill paid
	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.	S. No. 770 dated 26-02-2024
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	Legal opinion has to be given by Advocate/ legal expert.
q.	Any other aspect	This is just estimation on Valuation based on the copy of the documents/ information provided to us by the client.
	i. Property presently occupied/ possessed by	Owner

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	NA
	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	NA
d.	Property Insurance details	NA
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	NA
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
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.	Industrial area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES	
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
	Permanent	Yes



VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

	iii.	Power Supply arrangement	Auxiliary	Yes, D.G sets			
	iv.	HVAC system		No, only individual ACs installed			
	v.	Security provisions		Yes/ Private security guards			
	vi.	Lift/ Elevators		Yes, material lifts			
	vii.	Compound wall/ Main Gate		Yes			
	viii.	Whether gated society		Yes			
	Internal development						
	Garden/ Park/ Land scraping		Water bodies	Internal roads	Pavements	Boundary Wall	
	Yes		No	Yes	Yes	Yes	
8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i.	Water Supply		Yes, from private parties			
	ii.	Sewerage/ sanitation system		Underground			
	iii.	Storm water drainage		Yes			
b.	Description of other Physical Infrastructure facilities in terms of:						
	i.	Solid waste management		Yes			
	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			
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~2.5 km	~ 3 km	~ 1 km	~ 3 km	~ 3 km	---	~ 180 km
	Availability of recreation facilities (parks, open spaces etc.)			No.			
9.	MARKETABILITY ASPECTS OF THE PROPERTY						
a.	Marketability of the property in terms of						
	i.	Location attribute of the subject property		Excellent			
	ii.	Scarcity		Ample vacant land available nearby. There is no issue of land availability in this area.			
	iii.	Demand and supply of the kind of the subject property in the locality		Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.			
	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		Property located near to Port				
	i.	Any New Development in surrounding area		Port road widening in-progress			
	ii.	Any negativity/ defect/ disadvantages in the property/ location		No such major negativity came into observation during the site visit.			
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY						
a.	Type of construction		Structure	Slab	Walls		

VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

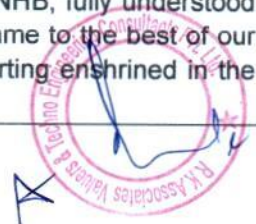
		Mostly Industrial corrugated GI shed and RCC pillar beam column structures	RCC & GI Shed	Brick walls
b.	Material & Technology used	Material Used		Technology used
		Grade B Material		Steel columns and trusses framed structure
c.	Specifications			
	i. Roof	Floors/ Blocks	Type of Roof	
		Please refer to 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	Bituminous, PCC, Vitrified tiles		
	iv. Doors/ Windows	Wooden frame & panel doors, 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	Simple plastered walls		
	vii. Exterior Finishing & Design	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	Approx. 11 years	Around year- 2012	
f.	Total life of the structure/ Remaining life expected	Please refer Area description chart 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.		
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	Only rooms are covered with window AC		
l.	Provision of firefighting	Fire Hydrant System		
m.	Copies of the plan and elevation of the building to be included	Enclosed with the report		
11. ENVIRONMENTAL FACTORS				
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information available		
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 near to Industrial area and therefore pollution is present		



VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY		
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.	Industrial Structure
13. VALUATION		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Part D: Procedure of Valuation Assessment of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to Part D: Procedure of Valuation Assessment 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 Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Guideline Value	
	1. Land	Rs. 15,95,07,720/-
	2. Building	---
	3. Plant & Machinery	---
	ii. Indicative Prospective Estimated Fair Market Value	Rs. 394,00,00,000/-
	iii. Expected Estimated Realizable Value	Rs. 334,90,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 295,50,00,000/-
e.	i. Justification for more than 20% difference in Market & Circle Rate	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.
	ii. Details of last two transactions in the locality/ area to be provided, if available	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 Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference.
14. Declaration	a. The information provided by us is true and correct to the best of our knowledge and belief. b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks. 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.	



VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

		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 & fair valuation. e. No employee or member of R.K Associates has any direct/ indirect interest in the property f. Our authorized survey Abhinav Chaturvedi & Deepak Singh has visited the subject property on 21/11/2023 in the presence of the company's representative Mr. Lakshmi Narayana with the permission of owner. g. Firm is an approved Valuer of the Bank. h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past. i. We have submitted the Valuation Report directly to the Bank.
15.	ENCLOSED DOCUMENTS	
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 Applicable
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, Makan.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.	Total Number of Pages in the Report with enclosures	62



PART D

AREA DESCRIPTION OF THE PROPERTY

- 1. LAND AREA:** As per copy of TIR dated 21-02-2021, the total land area of the subject plant owned by M/s. Emami Agrotech Limited admeasures 26.96 acres. It was purchased from different sellers. As per information shared during site visit, company purchased agriculture land and converted it for industrial usage.

As per satellite measurement tools, the area underneath the plant boundary about ~30.00 acre which almost equal to area mentioned in the TIR. Thus, for valuation purpose land area mentioned in the TIR i.e. 29.96 acre is considered for valuation.



EAL Total Land Area Bounded by Red Line

- 2. BUILDINGS & STRUCTURES AREA:** As per information shared during site visit, it was informed that the plant was commissioned in year 2012. Major Buildings and civil structures in Plant are Warehouse, Admin Building, Refineries, Tank farm, Boiler House, Husk & Coal Shed, Loading Point, ETP etc. structure/building-wise technical specification of building are tabulated below:-

S. No.	Building /Structures Name	Type of Roof	Type of Flooring	Type of Structure	Year of Construction	Height (mtr)	Covered Area (Sq.Ft.)
1	Security Office	RCC	Tiles	Brick-built	2012	3.5	723
2	ADM - 2 storied Building Ground floor	RCC	Tiles	Brick-built	2012	8.45	5,008
3	1st Floor	RCC	Tiles	Brick-built	2012	4.45	1,719
4	Canteen	RCC	Tiles	Brick-built	2012	4.00	1,719
5	Toilet	RCC	Tiles	Brick-built	2012	3.35	378

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6	Refinery Plant	RCC	Tiles	Brick-built	2012	28.00	17,405
7	Pump House Number 1	CGI	IPS	MS Joist	2012	4.25	642
8	Pump House Number 2	CGI	IPS	MS Joist	2012	4.25	483
9	Boiler	CGI	IPS	Brick Build	2012	16	5,569
10	Thermic Fluid Boiler-1 2 Storied Building Ground	CGI	IPS	MS JOIST	2012	16	1,236
11	Floor	CGI	IPS	MS JOIST	2012	3	600
12	Thermic Fluid Boiler-2	CGI	IPS	MS JOIST	2012	16	1,236
13	Crusher House	CGI	IPS	MS JOIST	2012	16.75	600
14	Coal Storage Head	CGI	IPS	MS JOIST	2012	7.5	15,806
15	Wax Storage Head	CGI	IPS	brick build and CGI	2012	17	765
16	ETP	CGI	IPS	MS JOIST	2012	7	7,074
17	Toilet Block	Asbestos	IPS	brick built	2012	3.35	191
18	Compressor Room	CGI	IPS	MS JOIST	2012	5	775
19	DG Set Room No.1	RCC	IPS	Brick build	2012	6	1,136
20	DG Set Room No.2	RCC	IPS	Brick build	2012	6	1,397
21	PCC Room number 2	RCC	IPS	Brick build	2012	6	1,194
22	I.E Plant	CGI	TILES	MS JOIST	2012	30.725	5,516
23	Switch Yard	RCC	IPS	Brick build	2012	6	2,128
24	E B Office	RCC	IPS	Brick build	2012		260
25	Two wheeler office	CGI	IPS	MS pipe	2012	2.75	1,960
26	Control room	RCC	IPS	Brick build	2012	3.6	162
27	Fractionation plant	CGI	TILES	MS JOIST	2012	15.5	2,756
28	water treatment plant	CGI	TILES	MS JOIST	2012	6.5	1,099
29	water storage reservoir	RCC	IPS	Brick build	2012	3.5	6,435
30	Loading Centre	CGI	TILES	MS JOIST	2012	7.5	2,060
31	ware house number 1	CGI	IPS	brick build	2012	9.7	51,150
32	ware house number 1	CGI	IPS	and CGI	2012	9.7	51,151
33	Tin plant	RCC	IPS	Brick build	2012	5.5	2,667
34	Store	CGI	IPS	MS JOIST	2012	3	1,064
						Total	1,94,064

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 E

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
		14 September 2023	21 November 2023	30 November 2023	30 November 2023
ii.	Client	Indian Bank, LCB Branch, Kolkata			
iii.	Intended User	Indian Bank, LCB Branch, Kolkata			
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 checked="" type="checkbox"/> Identified by owner's representative <input checked="" type="checkbox"/> Done from the name plate displayed on the property			
ix.	Is property number/ survey number displayed on the property for proper identification?	Yes.			
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & 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 LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET Classification	Category INDUSTRIAL Type INDUSTRIAL PLANT
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis Secondary Basis	Income/ Revenue Generating Asset Market Value & Govt. Guideline Value 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 Industrial	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms) Industrial
			Considered for Valuation purpose Industrial

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vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. For further information of Legal Aspect and Ownership please refer to TIR report of advocates.			
viii.	Class/ Category of the locality	Lower Middle Class (Average)			
ix.	Property Physical Factors	Shape Irregular		Size Large	Layout Normal Layout
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level Refer Building Area Sheet
		Village	Ordinary	Near to Highway	
		Rural	Average	Near to Sea Shore	
			Near to Port	Near to Railway Station	
		Property Facing West Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		No	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	
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.)	Rural Area			
xiii.	Neighbourhood amenities	Average			
xiv.	Any New Development in surrounding area	Krishnapatanam Port road widening is in-progress			
xv.	Any specific advantage in the property	Near to Port.			
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	Yes demarcated properly			
xx.	Is the property merged or colluded with any other property	No. It is an independent single bounded property			
		Comments: ---			
xxi.	Is independent access available to the property	Clear independent access is available			
xxii.	Is property clearly possessable upon sale	Yes			
xxiii.		Fair Market Value			





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	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	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	Asset	Approach of Valuation	Method of Valuation
		Land	Market Approach	Market Comparable Sales Method
		Building	Cost Approach	Depreciated Replacement Cost Method
		Plant & Machinery	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: Contact No.: Nature of reference: Size of the Property: Location: Rates/ Price informed: Any other details/ Discussion held:	M/s. Tirumala Real Estate +91 99666 66619 Property Consultant ~5.00 to 10.00 Acre Krishnapatanam Port Around Rs. 70,00,000/- per acre As per the discussion with the property dealer of the subject locality, it was informed that the industrial land rate near to Krishnapatanam Port are available about Rs. 70,00,000/- per acre.
		2.	Name: Contact No.: Nature of reference: Size of the Property: Location: Rates/ Price informed: Any other details/ Discussion held:	M/s Simhapuri Real Estate +91 98855 16534 Property Consultant ~5 Acre Krishnapatanam Port Rs. 90,00,000/- to Rs. 1,00,00,000/- per acre As per the discussion with the property dealer of the subject locality, about 5 acre of industrial land near to port is available for sale. The asking price of the same around Rs. 90,00,000/- to Rs. 1,00,00,000/- per acre.
xxviii.	Adopted Rates Justification	As per our discussion with the property dealers and habitants of the subject location we have gathered the following information:- 1. As per information received during site visit, company had purchased agriculture land and then converted it for industrial usage. 2. As per information available on public domain, Krishnapatanam Port is part of Chennai Bengaluru Industrial Corridor. Also Krishnapatnam Port has been declared Industrial area by Andhra Pradesh Industrial Infrastructure Corporation (APIIC). However, Master Plan of the same is not available on public domain. 3. Krishnapatanam Port is operated by Adani Ports and Special Economic Zone Ltd. 4. The Port located at strategic location for Crude Oil imports from Malaysia, Indonesia, Thailand etc.		

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5. The specific trend for land rates is not available on public domain which can directly be compared to the subject land parcel.
6. The residential land rate near to Krishnapatanam Port of size 0.25 to 1.00 acre are in range of Rs. 26.00 to Rs. 28.00 Lac per acre. (Refer Attachment).
7. We have also found one industrial land parcel of area measuring 5 acre at Nelatur which is about 10 km from Krishnapatanam Port is available for sale at Sale Price of Rs. 2.20 Cr. which translate to land rate of Rs. 44,00,019/- per acre.
8. As per information available on public domain, the circle rate of non-agriculture land is Rs. 1100/- per sqyd or Rs. 53,24,023/- per acre.
9. As per discussion with property dealer the industrial land at range of Rs. 70.00 Lac to 1.00 Cr. per acre depending upon factors such as shape, size, frontage, distance from port etc.

Based on the above information, we are of the view to adopt a rate of **Rs. 80,00,000/- per acre** for the purpose of this valuation assessment.

NOTE: We have taken due care to take the information from reliable sources. 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:

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.

Adjustments (-/+): 0%

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xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs. 80,00,000/- per acre
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiv.	Basis of computation & working <ul style="list-style-type: none"> 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. 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. 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 & 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. 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. 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 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. 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. 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. 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. Verification of the area measurement of the property is done based on sample random checking only. 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. 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

- We have relied upon documents/information/data (both written & verbal) received from the Client/bank/property owner or his representative, assumed to be true & correct.
- 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. Ownership details have been taken from the documents provided to us and the copy of TIR shared by the Bank, which has been relied upon.
- 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.
- 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.

xxxvi. SPECIAL ASSUMPTIONS

None

xxxvii. LIMITATIONS

None

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs. 1,100/- per sq.yd	Rs.70,00,000/- to Rs. 1,00,00,000/- per acre
b.	Rate adopted considering all characteristics of the property	Rs. 1,100/- per sq.yd	Rs.80,00,000/- per acre
c.	Total Land Area considered (documents vs site survey whichever is less)	29.96 acre or 1,45,007 sq.yd	29.96 acres
d.	Total Value of land (A)	Rs. 15,95,07,720/-	29.96 acre. x Rs. 80,00,000/- per acre Rs. 23,96,80,000/-



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4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

All figures are in Rs. Cr.

As per FAR Dated 31-03-2023				As per RKA dated 30-11-2023	
S. No.	Particular	Gross Block	Net Block	Estimated Replacement Cost	Prospective Fair Market Value
1	Civil & Building Structure	44.72	30.08	39.59	29.20
	Total	44.72	30.08	39.59	29.20
Note					
1. All the details pertaining to the building area statement such as area, floor, height etc. has been taken from the site sample measurement during the survey and area sheet provided.					
2. The subject property is constructed with different type of structures.					
3. The valuation is done by considering the depreciated replacement cost approach. As per building technical details shared by the management and physical measurement conducted during site survey.					
4. As per our site survey, we have observed the maintenance of the buildings are good.					
5. The economic life of the RCC Building & Steel Structures are considered 60 years & 45 Years respectively.					
6. The length of RCC boundary wall with both sides plastered is about 1400 meter in length with 10 ft. height.					
7. The length of internal road about 1.00 km & out of the total land area, about 80% is developed.					

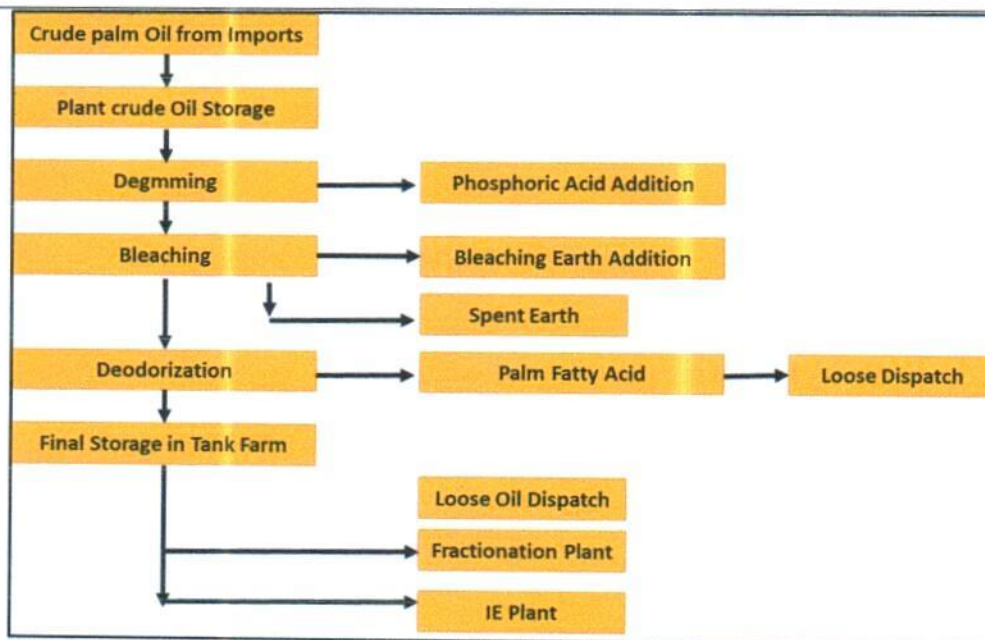
5.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S. No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	Already included in Civil & Building Structure Valuation
b.	Add extra for 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.)	----	
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	
e.	Depreciated Replacement Value (B)	---	---
f.	Note: <ul style="list-style-type: none">Value for Additional Building & 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.		



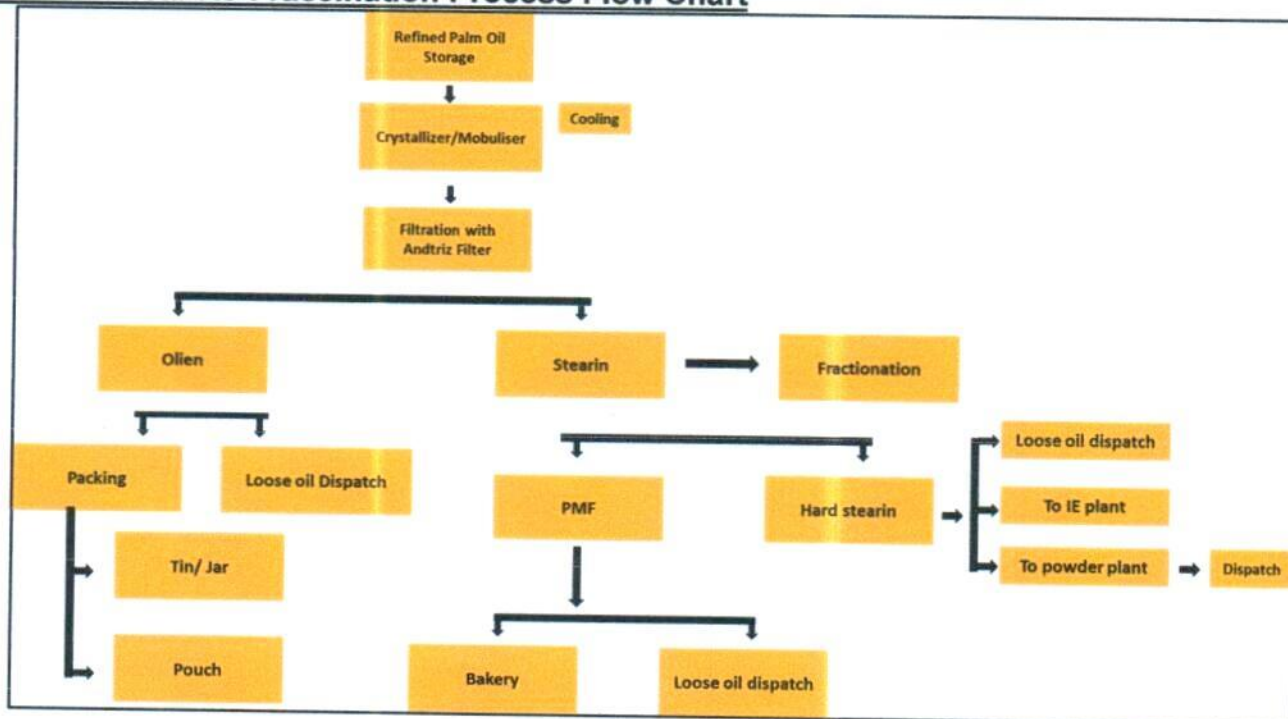
PART F CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY

S.NO.	CONTENTS		DESCRIPTION
1.	TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY		
a.	Nature of Plant & Machinery	Edible Oil Refinery Plant	
b.	Size of the Plant	Large scale Plant	
c.	Type of the Plant	Fully Automatic	
d.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	2012	
e.	Production Capacity	Edible Oils: 1200 TPD Specialty Fats (Bakery): 115 TPD	
f.	Capacity at which Plant was running at the time of Survey	Full Capacity	
g.	Number of Plants	2 Oil Refinery Units 1 Bakery Unit	
h.	Condition of Machines	Good.	
i.	Status of the Plant	Fully operational	
j.	Products Manufactured in this Plant	Palm Oil, Sunflower Oil & Bakery products	
k.	Recent maintenance carried out on	As per information received during site inspection, it was informed that regular repair & maintenance is being carried out in the plant.	
l.	Recent upgradation, improvements if done any	None	
m.	Total Gross Block & Net Block of Assets	Gross Block	Net Block
		As on 31/03/2023	
		Rs. 431,49,82,661/-	Rs. 265,38,86,672/-
n.	Any other Details if any	NA	
2.	MANUFACTURING PROCESS		
	Palm Oil Process Flow Chart		





Fraccination/ Re-Fraccination Process Flow Chart



3. TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY

a.	Technology Type/ Generation Used in this Plant	Bleaching, Deodorization & Fractionation
b.	Technological Collaborations If Any	None
c.	Current Technology used for this Industry in Market	Bleaching, Deodorization & Fractionation

4. RAW MATERIALS REQUIRED & AVAILABILITY

Type of Raw Material	Crude Palm Oil
----------------------	----------------




	Availability	Imported from Malaysia, Thailand, Indonesia
5.	AVAILABILITY & STATUS OF UTILITIES	
	Power/ Electricity	4 MW Grid Power from APSPDCL
	Water	Available from private parties
	Road/ Transport	Yes
6.	COMMENT ON AVAILABILITY OF LABOUR	
	Availability	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.
	Number of Labors working in the Factory	~250 per shift
7.	SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY	
	Strategic Sale as part of the ongoing concern company.	
	Reason: This is a Large Scale Plant and can only be sold only as an Integrated Industry to preserve its value since complete process line & machines are special purpose machines and can't be used in any other Industry. 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.	
8.	DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET	
	Demand is in line if transaction happens for the complete integrated Project as a whole but not on piecemeal basis.	
9.	SURVEY DETAILS	
a.	Plant has been surveyed by our Engineering Team on dated on 21/11/2023	
b.	Site inspection was done in the presence of Company's Employee Mr. Lakshmi Narayana 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 that the plant was fully 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.	As per the overall site visit summary, the plant appeared to be in good condition.	



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

1. GENERAL INFORMATION				
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		21 November 2023	30 November 2023	30 November 2023
ii.	Client	Indian Bank, LCB Branch, Kolkata		
iii.	Intended User	Indian Bank, LCB Branch, Kolkata		
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"/> Identified by the company's representative <input checked="" type="checkbox"/> Due to large number of machines/ inventories, only major production lines & machines have been checked		
ix.	Type of Survey conducted	Sample random verification of machines and photographs taken		

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	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	Krishnapatanam Port road widening is in-progress			
viii.	Any specific advantage/ drawback in the plant and machines	Near to the Port			





VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

ix.	Machines overall usability/ utility Factor	High utility	
x.	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.	
xi.	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.	
xii.	Approach & Method of Valuation Used	Approach of Valuation	Method of Valuation
		Cost Approach	Depreciated Replacement 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	The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material, usability, capacity. This Valuation report is prepared based on the facts of the assets & 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 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.	
xv.	Basis of computation & working		
	Main Basis: a. Basic Methodology: For arriving at fair market value of P&M & other fixed assets our engineering team has 'cost approach (depreciated replacement cost)'. The fair market value of Plant & Machinery on the date of valuation is its cost of reproduction & commissioning on that date less the depreciation & 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. b. Core P&M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance & service and parts replacement availability of the machines and more importantly demand in the market. c. Main Machinery of this Plant are specific purpose machines. d. The main data point for the Valuation of Plant & Machinery is the Fixed Asset Register maintained by the company. Plant & 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, Equipment for PTA, Pollution Control Equipment. 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 & Machinery valuation. e. Provided Capitalization cost in FAR doesn't include any kind of soft cost like pre-operative, finance, IDC expenses, etc. incurred during establishment of the Project. 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, 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 owner's 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 doesn't 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

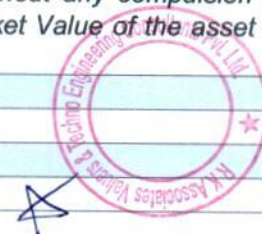
- u. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.*
- v. The assets and interests therein have been valued free and clear of any liens or encumbrances 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.*
- 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.*
- x. Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal & informal payment components as per market trend.*
- y. 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.*

xvii. SPECIAL ASSUMPTIONS

NA

xviii. LIMITATIONS

None



VALUATION ASSESSMENT M/S EMAMI AGROTECH LIMITED

SUMMARY OF PLANT & MACHINERY

S. No	Particulars	Gross Block (INR)	Book Value (INR)	Estimated Reproduction Cost of the Asset (INR)	Fair Market Value (INR)
1	Plant and Equipment	428,83,84,042	264,79,69,034	545,38,77,963	340,41,25,537
2	Office Equipment	84,40,146	5,12,685	92,08,209	11,19,927
3	Furniture and Fixture	81,51,452	22,68,057	1,04,12,953	16,21,615
4	Computer Accessories	59,99,511	14,83,416	64,46,512	15,67,718
5	Vehicles	34,81,574	15,37,270	41,92,386	21,41,998
6	Computer Software	5,25,937	1,16,209	5,28,068	10,561
Grand Total		431,49,82,661	265,38,86,672	548,46,66,090	341,05,87,357

Remarks:

- Assets items pertaining to M/s. Emami Agrotech Limited at aforesaid address is considered in the valuation assessment.
- M/s. Emami Agrotech Limited has provided us the Fixed Assets Register (FAR) dated 31-03-2023 of the company for verification of assets.
- For evaluating the useful life for calculation of depreciation, chart of companies act 2013 are referred.
- Useful life of primary machines like refinery, compressor, condenser, Oil heater, heat exchanger, DG Set, Tanks etc. is taken as 12 to 20 years.
- For evaluating the Gross Current Reproduction Cost of the machines and equipment, we have adopted the cost approach methodology (cost indexation factor).
- During the site visit, the plant was fully operational.



6. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S. No.	Particulars	Book Value as on 31-03-2023	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs. 18,94,99,393/-	Rs. 23,96,80,000/-
2.	Total BUILDING & CIVIL WORKS (B)	Rs. 30,08,49,796/-	Rs. 29,19,79,655/-
3.	Additional Aesthetic Works Value (C)		
4.	Plant & Machinery Value (D)	Rs. 265,38,86,672/-	Rs. 341,05,87,357/-
5.	CWIP (E)	Rs. 18,59,523/-	Rs. 18,59,523/-
6.	Total Add (A+B+C+D+E)	Rs. 314,60,95,383/-	Rs. 394,41,06,535/-
7.	Additional Premium if any	---	---
	Details/ Justification	---	---
8.	Deductions charged if any	---	---
	Details/ Justification	---	---
9.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 394,41,06,535/-
10.	Rounded Off	---	Rs. 394,00,00,000/-
11.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Three Hundred and Ninety-Four Crore Only
12.	Expected Realizable Value (@ ~15% less)	---	Rs. 334,90,00,000/-
13.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 295,50,00,000/-
14.	Percentage difference between Book Value and Fair Market Value	~15	
15.	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>a. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>b. This Valuation is done for the property found on as-is-where basis as shown on the site by the customer/documents provided, of which photographs is also attached with the report.</p> <p>c. 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>d. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>e. 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.</p> <p>f. 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.</p> <p>g. Due care has been taken while considering any document/ information as much as possible within limited time available. However its verification from originals or from any Govt. department, etc. has not been done at our end and considered to be good without fabrication</p>		
16.	IMPORTANT KEY DEFINITIONS		
	<i>Fair Value</i> 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.*

17. 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



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. 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 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.




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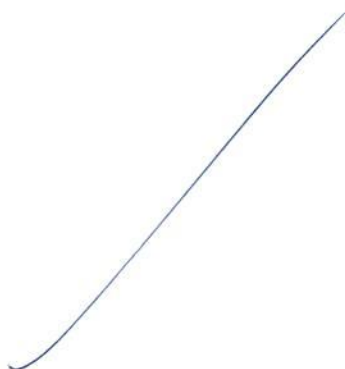
IF REPORT IS USED FOR BANK/ FIs

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.

This report is made on the assumption that the documents, information provided to us are true & correct.

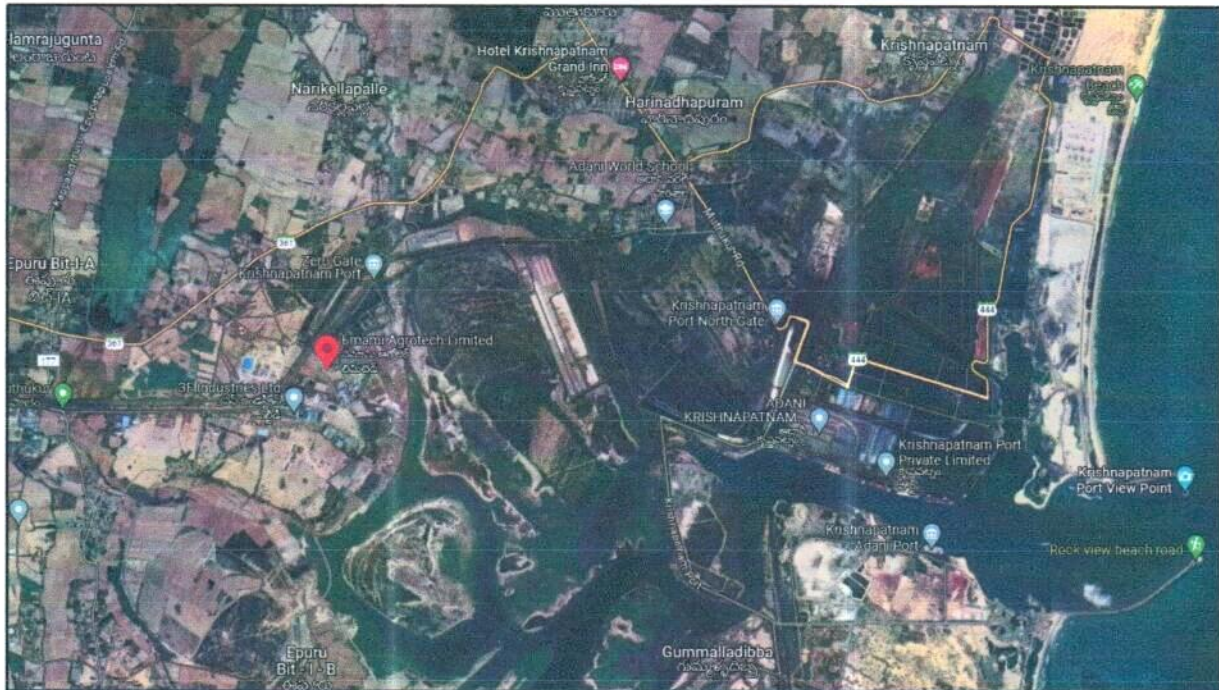
Valuation Terms of Services & Valuer's Important Information are available at www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Abhinav Chaturvedi & Deepak Singh	Abhinav Chaturvedi	Anil Kumar
		




VALUATION ASSESSMENT M/S EMAMI AGROTECH LIMITED

ENCLOSURE: I – GOOGLE MAP LOCATION



(Handwritten signature and stamp of R.K. Associates)

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

Home **Boomi.in** Search Search
 Enter a Streetname, Locality or Neighborhood

Indus Rs 2,20,00,000trial Land for Sale at Krishnapatnam Port, Nellore - from IndiaProperty

Industrial Land for Sale at Krishnapatnam Port Nellore

Bedrooms	Plot Area 217800 Sq Feet	Price INR 2.20.00.000
Locality Krishnapatnam Port	City Nellore	Listed By Owner
Address nelatur		

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Agricultural Land for Sale [Ask us here](#)

1210 Sq.Yrds Agricultural Land in Krishnapatnam Port at ₹7 L

Posted by PRASAD ESTATES (Agent)

It's been a while since the last time this page was updated. Please contact the seller for up-to-date info on Price & Availability.

Project ID: IP7005986 | Last Update: Mar 17, 2023

PLOT AREA
1210 (Sq.Yd)

AGE OF PROPERTY 69-96-69-96(Feet)
0 - 1 Year (Left-Front-Right-Back) **FACING** East

Overview of Agricultural Land for Sale
 *Red Sandal Fam Land Plots for Sale @ *PRAKASHAM District *
 NELLORE DISTRICT, CHITTUR DISTRICT'S Location
 KANIGIRI, NELLORE, CHITTUR (IN HYDERABAD, VIJAYAWADA
 OFFICE AVAILABLE, FREE SITE VISIT AVAILABLE) Guntas
 1/4 acre(25 cents) - 100 RedSandal wood plantation - 7L (2
 CRORE INCOME) 1/2 acre(50 cents) - 200 RedSandal - 13L (4

EMI - ₹ 4,807 @ 8.35% *
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Home Find Properties in Nellore PRASAD ESTATES Agricultural Land for Sale in Krishnapatnam Port, Nellore for sale

Agricultural Land for Sale [Ask us here](#)

2420 Sq.Yrds Agricultural Land in Krishnapatnam Port at ₹13 L

Posted by PRASAD ESTATES (Agent)

It's been a while since the last time this page was updated. Please contact the seller for up-to-date info on Price & Availability.

Project ID: IP7005706 | Last Update: Jan 05, 2023

PLOT AREA
2420 (Sq.Yd)

AGE OF PROPERTY 123-124-123-124(F-net)
0 - 1 Year (Left-Front-Right-Back) **FACING** East

Overview of Agricultural Land for Sale
 *Red Sandal Fam Land Plots for Sale @ *PRAKASHAM District *
 NELLORE DISTRICT, CHITTUR DISTRICT'S Location
 KANIGIRI, NELLORE, CHITTUR (IN HYDERABAD, VIJAYAWADA
 OFFICE AVAILABLE, FREE SITE VISIT AVAILABLE) Guntas
 1/4 acre(25 cents) - 100 RedSandal wood plantation - 7L (2
 CRORE INCOME) 1/2 acre(50 cents) - 200 RedSandal - 13L (4

EMI - ₹ 8,927 @ 8.35% *
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Agricultural Land for Sale Help / > view details about this project [Ask us here](#)

4840 Sq.Yards Agricultural Land in Krishnapatnam Port at ₹26 L

Posted by PRASAD ESTATES (P) LTD.

It's been a while since the last time this page was updated. Please contact the seller for up-to-date info on Price & Availability

Project ID: 87556000 | Last updated: 1 Year 11/2/22

Plot Area
4840 (Sq.Yd)

AGE OF PROPERTY 222-224-222-224(Feet)
0 - 1 Year (Left-Front-Right-Use) **FACING** East

Overview of Agricultural Land for Sale
*Red Sandal Farm Land Plots for Sale @ *PRAKASHAM District *,
NELLORE DISTRICT, CHITTUR DISTRICTS Location
KANIGIRI, NELLORE, CHITTUR (IN HYDARABAD, VIJAYAWADA
OFFICE AVAILABLE, FREE SITE VISIT AVAILABLE) Guntas
1/4 acre(25 cents) - 100 RedSandal wood plantation - 2L (2
CRORE INCOME) 1/2 acre(50 cents) - 200 RedSandal - 1.3L (4

EMI - ₹17,854 @ 8.35% *
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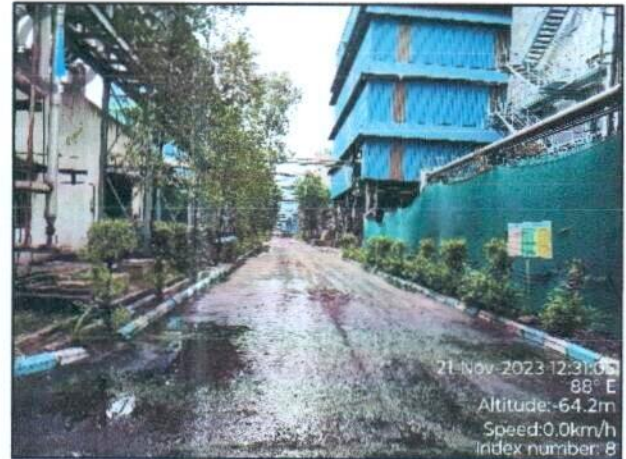
Farm / Agriculture land for sale in Malitha nagar, Nellore

₹ 6 Cr **1,698,840**

1/4 acre (25 cents) - 100 RedSandal wood plantation - 2L (2 Crore Income) 1/2 acre (50 cents) - 200 RedSandal - 1.3L (4



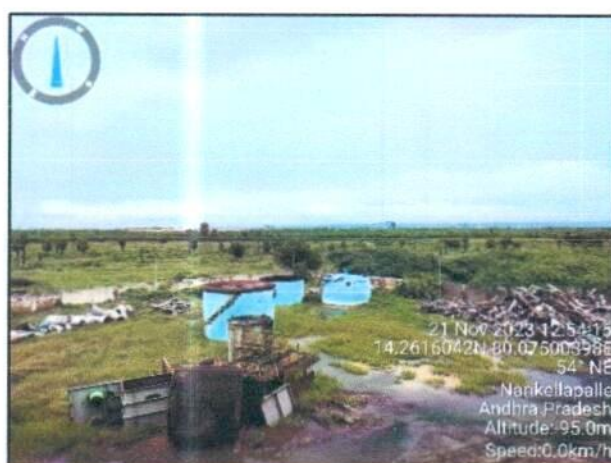
ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY



(Handwritten signature and circular stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.)

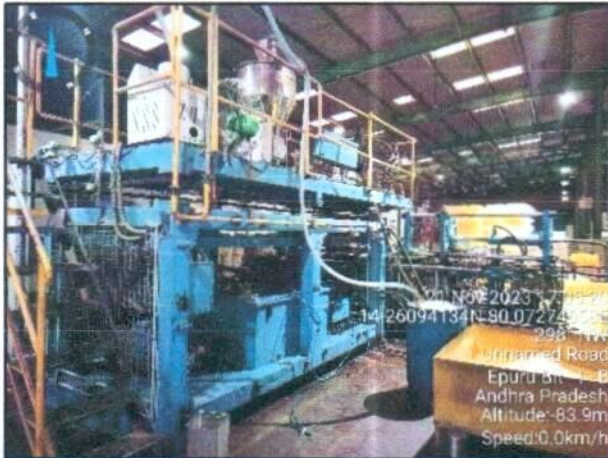
VALUATION ASSESSMENT M/S EMAMI AGROTECH LIMITED



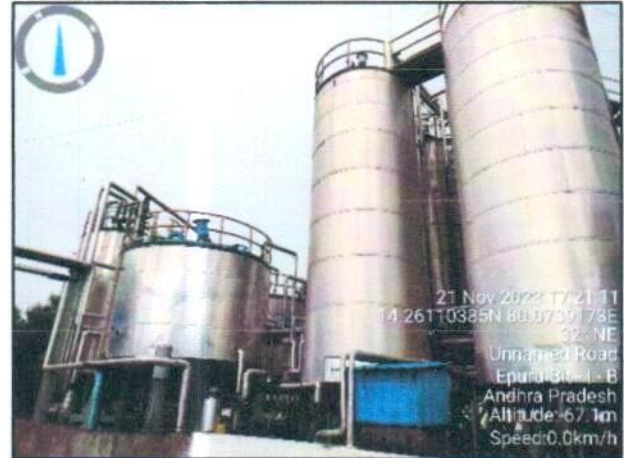


(Handwritten signature and circular stamp of R.K. Associates Techno Engineering Consultants Pvt. Ltd.)





VALUATION ASSESSMENT M/S EMAMI AGROTECH LIMITED



ENCLOSURE: IV – COPY OF CIRCLE RATE

రిజిస్ట్రేషన్ & స్టాంప్స్ శాఖ
ఆంధ్ర ప్రదేశ్ రాష్ట్ర ప్రభుత్వం



REGISTRATION & STAMPS DEPARTMENT
GOVERNMENT OF ANDHRA PRADESH

Unit Rates Locality Wise

District Name		Mandal Name		City/Town/Village	
NELLORE		MUTHUKUR		KRISHNAPATNAM	

S.No.	Ward-Block	Locality	Land Rate Rs. per Sq Yard	Composite Rate Rs. Per Sq.Ft			Classification	Effective Date (dd/mm/yyyy)	Door No. Wise Details Rates
				Ground Floor	First Floor	Other Floors			
1.	0 - 0	KRISHNAPATNAM-1	1,100	1,355	1,355	1,355	01(Residential)	01/06/2023	Get

[Back](#)

Note :
 1. This is provisional information as per records maintained by registration department for the purpose of helping the registering public to estimate the stamp duty only, subject to change due to revision of market value once in a year OR adhocy due to anomalies.



ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Title Investigation Report

K.Penchalaiah, B.Com., B.L.,
 Advocate

3-1-735, Arunachalam Street,
 Stone house pct,
 Nellore - 524 002.
 Phone : (0861) 2315400 (Res.)
 94410 46365 (Mobile)
 e mail: penchalaiah.koduru@gmail.com

Date : 15.02.2021.

To
The Branch Manager,
M/s Indian Bank
Annamayya Circle Branch,
Nellore City.

Dear Sir,

With reference to your letter No. dt.

I submit my Legal Scrutiny Report as hereunder:

Name and address of the : M/s Emami Agrotech Limited,
Mortgagor/title holders Rep. by its Directors

I. Details/description of the documents scrutinized:

Sl. No.	Date of Document	Name/Type of Document	Regn/Ref No. of the Document With Date	Whether Original/ Certified/True Copy /Photostat	In Case of Copies, Whether the Original was Scrutinized by the Advocate
1.		Memorandum & Articles of Association of M/s Emami Biotech Ltd., along with Fresh certificate of incorporation consequent upon change of name on conversion to Public limited company		Xerox	No
2.		Memorandum & Articles of Association of M/s Emami Agrotech Ltd., along with certificate of incorporation pursuant to change of name from Emami Biotech limited to Emami Agrotech limited		Xerox	No
3.		Certificates of Incorporation (4 Nos.) issued by Registrar of Companies, West Bengal		Xerox	No
4.		Title deed passbook issued by Mandal Revenue Officer, Muthukur and counter signed by Revenue Divisional Officer, Nellore in favour of Machavaram Seshamma		Xerox	No
5.		Pattadar passbook issued by Mandal Revenue Officer, Muthukur in favour of Machavaram Seshamma		Xerox	No
6.	24.08.2000	Family Member certificate issued by Mandal Revenue Officer, Muthukur pertaining to family members of Machavaram Seshamma		Xerox	No
7.	31.10.2008	Registered General Power of Attorney in Doct. No.366/2008 executed by 1.Machavaram Murali Mohan Rao, 2.Machavaram Subba Rao, 3.Machavaram Narasimha Rao & 4.Krishnamraju Sujatha in favour of 1.Pangaluru Subbarathnamma & 2.Ponnaluru Prabhavathi.		Xerox	No

K. Penchalaiah
K. PENCHALAIYAH, B.Com. B.L.
ADVOCATE



VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

99.	18.12.2020	Letter addressed to Panchayat Secretary, Epuru Bit-I along with demand noticed and bankers cheque for Rs. 1,65,286/-	Xerox	No
100.		Registration extracts of Document Nos.8, 13, 27, 33, 39, 44, 52, 55, 59, 62, 70 & 89	Certified copies	
101.	12.02.2021	E.C. bearing Statement No.59862641 for the period commencing from 01.01.1983 to 11.02.2021 issued by S.R.O., Muthukur	Original	Yes
102.	12.02.2021	Search Receipt bearing No.686/2021 issued by S.R.O., Muthukur.	Original	Yes

II. Details / Description of the Property/ies:

Item No.1

Property covered under Document Nos.747/2010 & 2403/2010 (Document Nos. 8 & 9)

Sri Potti Sree Ramulu Nellore District - Gudur Registration District - Muthukur Sub Registration - Muthukur Mandal - Pantapalem village and Gram Panchyat - land an extent of Ac.0.79 cents in Sy.No.505/2 bounded by:

East : Land of Narayana Subrahmanyam
 South : Land of Narayana Subrahmanyam
 West : Donka (approach road)
 North : Land of Mattepu Puttaiah

Within the above boundaries an extent of Ac.0.79 cents of land with all its easementary rights.

Item No.2

Property covered under Document No.748/2010 & 1340/2010 (Document Nos. 13 & 14)

Sri Potti Sree Ramulu Nellore District - Gudur Registration District - Muthukur Sub Registration - Muthukur Mandal - Pantapalem village and Gram Panchyat - land an extent of Ac.0.55 cents in Sy.No.510/1 and Ac.1.99cents in Sy.No.510/2 in total Ac.2.54 cents in which Ac.0.11 cents in Sy.No.510/2 was sold to Isanaka Raveendra Reddy under registered sale deed No.1058/2016 i.e., Document No.90 in Part-I bounded by:

East : Land of Ananda Mohan Reddy
 South : Land of Padavala Subrahmanyam
 West : Donka (approach road)
 North : Land of Virmallammon

Within the above boundaries an extent of Ac.2.43 cents of land after dedecting Ac.0.11 cents sold in Sy.No.510/2 to Isanaka Raveendra Reddy under document No.1058/2016 i.e., Document No.90 in Part-I with all its easementary rights.

Item No.3

Property covered under Document No.749/2010 (Document No.27)

A-Schedule

Sri Potti Sree Ramulu Nellore District - Gudur Registration District - Muthukur Sub Registration - Muthukur Mandal - Pantapalem village and Gram Panchyat - land an extent of Ac.0.44 cents in Sy.No.509/1 and Ac.0.15 cents in Sy.No.509/2 in total Ac.0.59 cents bounded by:

U. Panchal
 U. PANCHAL
 10/10/2021
 10/10/2021
 10/10/2021



VALUATION ASSESSMENT M/S EMAMI AGROTECH LIMITED

Change of Land Use (CLU)

with or without issue of notice to the applicant.

REVENUE DIVISIONAL OFFICER,
NELLORE

To
M/s. Emami Biotech Ltd., represented by its Authorized Signatory
Sri T. Rajarajan, S/o G. Thyagarajan,
Nellore Town
Sri potti Sriramulu Nellore District

SCHEDULE - II

SL. No.	Village & Mandal & District	Survey No.	Total Extent (Survey No. wise)	Extent for which permission granted	Remarks
1		505/2	1.94	1.94	Dry
2		505/1	0.27	0.27	Dry
3		510/1	0.55	0.55	Dry
4	Epuru 1B	510/2	1.99	1.99	Dry
5	Pantapalem	501	2.20	2.20	Dry
6	Village,	502/1	0.85	0.75	Dry
7	Muthukur	502/2.2	0.14	0.14	Dry
8	Mandal,	502/2.1	0.85	0.85	Dry
9	Sri potti	509/1	1.36	1.36	Dry
10	Sriramulu	509/2	1.25	1.25	Dry
11	Nellore	503/1	0.61	0.61	Dry
12	District	503/2	0.75	0.75	Dry
13		504	4.61	4.61	Dry
14		507/2	4.80	2.58	Dry
TOTAL				19.85	

REVENUE DIVISIONAL OFFICER,
NELLORE

SCHEDULE - II

SL. No.	Village & Mandal & District	Survey No.	Total Extent (Survey No. wise)	Extent for which permission granted	Remarks
1	Epuru -1B Village,	507/1	2.22	2.22	Dry
2	Muthukur Mandal,	507/2	2.22	2.22	Dry
3	Sri Potti Sriramulu	507/3	2.38	2.38	Dry
TOTAL				6.82	

REVENUE DIVISIONAL OFFICER,
NELLORE.

Revenue Divisional Officer
NELLORE

To
M/s. EMAMI BIOTECH LTD,
represented by its Authorized Signatory
Sri T. Rajarajan S/o G. Thyagarajan
Near Krishnapatnamport zero point,
Pantapalem, Muthukur



VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

SCHEDULE - II

SL. No.	Village & Mandal & District	Survey No.	Total Extent (Survey No. wise)	Extent for which permission granted	Remarks
1	Epur - 1B Village, Muthukur Mandal, Sri Potti Sriramulu Nellore District	500	3.52	1.58	Dry
2		506	1.27	1.27	Dry
TOTAL				2.85	


**REVENUE DIVISIONAL OFFICER,
NELLORE.**
 Revenue Divisional Officer
NELLORE

To

**M/s. EMAMI BIOTECH LTD,
represented by its Authorized Signatory
Sri T.Rajarajan S/o G.Thyagarajan
Near Krishnapatnanport zero point,
Pantapalem, Muthukur**



Property Tax

[illegible]

VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

Electricity Bill

SOUTHERN POWER DISTRIBUTION COMPANY OF ANDHRA PRADESH LIMITED

(AS per APERC Regulation No. 5 of 2014)

HT BILL for the month of **APRIL** 2024

Disconnection Date: 05-APR-2024

V Code 117021
ACC 1995016450
Subst 14/5/24

Payable on or before	20-APR-2024	Disconnection No	NS9402
Contracted MD (KVA/HP)	4000.00	Disconnection Date	05/04/2024
Specified Voltage (KV)	33	M/S EMAMI AGROTECH LIMITED	
Actual Voltage (KV)	33	TAHAPALDI (V) DISTRICTION	
Category	33	DISCON. DATE	05-APR-2024

Reading on	01-03-2024	02365.47	02365.47	1.326 KVA-TS	234760.00	0	LP
Reading on	01-02-2024	485.10	487.04	T2	147000.00	0	
Difference		2500.00	2050.00	T3	168440.00	0	
Multiplying Factor		970196.00	974120.00		2000.00	213040.00	2000.00
Total Consumption		160000.00			2656.00		0
Monthly Minimum		974120.00			3200.00		
Consumption Man							

Demand Charges	Normal rate	Rs.	475.00	for	3200.00	Rs.	512000.00
	Add. Charge at	Rs.	5.95	for	287068.00	KVA	5479347.00
Energy Charges	All Units	Rs.		for		KVA	
	(000670.00+1.50) - (423629.00+0.75)				TSD Ch. - per		133204.00
Green Power Charges					287068.00		0.00
	Elec. Duty Rs. 1.00 For				203144.00		263144.00
Colony rate						KWH	
L & F rate						KWH	

SOURCE TYPE: MD	NET KVAR	100 PEAK	OFF-PEAK	Customer Charges	Sub Total
DA/TEX	0.00	45063	16730	Low Power factor Surcharge	2813.00
DA/Kvarh1-2MW	0.00	321000	0	Transformer Hire Charges	0.00
DA/Kvarh1-3MW	0.00	316000	0	Capacitor Surcharge	0.00
DA/Kvarh1-17W	0.00	105000	0	Development Charges	270440.00

*****Revised as on 29-02-2024 ***** TrueUp chgs Rs. 27/04/16

1	C.C. Charge	Surcharge	FFPCA Rs. 2022	23650.43
1	Court cases Rs.	0.00	FFPCA Rs. 2022	636019.18
1	Others Rs.	0.00	FFPCA Rs. 2022	163660.00
1	Total Rs.	0.00	Cross Subsidy Charges	1023790.00
			ROKIND ART.	-40.91
				6015817.50

Net Paid Amount: 6099789.00 (12-FEB-2024)

Note: PAY YOUR BILL THROUGH THE SSI A/C NO. 5704248482

DARGARITTA BRANCH, NELLORE

IFSC CODE: 00000000000000000000

Rupess Sixty Lakhs Fifteen Thousand Eight Hundred Seventeen Only

NET PAYABLE

E & O

Note: ED charges will be revised subject to Govt. instructions in view of

Senior Accounting Officer



VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

Factory License

File No.DYCIFN-ADMN0LICN/14/2021-SUVR(A)-DYCIF-NLR



FORM No. 4 PRESCRIBED UNDER RULE 4 (4) LICENCE TO WORK A FACTORY

1. License Number	:	DYCIFN-ADMN0LICN/14/2021-SUVR(A)-DYCIF-NLR
2. Registration Number	:	22858
3. Full Name of the Factory	:	EMAMI AGROTECH LIMITED
4. Full Address/Location of the Factory	:	Sy.No.501,502/1,502/2,503/1,503/2,504,505/2,507/2,509/1,509/2,510/1,510/2, PANTAPALEM, EPURU, PANTAPALEM (V), MUTHUKUR (M), SPSR NELLORE (Dt).
5. Full Postal Address for communication relating to the factory	:	-Do-
6. Maximum horse power installed regular/ Standby	:	14134.46 H.P
7. Maximum number of workers to be Employed	:	500 Workers
8. Full Name, Father's Name, Age & residential address of the occupier and his position in the company firm/ Government factory/ local fund Factory	:	KAMALSH CHANDRA RAJPUT, S/o.Late Sri Himanchal singh, N-1203, Tower-6, Upohar Luxury, Chakgaria, Kolkata-94

License is hereby granted to the factory at 3 above for the premises stated at 4 above for use as a factory within limits stated in 6 and 7 above subject to the provisions of the Factories Act, 1948 and the rules made there under.

The license shall be valid until it has been duly cancelled.

Date: 21.06.2021

Dy. Chief Inspector of Factories (FAC),
Nellore.
S.P.S.R. Nellore-Dist.

Digitally Signed by S.P.S.R. NELLORE REDDY
NIMMAMPALLI (INSPECTOR OF
FACTORIES)
Date: 21-Jun-2021 17:59:24 IST

Single Check Approval Ref ID: 30007010110003



Fire NoC

**GOVERNMENT OF ANDHRA PRADESH
 STATE DISASTER RESPONSE AND FIRE SERVICES DEPARTMENT
 SPSR NELLORE DISTRICT**

From: The District Disaster Response and Fire Officer,
 SPSR Nellore District. **To:** The Collector and District Magistrate,
 SPSR Nellore District.

RC.No: 889/DDRFO/NLR/2023, Dt: 16-08-2023

Sir,

Sub -A.P. State Disaster Response and Fire Services Department-South Region-Zone-III-SPSR Nellore District-Proposals for issuance of **Provisional No Objection Certificate- Proposed 300 TPD Bio-Diesel Plant located at M/s Emami Agrotech Ltd located at Sy.No:501-510, Near Zero Point , Krishnapatnam Port, Pantapalem (V), Muthukur(M), SPSR Nellore District - Submitted - Reg.**

Ref:-1 Re C2(M):181/2023,Dt:20-07-2023 of the Collector & District Magistrate, SPSR Nellore District.
 2 Memo RC No:889/DDRFO/NLR/2023, Dt:21-07-2023 of the District Disaster Response and Fire Officer, SPSR Nellore District.
 3 Inspection Committee inspection report RC No:124/ADFO/NLR-FS/2023,Dt:15-08-2023

-:000:-

In obedience to the reference 1st cited above, I submit that, the Assistant District Fire Officer Nellore Fire Station have inspected the **Proposed 300 TPD Bio-Diesel Plant located at M/s Emami Agrotech Ltd located at Sy.No:501-510, Near Zero Point , Krishnapatnam Port, Pantapalem (V), Muthukur(M), SPSR Nellore District on 11-08-2023** and recommended to issue Provisional No Objection Certificate. This Department has No Objection to grant license to the applicant, subject to the fulfillment of the following fire precautionary and preventive measures at the times.

1) General Information:

1	Name and Address of the Industry with Land marks.	Proposed 300 TPD Bio-Diesel Plant located at M/s Emami Agrotech Ltd located at Sy.No:501-510, Near Zero Point , Krishnapatnam Port, Pantapalem (V), Muthukur(M), SPSR Nellore District.
2	Name and Address of Owner/Occupier with Telephone Nos.	Sri M V Narayana Murthy Unit Head
3	Details of Process Industry	Processing and Packing of Edible Oil
4	Plot Area (in Sq.Mtrs)	5304.12 Sq.Mtrs
5	Total Built-up Area	2258.4 Sq.Mtrs

2)The Proposed industry block details:

Sl. No	Block	Actual Height (Mtrs)	Working Height (Mtrs)	No.of Floor	Built-Up Area (Sq.Mtrs)	Type of Occupancy
				Ground	348.00	Storage Tanks & Industrial (G)
				1 st Floor	348.00	Storage Tanks & Industrial (G)
				2 nd Floor	348.00	Storage Tanks & Industrial (G)
				3 rd Floor	348.00	Storage Tanks & Industrial (G)
1	PTP-1	31.00	07.50	4 th Floor	348.00	Storage Tanks & Industrial (G)
				5 th Floor	168.00	Storage Tanks & Industrial (G)
				6 th Floor	168.00	Storage Tanks & Industrial (G)
				7 th Floor	168.00	Storage Tanks & Industrial (G)
				8 th Floor	07.20	Storage Tanks & Industrial (G)
				9 th Floor	07.20	Storage Tanks & Industrial (G)
					2258.40	

Contd..2nd page



VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

Consent to Operate



ANDHRA PRADESH POLLUTION CONTROL BOARD
 Paryavaran Bhavan, APIIC Colony Road,
 Gurunanak Colony, Autonagar, Vijayawada- 520007
 Phone. No.0866-2463200, Website : <https://pcb.ap.gov.in/>



RED CATEGORY

Consent & Hazardous Waste Authorisation order (After expansion)

Order No: eoffice no.APPCB-11022/29/2021-TEC-CFO-APPCB Date:09/01/2024

CONSENT is hereby granted to operate under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21 of Air (Prevention & Control of Pollution) Act 1981 and amendments thereof and Authorisation under Rule 6 of the Hazardous and Other Wastes (Management & Transboundary Movement) Rules, 2016 & Amendments thereof and the rules and orders made there under (hereinafter referred to as 'the Acts', 'the Rules') to:

M/s. Emami Agrotech Limited
 (formerly M/s. Emami Biotech Limited),
 Sy.Nos. 501, 502/1, etc. Pantapalem (V),
 Muthukur (M), SPSR Nellore District.
 E-mail: hk.kp@emamiagrotech.com

(Hereinafter referred to as 'the Applicant') authorizing to operate the industrial plant to discharge the effluents from the outlets and the quantity of emissions per hour from the chimneys as detailed below:

i. Outlets for discharge of effluents:

Outlet No.	Outlet Description	Max Daily Discharge (in KLD)	Point of Disposal
1	Process & Washings and Bio-diesel plant washings	38 KLD	The industry shall treat the effluents in the ETP. After treatment, the treated effluents shall be used on-land for irrigation/ ash quenching, duly meeting the standards.
2	Boiler blow down & Cooling tower blow down	61 KLD	
3	Effluent from Acid oil plant	6 KLD	Shall be treated in batch MEE of 15 KLD with centrifuge and condensate shall be recycled.
4	RO Rejects	61 KLD	Shall be used for cooling tower make-up
5	Domestic	12 KLD	The industry shall treat the domestic effluents in the STP. After treatment, the treated effluents shall be used on-land for irrigation/ ash quenching, duly meeting the standards.

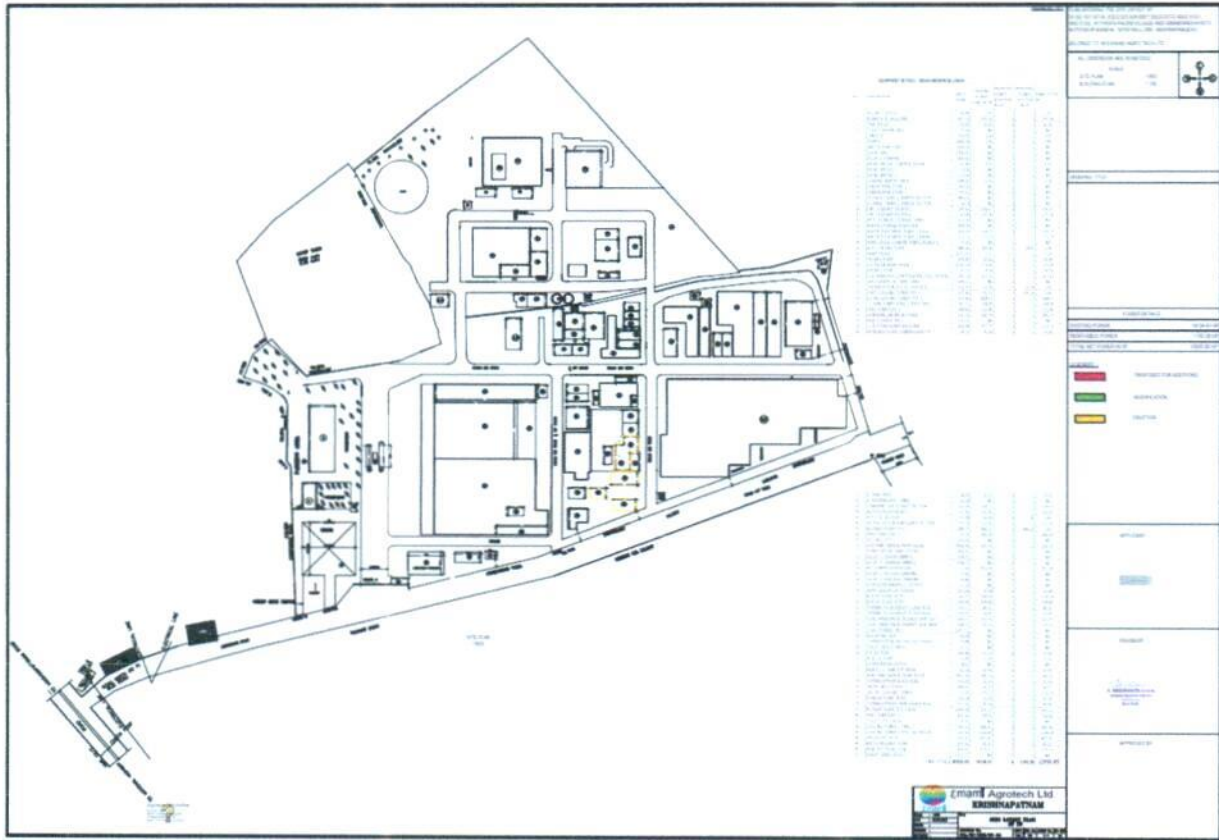
ii. Emissions from chimneys:

Chimney	Description of Chimney
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VALUATION ASSESSMENT M/S EMAMI AGROTECH LIMITED

Approved Layout Plan



VALUATION ASSESSMENT M/S EMAMI AGROTECH LIMITED

Layout Plan Approval Letter



GOVERNMENT OF ANDHRA PRADESH FACILITIES DEPARTMENT



From,
The Director of Factories
ANDHRA PRADESH

To,
MONDAL SWAPAN KUMAR,
Sy NO: 501-510,
K P PORT ZERO POINT,
PANTAPALEM (V),
Muthukur (M),
S.P.S.R. Nellore (Dist) - 524323

LAE05-13021(40)/58/2023-C SEC-DOF - DOF dt 13/06/2023

Sir,

Sub: Factories Act, 1948 - Plans - , Sy NO: 501-510, K P PORT ZERO POINT, PANTAPALEM (V), Muthukur (M), S.P.S.R. Nellore (Dist)- **APPROVED** -- Regarding

Ref: Application No : **RVP2300176** (SDP Ref. CAF Application ID: **NA**) of the Single Desk, received on 11/06/2023.

Plans of the factory received in the above references are **APPROVED** under Factories Act, 1948 subject to following conditions.

1. The proposed in red and deletions in yellow only are approved. 2. Hazard analysis & Risk assessment study, HAZOP study shall be conducted for the additions and submitted along with the compliance reports for the recommendations if any to the concerned Dy Chief Inspector of Factories at least 15 days before the proposed date of commencement of operations even for trail purpose. 3. Onsite Emergency plan shall be revised based on the findings in the HARA & HAZOP studies and submitted to the concerned Dy Chief Inspector of Factories at least 15 days before the proposed date of commencement of operations even for trail purpose. 4. Fire detection & suppression systems as prescribed under Rule 61 of AP Factories rules and applicable standards namely Fire Hydrant System, Water Sprinklers, DCP, flooding, Foam Tenders, Smoke/Heat detection Systems coupled with audio visual alarms etc. based on their applicability, shall be installed and made functional at least 15 days before the proposed date of commencement of operations even for trail purpose.

Signature Not Verified
Digitally Signed
VARMA DANTOLURI
Date: 13-Jun-2023 14:31:30

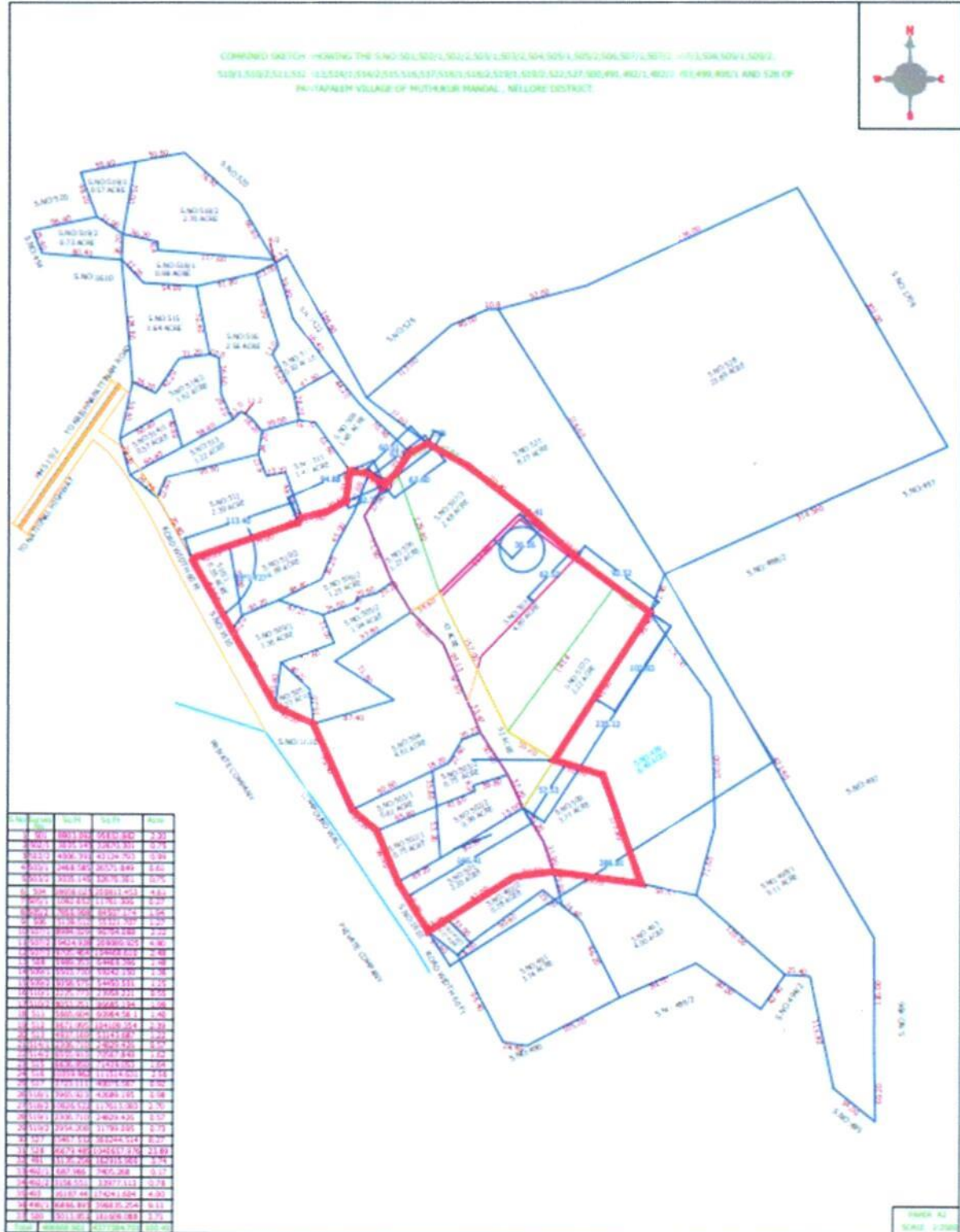
Your's faithfully,
For Director of Factories,
ANDHRA PRADESH

Single Desk Approval Ref ID : SDDOF20230176



VALUATION ASSESSMENT M/S EMAMI AGROTECH LIMITED

Copy of Cizra Map



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 30/11/2023 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 Engineer/ surveyor Mr. Abhinav Chaturvedi and Mr. Deepak Singh have personally inspected the property on 21/11/2023 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 an Edible Oil Refinery Unit located at aforesaid address having total land area as 29.96 acre with production capacity of 1200 TPD in the gamut of Edible Oils and 115 TPD in terms of Specialty Fats 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

VALUATION ASSESSMENT

M/S EMAMI AGROTECH LIMITED

		taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.
3.	Identity of the experts involved in the valuation	Survey Analyst: Er. Abhinav Chaturvedi & Er. Deepak Singh Valuation Engineer: Er. Abhinav Chaturvedi L1/ L2 Reviewer: Er. Anil Kumar
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	Date of Appointment: 14/9/2023
		Date of Survey: 21/11/2023
		Valuation Date: 30/11/2023
		Date of Report: 30/11/2023
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineers Er. Abhinav Chaturvedi & Er. Deepak Singh on 21/11/2023. Property was shown and identified by Mr. Lakshmi Narayana (☎+91- 88866 69337).
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 & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & 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 by unauthorized means of this report.</p> <p>During the course of the assignment, we have relied upon various information, data, documents as provided by Bank/ client both verbally and in writing assumed to be true & correct.</p> <p>This report only contains general assessment 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. 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.



VALUATION ASSESSMENT
M/S EMAMI AGROTECH 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 C of the Report. Also, standard caveats, limitations, and disclaimers as per IBBI guidelines which can be referred on: https://www.ibbi.gov.in/uploads/legalframework/e5e1300db2dd6a8bebe289ba579a7c14.pdf are also applicable on this.
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Date: 30/11/2023

Place: Noida

Signature

(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: 30/11/2023

Place: Noida

