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Dated: 13.09.2020

VALUATION ASSESSMENT

OF

INDUSTRIAL LAND & BUILDING

SITUATED AT

72, MILE STONE, MATHURA ROAD, VILLAGE-AURANGABAD, TEHSIL-HODAL,
DISTRICT-PALWAL (HARYANA)

OWNER/S

M/S SUPER SCREWS PRIVATE LIMITED

■ Valuers

■ Chartered Engineers

■ Lender's Independent Engineer (LIE)

■ Techno Engineering Consultants

■ Business Valuations

■ Project Reports & Consultants

■ Industry / Trade Rehabilitation Consultants

■ NPA Management

■ Account Monitoring

■ Panel Valuer Consultant for 20 Nationalized Banks/PSUs

A/C: M/S SUPER SCREWS PRIVATE LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, SME BRANCH, NEELAM BATA ROAD, FARIDABAD

*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 Guidelines please provide your feedback on the report within 15 days of its submission after which
report will be considered to be correct.*

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PART A

SBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	State Bank of India, SME Branch, Faridabad, Haryana
Name of Customer (s)/ Borrower Unit	M/s. Super Screws Private Limited

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Super Screws Private Limited
	Address & Phone Number of the Owner	Head Office: Ansal Tower, 523/38, Nehru Place, New Delhi-110019
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property
c.	Date of Inspection of the Property	5 September 2020
d.	Date of Valuation Report	13 September 2020
e.	Name of the Developer of the Property	Owners themselves
	Type of Developer	Property built by owner's themselves

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



Snapshot of the Asset/ Property Under Valuation

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This opinion on Valuation report is prepared for the Industrial Land & Building property situated at the aforesaid address having total land area admeasuring 150 Kanal 14 Marla (18.83 Acre). At the time of preparation of Old Valuation Report by us in 2017, the bank had provided us the copies of the Title Deeds of the land.

The land of subjected property is purchased by M/s Super Screws Private Limited in 2006 through various deeds as described in the Old Valuation Report (Also prepared by us in 2017) and information provided by **Plant Head** at the time of survey and then various structures were made by owner themselves for using it as industrial manufacturing plant.

This industrial units is being used for the production of various types of bolts, nuts, screws, special fasteners and CHQ wires for automobiles. All these are used in manufacturing for automobiles and various other OEM industries.

Super Screws is a well-known and very reputed nut, bolt and other products manufacturers in India and having four production plants in different area of Haryana district.

The subject property is located on the Main Delhi-Mathura National Highway in Village- Aurangabad in district Palwal of Haryana state. There are various structures in the subject property constructed on RCC framed structure with using ACC/GI shed over Iron trusses and Pillars which are appears to be in good condition.

Out of total land area only approx. 15% land is used for industrial purpose and on the rest of land plantation is done for clean environment.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and 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 which has been relied upon in good faith. It doesn't contain any other recommendations of any sort.

a. Location attribute of the property

i.	Nearby Landmark	Advanced Collage Of Engineering
ii.	Postal Address of the Property	72, Mile Stone, Mathura Road, Village-Aurangabad, Tehsil-Hodal, Palwal, Haryana.
iii.	Area of the Plot/ Land	Approx. 18.83 Acres <i>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. Verification of the area measurement of the property is done only based on sample random checking.</i>
iv.	Type of Land	Solid Land
v.	Independent access/ approach to the property	Clear independent access is available
vi.	Google Map Location of the Property	Enclosed with the Report



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	with a neighborhood layout map	Coordinates or URL: 28°01'57.6"N 77°20'18.0"E	
vii.	Details of the roads abutting the property		
	i. Main Road Name & Width	Delhi-Mathrua National Highway	180 ft.
	ii. Front Road Name & width	Delhi-Mathura National Highway	180 ft.
	iii. Type of Approach Road	Bituminous Road	
	iv. Distance from the Main Road	Property is on Delhi-Mathura National Highway	
viii.	Description of adjoining property	No proper zoning regulations imposed. Nearby properties are of mixed use. Agricultural, Institutional and Industrial.	
ix.	Plot No./ Survey No.	<p>Khewat Khata No./ Khata No. 1366/1475 M. No.174 & 177, Khewat /Khata No. 1426/1548 M. No. 174 & 177, Khewat/Khata No. 1426/1548 M. No. 174, 175 &177, Khewat/Khata No. 1414/ 1536 M. No. 174, M No. 177</p> <p>As per the Title Deeds given earlier by the bank</p>	
x.	Zone/ Block	Village- Aurangabad	
xi.	Sub registrar	Hodal	
xii.	District	Palwal	
xiii.	Any other aspect	<p>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.</p> <p>Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services.</p>	
	i. Identification of the property	<p>(Property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.)</p> <p><input type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed</p> <p><input checked="" type="checkbox"/> Done from the name plate displayed on the property</p> <p><input type="checkbox"/> Identified by the owner</p> <p><input checked="" type="checkbox"/> Enquired from local residents/ public</p> <p><input checked="" type="checkbox"/> Identified by owner's representative</p> <p><input type="checkbox"/> Identification of the property could not be done properly</p> <p><input type="checkbox"/> Survey was not done</p>	
	ii. Type of Survey	Full survey (inside-out with approximate measurements & photographs).	
	iii. Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary	
	iv. Is the property merged or colluded with any other property	No. It is an independent single bounded property	
	v. City Categorization	Village	Rural
	vi. Characteristics of the locality	Ordinary	In good rural area
	vii. Property location classification	On Delhi-Mathura National Highway	2 Side Open On Wide Road
	viii. Property Facing	East Facing	



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	ix. Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	Approx. 11,526.71 sq.mtr. (1,24,072.43 sq.ft.)	
		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. Verification of the area measurement of the property is done only based on sample random checking.	
b.	Boundaries schedule of the Property		
i.	Are Boundaries matched	No, does not fully match with old valuation report	
ii.	Directions	As per Old Valuation Report	Actual found at Site
	East	Road	Delhi-Mathura National Highway
	West	Other Property	Other's Factory Chauhan Cement
	North	Delhi Mathura Road (NH-2)	Road
	South	Vacant Land/Field	Vacant Land

3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Area not notified under Master Plan	
	i. Any conversion of land use done	No information available	
	ii. Current activity done in the property	Used as Industrial purpose	
	iii. Is property usage as per applicable zoning	It is a village area, no zoning regulations defined,	
	iv. Any notification on change of zoning regulation	No information available	
	v. Street Notification	National Highway	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage	-----do-----	-----do-----
	iii. Number of floors	-----do-----	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
	vi. Status of Completion/ Occupational certificate	No information provided	No information provided
c.	Comment on unauthorized construction if any	Cannot comment since no approved map given to us	
d.	Comment on Transferability of developmental rights	As per regulation of HUDA	
e.	i. Planning Area/ Zone	NA	
	ii. Master Plan Currently In Force	NA	
	iii. Municipal Limits	Area not within Municipal limits	
f.	Developmental controls/ Authority	Haryana Urban Development Authority (HUDA)	
g.	Zoning regulations	Not yet under zoning regulation	
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	No proper zoning regulations imposed. Nearby properties are of mixed use.	
i.	Comment of Demolition proceedings if any	Not in our knowledge	



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j.	Comment on Compounding/ Regularization proceedings	Not in our knowledge
k.	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	Sale deeds	Nones	None
b.	Names of the Legal Owner/s	M/s. Super Screws Private Limited		
c.	Constitution of the Property	Free Hold		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	Not known to us		
f.	Notification of road widening if any and area under acquisition	Not known to us		
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	State Bank of India	
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	Not Known to us	NA	
k.	Building plan sanction:			
	i. Authority approving the plan	Cannot comment since no approved map given to us		
	ii. Name of the office of the Authority	Cannot comment since no approved map given to us		
	iii. Any violation from the approved Building Plan	Cannot comment since no approved map given to us		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No definite information available but an industry is running here for the last 12 years. Hence, it is industrial use practically.		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Property Tax	No information available	
		Water Tax	No information available	
		Electricity Bill	No information available	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No information available to us		
	iii. Is property tax been paid for this property	Information not available. Please confirm from the owner.		
	iv. Property or Tax Id No.	Not provided		
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, already mortgaged		



p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since copy of TIR is not provided to us
q.	Any other aspect	<p>This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.</p> <p>Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.</p>
i.	Since how long owners owing the Property	Approx. 14-years
ii.	Year of Acquisition/ Purchase	Year- 2006
iii.	Property presently occupied/ possessed by	Owner
iv.	Title verification	Legal aspects or Title verification have to be taken care by competent advocate.
v.	Details of leases if any	NA

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
1.	Number of tenants	NA
2.	Since how long lease is in place	NA
3.	Status of tenancy right	NA
4.	Amount of monthly rent received	NA
c.	Taxes and other outgoing	Owner company to provide this information
d.	Property Insurance details	Owner company to provide this information
e.	Monthly maintenance charges payable	Owner company to provide this information
f.	Security charges, etc.	Owner company to provide this information
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.	Mixed area along the National Highway
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No



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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	No					
	iii. Power Supply arrangements	Permanent	Yes				
		Auxiliary	Yes, D.G sets				
	iv. HVAC system	No					
	v. Security provisions	Yes/ Private security guards					
	vi. Lift/ Elevators	No					
	vii. Compound wall/ Main Gate	Yes					
	viii. Whether gated society	No					
	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 borewell/ submersible					
	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, by selves					
	ii. Electricity	Yes					
	iii. Road and Public Transport connectivity	Yes					
	iv. Availability of other public utilities nearby	Transport, Schools, Collages etc. available in close vicinity					
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	800 mtr	06 Km	15 km.	01 km	09 Km	----	----
	Availability of recreation facilities (parks, open spaces etc.)			This is a rural remote area. No recreational facility is available nearby.			

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9.	MARKETABILITY ASPECTS OF THE PROPERTY:		
a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Normal	
	ii. Scarcity	Ample vacant land available nearby. There is no issue of land availability in this area.	
	iii. Market condition related to demand and supply of the kind of the subject property in the area	Demand is related to the current use of the property only and only limited to the selected type of buyers	
	iv. Comparable Sale Prices in the locality	Please refer to Part C: Valuation Assessment of the Property.	
b.	Any other aspect which has relevance on the value or marketability of the property		No
	a. Any New Development in surrounding area	No	NA
	b. Any negativity/ defect/ disadvantages in the property/ location	No	NA

10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
a.	Type of construction & design	GI shed mounted on iron pillars, trusses frame structure	
b.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
c.	Specifications		
	a. Class of construction	Class C construction (Simple/ Average)	
	b. Appearance/ Condition of structures	Internal -Good	
		External - Good	
	c. Roof	Floors/ Blocks	Type of Roof
		Ground Floor in all structures	GI Shed
	d. Roof height	Varying from 10 ft.to 36 ft.	
	e. Type of flooring	PCC, ,	
	f. Doors/ Windows	Steel frame doors and windows and steel shutters,	
	g. Interior Finishing	Simple Plastered Walls,	
	h. Exterior Finishing	Simple plastered walls	
	i. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
	j. Class of electrical fittings	External/ Normal quality fittings used	
k. Class of sanitary & water supply fittings	External/ Normal quality fittings used		
d.	Maintenance issues	No maintenance issue, structure is maintained properly	
e.	Age of building/ Year of construction	Approx. 12 years	Around year-2008
f.	Total life of the structure/ Remaining life	Approx. 45-50 years	Approx. 30-35 years

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	expected		subject to proper and timely maintenance
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Appears to be structurally stable	
i.	Protection against natural disasters viz. earthquakes etc.	Should be able to withstand moderate intensity earthquakes	
j.	Visible damage in the building if any	No visible damages in the structure	
k.	System of air conditioning	Some rooms are covered with windows AC	
l.	Provision of firefighting	Fire Extinguishers available	
m.	Status of Building Plans/ Maps	Cannot comment since no approved map given to us	
	i. Is Building as per approved Map	Cannot comment since no approved map given to us	
	ii. 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
	iii. Is this being regularized	No information provided	

11.	ENVIRONMENTAL FACTORS:		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Not known to us	
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, normal vehicular and industrial pollution present	

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.	Plain looking simple structure	

13.	VALUATION:		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Sub-Point 'n' of Point 1 of Part C: Valuation Assessment Factors of the report.	
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to the Sub-Point 'o' of Point 1 of Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report.	
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Part C: Valuation Assessment Factors of the report and the screenshot annexure in the report.	

d.	Summary of Valuation	For detailed Valuation calculation please refer to Points 1, 2, 3, 4, 5 & 6 of the Part C: Valuation Assessment Factors of the report.
	i. Guideline Value	Rs.18,83,00,000/-
	1. Land	Rs.18,83,00,000/-
	2. Building	----
	ii. Indicative Prospective Estimated Fair Market Value	Rs.39,75,00,000/-
	iii. Expected Estimated Realizable Value	Rs.31,80,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs.27,82,50,000/-
	v. Valuation of structure for Insurance purpose	Rs. 9,00,00,000/-
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 determining the minimum valuation of the property for property registration purpose and Market rates are adopted based on prevailing market dynamics 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 Point 'o' of Part C: Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.

14.	Declaration	<ol style="list-style-type: none"> The information provided by us is true and correct to the best of my knowledge and belief. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks and the information came to knowledge during the course of the work. Please see the Assumptions, Remarks & Limiting conditions described in the Report. I/ firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook. No employee or member of R.K Associates has any direct/ indirect interest in the property. Our authorized surveyor SE Inderjeet Rathee has visited the subject property on 5 September 2020 in the presence of the owner's representative Mr. S C Tiwari. I am a registered Valuer under Section 34 AB of Wealth Tax Act, 1957. I/ firm is an approved Valuer under SARFAESI Act – 2002 and approved by the Bank. We have submitted Valuation report directly to the Bank. This valuation work is carried out by our Engineering team on the request from State Bank of India, SME Branch, Neelam Bata Road, Faridabad, Haryana.
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15. VALUATION COMPANY DETAILS:		
l.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. G-183, Preet Vihar, Delhi-110092
m.	Engineering Team worked on the report	SURVEYED BY: SE Inderjeet Rathee <i>Inderjeet</i>
		PREPARED BY: SE Inderjeet Rathee <i>Inderjeet</i>
		REVIEWED BY: HOD Valuations

16. 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	Not provided by the owner/ client
c.	Floor Plan	Not provided by the owner/ client
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
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not provided by the owner/ client
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)	a. Part B: Area Description of the Property b. Part C: Valuation Assessment of the Property c. Part D: Summary of the Valuation Repo d. Google Maps e. Photographs f. Copy of Circle Rate g. Survey Summary Sheet h. Valuer's Remark i. Copy of relevant papers from the property j. documents referred in the Valuation
i.	Total Number of Pages in the Report with enclosures	

PART B**AREA DESCRIPTION OF THE PROPERTY- ANNEXURE-I**

1.	Land Area	18.83 acres (76,202.31 sq.mtr)	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	NA	
2.	Ground Coverage Area	Permissible (x% of Plot area)	No information available to us
		Proposed (x%)	No information available to us
		Present Status	No information available to us
3.	FAR	Permissible	No information available to us
		Proposed (x%)	No information available to us
		Present Status	No information available to us
4.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	11,526.71 sq.mtr (1,24,072.43 sq.ft)
	Area adopted on the basis of	Site survey measurement only since no relevant document was available	
	Remarks & observations, if any	NA	

Note:

- 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.
- 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, is taken as per property documents which has been relied upon.
- Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.

PART C

VALUATION ASSESSMENT OF THE PROPERTY- ANNEXURE-II

1.	ASSESSMENT FACTORS				
a.	Valuation Type	Land & Building Value		Industrial Land & Building Value	
b.	Scope of the Valuation	Non binding opinion on the assessment of Plain Asset Valuation of the property is done for the property found as per the information given in the documents and/ or confirmed by the owner/ owner representative.			
c.	Property Use factor	Current Use		Highest & Best Use	
		Industrial		Industrial	
d.	Legality Aspect Factor	Assumed to be positive as per copy of documents & information produced to us. However Legal aspects of the property have to be taken care by Bank empanelled competent Legal expert/ Advocate. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. has to be taken care by Bank empanelled Legal expert/ Advocate.			
e.	Land Physical factors	Shape	Size	Level	Frontage to depth ratio
		Irregular	Large	Below Road Level	Large frontage
f.	Property location category factor	City Categorization	Locality Categorization	Property location classification	Floor Level
		Village	Ordinary	2 Side Open	NA
		Rural	On National Highway	On National Highway	
				None	
		Property Facing	East Facing		
g.	Any New Development in surrounding area	Other development		---	
h.	Any specific advantage/ drawback in the property	No			
i.	Overall property usability Factor	Normal			
j.	Comment on Property Salability Outlook	Not so easilly sellable due to current economic condition			
k.	Comment on Demand & Supply in the Market	Demand is related to the current use of the property only and only limited to the selected type of buyers. But due to weak economic conditions prevailing, the demand is weak for this kind of properties.			
l.	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 have considerable lower value. Similarly an asset sold directly by an owner in the open market through free market transaction			

		<p>then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>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 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 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.</p>
m.	Sale transaction method assumed	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
n.	Best Sale procedure to realize maximum Value	Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
o.	Methodology/ Basis of Valuation	<p>Govt. Guideline Value: Collector rate of Palwal-2020</p> <p>Market Value: Land Value is calculated on the basis of 'Market Comparable Sales approach' and Building construction value is calculated on the basis of 'Depreciated Replacement Cost approach'</p> <p><i>Valuation of the asset is done as found on as-is-where basis.</i></p> <p><i>Valuation is done based on the Valuation best practices, standard operating procedures and definitions prescribed by various organizations like IVSC, Income Tax of India, etc. as defined under.</i></p> <p><i>For knowing comparable market rates, significant discreet local enquiries have been made from our side representing ourselves as both buyer and seller for the similar properties in the subject area and thereafter based on this information and various factors of the property, a rate has been judiciously taken considering the market scenario.</i></p> <p><i>References regarding the prevailing market rates are based on the verbal/ informal/ secondary/ tertiary information collected during market survey in the subject area from the local people, property consultants, recent deals, demand-supply, internet postings which are relied upon. No written record is generally available for such market information and only the verbal information has to be relied upon.</i></p> <p><i>Market Rates are rationally adopted based on the facts of the property that came to our knowledge during the course of the assignment considering many factors like nature of the property, size, location, approach, market situation and trends.</i></p> <p><i>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market researches and does not split into formal & informal payment components.</i></p> <p><i>Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, 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.</i></p> <p><i>This report includes both, Govt. Guideline Value and Indicative Estimated</i></p>



Prospective Fair Market Value. 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.

Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its existing condition & specifications based on only visual observation of the structure. No structural, physical tests have been carried out in respect of it.

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.

The condition assessment and the estimation of the residual economic life of the structure is 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.

Sale transaction method of the asset is assumed as free market transaction while assessing Indicative & Estimated Fair Prospective Market Value of the asset.

Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.

This Valuation is conducted based on the macro analysis of the asset/ property and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is not investigative in nature.

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 after he has carefully & exhaustively evaluated the facts & information came in front of him related to the subject asset 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, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.

Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.

Realizable Value^ is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.

Forced/ Distress Sale Value* is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated Fair Market Value based on the nature, size & salability prospects of 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 is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.

Liquidation Value is the amount that would be realized when an asset or group of

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assets are sold on a piecemeal basis that is without consideration of benefits (or detriments) associated with a going-concern business. Liquidation value can be either in an orderly transaction with a typical marketing period or in a forced transaction with a shortened marketing period.

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 the professional & legal terms. Therefore to avoid confusion, 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 depends to a great extent on combination of various factors such as demand and supply, market situation, purpose, situation & needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation. needs of the buyer & seller, saleability outlook, usability factor, market perception & reputation.

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

p. 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):

iv.	Name:	Mrs. Bishan
	Contact No.:	+91-9953235956
	Nature of reference:	Interested Seller
	Size of the Property:	2 acres
	Location:	Palwal
	Rates/ Price informed:	Rs.1,75,00,000/- to Rs.2,00,00,000/- per acres but negotiable with a serious buyer
	Any other details/ Discussion held:	As per our discussion with him he is saying due to corona virus there are limited transaction nowadays but the average range lies between in the prescribed range. As per our discussion with Mrs. Bishan, we came to know that demand of the agriculture land in this area will depend upon the location of the land and approach road. The market rates for the agriculture land in this locality are ranging in between Rs.1,75,00,000/- to Rs.2,00,00,000/-per acres.
v.	Name:	Mr. Deepak
	Contact No.:	----
	Nature of reference:	Habitant of subject location
	Size of the Property:	
	Location:	Palwal
	Rates/ Price informed:	Rs.1.50,00,000/- to Rs.1,75,00,000/- per acre. (negotiable)
	Any other details/ Discussion held:	As per our discussion with him he is saying due to corona virus there are limited transaction nowadays but the average range lies between in the prescribed range. As per our discussion with Mr. Deepak, we came to know that demand of the agriculture land in this area will depend upon the location of the land

		and approach road. The market rates for the agriculture land in this locality are ranging in between Rs. 1,50,00,000/- to Rs. 1,75,00,000/-per acres.
vi.	Name:	
	Contact No.:	
	Nature of reference:	Property Consultant
	Size of the Property:	
	Location:	
	Rates/ Price informed:	
NOTE: The given information above can be independently verified to know its authenticity.		
q.	Adopted Rates Justification	<p>The location of the subject property is in the outskirts of Palwal district in mixed area between Palwal and Hodal and demand of the property is average. The subject land property is partially developed and being used for the industrial purpose by the concerned company and remaining is being used as greenery. As per the present market survey & verbal communication with local dealers we got the mixed information for the land in this area. As per market survey & verbal conversation with local persons & local property consultant we got the following information: -</p> <ol style="list-style-type: none"> 1. The market rates for agriculture land will depend upon the location, shape & approach road. 2. The asking price for the agriculture land in this locality is varying in between Rs. 1.5 Cr to Rs.2.0 Cr per acre. 3. Circle Rate for agriculture land at Aurangabad adjacent to National Highway is Rs1.0 Cr per acre. 4. The subject property is located on Delhi-Mathura National Highway. <p>And aforesaid project land shape is irregular, area of land is very large & useful for industrial purpose. Hence taking into consideration all these factors like size and shape of the plot, location of the property, market condition, rate ratio for the land & current activity on the land, also considering that this is a very large land parcel for which the number of prospective buyers will be less, we are of the view that the appropriate rate range for such a land parcel cumulatively can be considered between Rs.1.5 Cr to Rs.1.75 Cr per acre and for the valuation purpose we have adopted Rs.1.60 Cr per acre which appears to be reasonable in our view.</p>

2.	VALUATION OF LAND Applicable		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.1,00,00,000/- per acres	Rs.1,50,00,000/- to Rs.1,75,00,000/- per acres
b.	Rate adopted considering all characteristics of the property	Rs.1,00,00,000/- per acres	Rs.1,60,00,000/- per acres
c.	Total Land Area considered (documents vs site survey whichever is less)	18.83 acres	18.83 acres



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d.	Total Value of land (A)	18.83 acres x Rs. 1,00,00,000/-per acres	18.83 acres x Rs. 1,60,00,000/- per acres
		Rs.18,83,00,000/-	Rs.30,12,80,000/-

3.	VALUATION OF BUILDING STRUCTURE			
	Particulars		Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
k.	Structure Construction Value	Rate range	Govt. Guidance Rates for construction not available	Please refer to the attached sheet below
		Rate adopted	NA	Please refer to the attached sheet below
		Covered Area	Please refer to the attached sheet below)	Please refer to the attached sheet below
		Class of construction	Class C construction (Simple/ Average)	Class C construction (Simple/ Average)
		Valuation Calculation	Please refer to the attached sheet below	Please refer to the attached sheet below
		Total Value	----	Rs.9,62,46,673/-
l.	Depreciation percentage (assuming salvage value % per year)		NA	NA (Above replacement rate is calculated after deducting the prescribed depreciation)
m.	Age Factor		2000 onwards	10-15 years old construction
n.	Structure Type/ Condition		Pucca (1.0)	GI shed mounted on iron pillars, trusses frame structure/ Good
o.	Estimated Construction Depreciated Replacement Value (B)		----	Rs.9,62,46,673/-

4.	VALUATION OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	----
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 (C)	NA	NA



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Building sheet									
Sr. no	Block name	Height (ft.)	Type of constructions	Year of construction	Structure Condition	Area in sq. mtrs/ RMT	Area in sq. fts	Rates Adopted Rs/ sq. fts/ Rs. Per Ltrs / Rs. Per RMT	Depreciated Cost
1	Shed-1	36	RCC load bearing structure with Beam Column and 9" Brick wall	2008	Good	3,832.90	41,242.00	₹ 850.00	₹ 35,055,700.00
2	Cabin-1	9	Tin Shed over RCC 9" Brick wall of 4 ft	2008	Good	40.16	432.14	₹ 450.00	₹ 194,463.00
3	Shed-2	36	RCC load bearing structure with Beam Column and 9" Brick wall	2008	Good	3,832.90	41,242.00	₹ 850.00	₹ 35,055,700.00
4	Shed-3 (Between 1 & 2)	33	RCC load bearing structure with Beam Column and 9" Brick wall	2008	Good	1,115.24	12,000.00	₹ 350.00	₹ 4,200,000.00
5	Cabin-2	14	Tin Shed over RCC 9" Brick wall of 4 ft	2008	Good	44.28	476.43	₹ 450.00	₹ 214,395.46
6	Generator Shed	13	Tin shed over Iron Trusses and columns	2008	Good	300.50	3,233.36	₹ 250.00	₹ 808,339.09
7	Panel Room, store, canteen and etc.	15	Tin shed over RCC 9" Brick wall	2008	Good	702.28	7,556.50	₹ 550.00	₹ 4,156,075.00
8	STP	24	Tin shed over Iron Trusses and columns	2008	Good	122.68	1,320.00	₹ 500.00	₹ 660,000.00
9	ETP	36	GI shed over Iron Trussed and columns and 10 ft RCC 9" Brick wall	2008	Good	1,375.46	14,800.00	₹ 800.00	₹ 11,840,000.00
10	Lab	12	RCC load bearing structure with Beam Column and 9" Brick wall	2008	Good	66.91	720.00	₹ 600.00	₹ 432,000.00
11	Guard Room Near Gate	12	RCC structure with Beam Column and 9" Brick	2008	Good	97.58	1,050.00	₹ 600.00	₹ 630,000.00
12	Boundry Wall	8	RCC 9" Brick wall with RCC column	2008	Good	1,200.00	-	₹ 2,500.00	₹ 3,000,000.00
Total						12,730.90	124,072.43		₹ 96,246,673

Notes:-
 1. All the Civil structures and Buildings are pertaining to the factory of M/S. SUPER SCREWS PRIVATE LIMITED located in Village Aurangabad, District Palwal, Haryana.
 2. Covered Area has been taken on the basis of area measurement at the time of survey.

PART D CONSOLIDATED VALUATION ASSESSMENT OF THE INDUSTRY

S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land (A)	Rs.18,83,00,000/-	Rs.30,12,80,000/-
2.	Structure Construction Value (B)	----	Rs. 9,62,46,673/-
3.	Additional Building & Site Aesthetic Works Value (C)	----	----
4.	Total Add (A+B+C)	Rs.18,83,00,000/- (Land Only)	Rs.39,75,26,673/-
5.	Additional Premium if any	----	----
	Details/ Justification	----	----
6.	Deductions charged if any	----	----
	Details/ Justification	----	----
7.	Total Indicative & Estimated Prospective Fair Market Value[#]	----	Rs.39,75,26,673/-
8.	Rounded Off	----	Rs.39,75,00,000/-
9.	Expected Realizable Value[^] (@ ~20% less)	----	Rs.31,80,00,000/-
10.	Expected Forced Distress Sale Value[*] (@ ~30% less)	----	Rs.27,82,50,000/-
11.	Valuation of structure for Insurance purpose	NA	Rs. 9,00,00,000/-

12.	Concluding Comments & Disclosures if any	<p>5. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct.</p> <p>6. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.</p> <p>7. This report only contains opinion based on technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.</p> <p>8. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.</p>
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(Rupees Thirty Nine Crores Seventy Five Lakh Only)



VALUATION ASSESSMENT

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PART E**SUMMARY OF THE VALUATION REPORT- ANNEXURE III**

S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
a.	Report prepared for	Bank		
b.	Name & Address of Organization	State Bank of India, SME Branch, Neelam Bata Road, Faridabad, Haryana		
c.	Name of Borrower unit	M/s. Super Screws Private Limited		
d.	Name of Property Owner	M/s. Super Screws Private Limited		
e.	Address & Phone Number of the owner	Head Office: Ansal Tower, 523/38, Nehru Place, New Delhi-110019		
f.	Address of the property under Valuation	72, Mile Stone, Mathura Road, Village-Aurangabad, Tehsil-Hodal, District-Palwal (Haryana)		
g.	Type of the Property	Industrial Land & Building		
h.	Type of Loan	Industrial Loan		
i.	Type of Valuation	Industrial Land & Building value		
j.	Report Type	Plain Asset Valuation		
k.	Date of Inspection of the Property	5 September 2020		
l.	Date of Valuation Report	13 September 2020		
m.	Surveyed in presence of	Owner's representative	Mr. S. C. Tiwari	+91-8588000706
n.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property		
o.	Scope of the Report	Non binding opinion on indicative estimated prospective valuation assessment of the property identified by property owner or through its representative		
p.	Important Disclosures	i. Legal aspects of the property have to be taken care by legal expert/ advocate. ii. Verification of authenticity of documents from originals or cross checking from any Govt. depts. has to be taken care by legal expert/ advocate. iii. This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client which has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. iv. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services. v. Measurement verification is only limited upto sample random measurement against the documents produced to us. vi. Drawing Map & design of the property is out of scope of the Valuation services.		
q.	Documents provided for perusal	Documents	Documents	Documents



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		Requested	Provided	Reference No.
		Total 05 documents requested.	Total 02 documents provided	01
		Property Title document	Old Valuation Report	
		Approved Map	Sale Deed	---
		Copy of TIR	None	---
		Last paid Electricity Bill	None	---
		Last paid Municipal Tax Receipt	None	---
r.	Documents received from	Bank		
s.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input checked="" type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	

2.	VALUATION SUMMARY	
a.	Total Govt. Guideline Value	Rs.18,83,00,000/- (Land Only)
b.	Total Indicative & Estimated Prospective Fair Market Value	Rs.39,75,00,000/-
c.	Total Expected Realizable/ Fetch Value	Rs.31,80,00,000/-
d.	Total Expected Distress/ Forced Sale Value	Rs.27,82,50,000/-
e.	Valuation for the purpose of Insurance	Rs. 9,00,00,000/-

3.	ENCLOSURES	
a.	Part A	Valuation Report as per SBI format
b.	Part B - Annexure-I	Area description of the Property
c.	Part C - Annexure-II	Valuation Assessment of the Property
d.	Part D - Annexure-III	Summary of the Valuation report
e.	Annexure - IV	Screenshot of the price trend references of the similar related properties available on public domain - Page No.00
f.	Annexure - V	Google Map
g.	Annexure - VI	Photographs
h.	Annexure - VII	Copy of Circle Rate
i.	Annexure - VIII	Survey Summary Sheet
j.	Annexure - IX	Valuer's Remarks
k.	Annexure - X	Copy of relevant papers from the property documents referred in the Valuation

R.K ASSOCIATES 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 of 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 won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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

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

IF REPORT IS USED FOR BANK/ FIs

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

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



**REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES
AVAILABLE ON PUBLIC DOMAIN– ANNEXURE IV**

₹3.5 Cr @ 1,75,00,000 per acres
Estimated EMI ₹2,79,546

Agricultural/Farm Land for Sale
in aurngabad, Palwal, Haryana

REERA STATUS NOT AVAILABLE Website: <https://haryanarera.gov.in>

Overview Owner Details


PROPERTY (4)

Area
Plot area 2 acres
(8091.72 sq.m)

Address
aurngabad, Palwal

Price
₹ 3.5 Crore+ Govt Charges & Tax
@ 1,75,00,000 per acres

Property Age



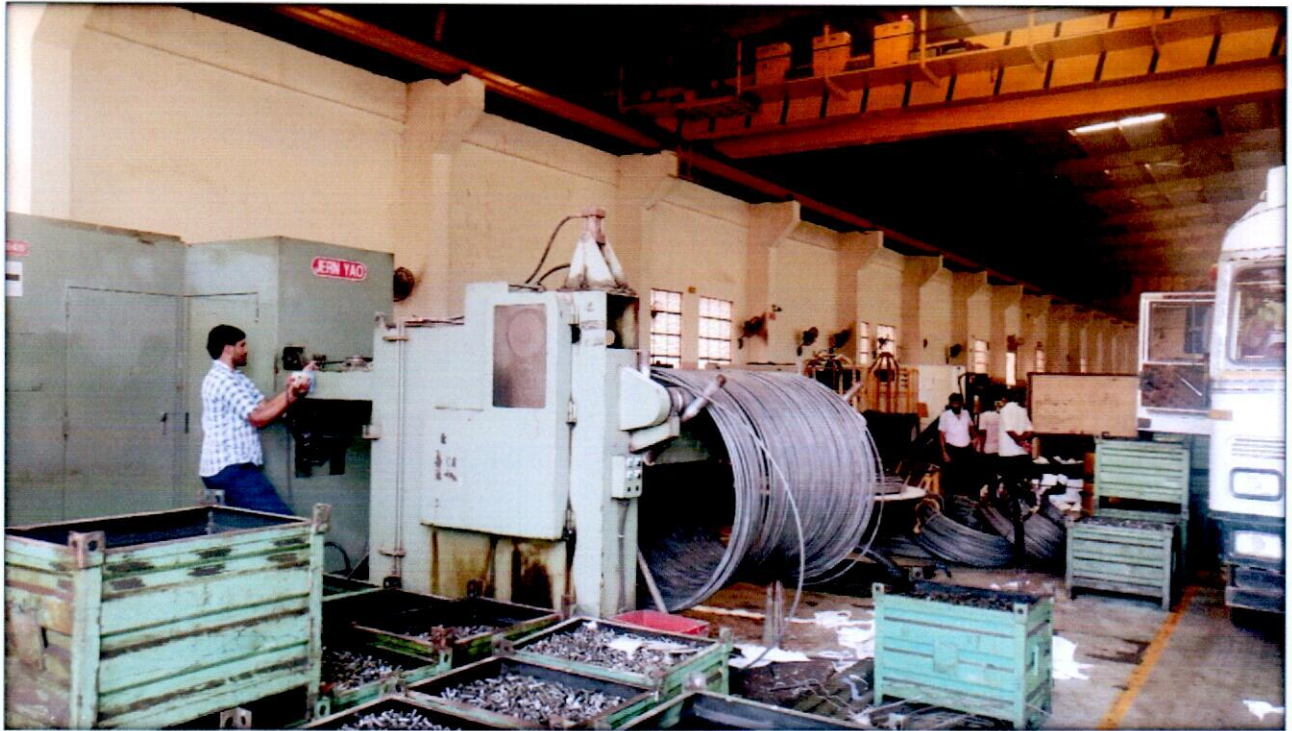
Contact Owner

Shortlist

GOOGLE MAP LOCATION- ANNEXURE V



PHOTOGRAPHS OF THE PROPERTY – ANNEXURE VI







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COPY OF CIRCLE RATE - ANNEXURE VII

Proposed Circle Rate with in The Hodal Tehsil Distt.-Palwal for the Year 2019-2020.									
Sr. No.	Name of the Village	Previous Rate			Proposed Rate			Increase 0%	Decrease 0%
		1 Agriculture Land per Acre	2 Residential/ Gar Mumkin Per. Sq. Yard	3 Commercial Per Sq. Yard	1 Agriculture Land per Acre	2 Residential/ Gar Mumkin Per. Sq. Yard	3 Commercial Per Sq. Yard		
	Aurangabad							0%	0%
	On NH-2 Up to 2 Acre	10000000			10000000	5000	12000	0%	0%
	After 2 Acre from NH-2	5000000	5000	12000	5000000	5000	12000	0%	0%
2	Banchari							0%	0%
	On NH-2 Up to 2 Acre	10000000			10000000	5000	12000	0%	0%
	After 2 Acre from NH-2	5000000	5000	12000	5000000	5000	12000	0%	0%
3	Banswa	2000000	2000	4000	2000000	2000	4000	0%	0%
4	Baptoli	2000000	2000	4000	2000000	2000	4000	0%	0%
5	Bhiduki	2500000	3000	6000	2500000	3000	6000	0%	0%
6	Bhulwana							0%	0%
	On NH-2 Up to 2 Acre	10000000			10000000	4000	12000	0%	0%
	After 2 Acre from NH-2	5000000	4000	12000	5000000	4000	12000	0%	0%
7	Boraka	2000000	2000	4000	2000000	2000	4000	0%	0%
8	Dadka	2000000	2000	4000	2000000	2000	4000	0%	0%
9	Dakora	2000000	2000	5000	2000000	2000	5000	0%	0%
10	Deeghot	3000000	3000	7000	3000000	3000	7000	0%	0%
11	Gorota	2500000	2000	4000	2500000	2000	4000	0%	0%
12	Gudhrana							0%	0%
	On NH-2 Up to 2 Acre	10000000			10000000	3000	8000	0%	0%
	After 2 Acre from NH-2	4000000	3000	8000	4000000	3000	8000	0%	0%
13	Hodal							0%	0%
	Area Falls on NH-2 Up to 2 Acre	10000000			10000000			0%	0%
	Hodal Punhana Road & Hodal Nuh Road Up to 2 Acre	7500000			7500000			0%	0%
	Area After 2 Acre	5000000			5000000			0%	0%
14	Jalalpur Mafi	2000000	2000	3000	2000000	2000	3000	0%	0%
15	Kacchi Khera	2000000	2000	3000	2000000	2000	3000	0%	0%

Page No. 1

VALUER'S REMARKS - ANNEXURE IX

1.	This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end.
2.	Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
3.	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.
4.	Value varies with the Purpose/ Date/ Condition 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. We also recommend that the indicative estimated Value in the Valuation Report holds good only upto the period of 3 months from the date of Valuation.
5.	This report is having limited scope as per its fields & format <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> .
6.	This Valuation report is prepared based on the facts of the property 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 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 World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
8.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
9.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
10.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
11.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/

VALUATION ASSESSMENT

M/S. SUPER SCREWS PRIVATE LIMITED.

	Integrated Township must be approved in all respect..
12.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
13.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
14.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
15.	This report is prepared on the RKA V-L3 (Medium) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property.
16.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
17.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
18.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
19.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
20.	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.
21.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
22.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.



SURVEY SUMMARY SHEET

(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.	12021/192						
2.	Name of the Surveyor	Indrajit Rathor						
3.	Borrower Name	M/s. Super Screw Pvt. Ltd.						
4.	Name of the Owner	M/s. Super Screw Pvt. Ltd.						
5.	Property Address which has to be valued	72, Mile stone, Mathura Road, Palwal, Haryana						
6.	Property shown & identified by at spot	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Mr. S.C. Tiwari</td> <td>8588000796</td> </tr> </table>			Name	Contact No.	Mr. S.C. Tiwari	8588000796
Name	Contact No.							
Mr. S.C. Tiwari	8588000796							
7.	How Property is Identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely						
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
		18.83 Acre.		18.83 Acre.				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
				124072.43 sq. ft.				
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the	No						

	property during survey	
18.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	NO
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person: *Mr. S.C. Tiwari*
b. Relation: *Employee*
c. Signature:
d. Date: *5/9/2020*

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☒ Any other reason:

I didn't have summary sheet at that time.

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and i'll be solely responsible for doing it.

- a. Name of the Surveyor: *Indrajeet Rathore*
b. Signature: *Indrajeet*
c. Date: *5/9/2020*



हरियाणा HARYANA



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बयनामा 10,40,000/- रुपये स्टाम्प 62400/- रुपये।

स्टाम्प जारी कर्ता जिला खजाना फरीदाबाद

क्रमांक नं० 15317 दिनांक 6-1-2006

मन्के, भगत सिंह वल्द श्री सुख पाल सिंह वल्द श्री दलीप सिंह, निवासी एफ-सी-ऐ-50, मुकेश कालोनी बल्लबगढ़ त० बल्लबगढ़ जिला फरीदाबाद का हूं।

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Signature



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जो के मैं बाके मोजा औरंगाबाद त0 होडल व ज़िला फरीदाबाद में खेवट/खाता नं0 1366/1475 मु0 नं0 174 के कीला नं0 16/2(1-7), 25(8-0), व मु0 नं0 177 के कीला नं0 5(6-13), 6(4-15), कुल किता 4 रकबा 20 कनाल 15 का बाहिद मालिक कामिल काबिज़ हूं। उक्त अराजी मैंने बरूए बयनामा रजिस्टरी शुदा दिनांक 8-7-2005 वसीका नं0 1718 रजिस्टरी कृत सब रजिस्टरार होडल, श्री देश राज वगैरा से खरीद की हुई है। जिसका कागजात माल में इन्तकाल नं0 9579 मोरखा 28-7-2005 दर्ज व मन्जूर हो चुका है। मोका पर मेरा अपना कब्जा है। उक्त अराजी हर प्रकार की ज़ेर बारी व जिमेवारी से पाक साफ है मुझे बय करने का पूर्ण हक हासिल है। बय करने में कोई कानूनी अड़चन नहीं है। मेरे इलावा किसी अन्य का कोई वास्ता व ताल्लूक उक्त अराजी से ना है। मुझे उक्त अराजी से कोई मफाद ना हो रहा है। माकूल कीमत मिल रही है। बेचने में मफाद

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है। अतः अब मैंने अपने हालात व मफाद को मदे नज़र रखते हुये अपनी उक्त अराजी रकबा 20 कनाल 15 मरले को कुल अधिकारो सहित मु0 10,40,000/-रुपये (दस लाख चालीस हजार रुपये) में पास मैसर्स सुपर स्क्रूज़ प्रा0 लि0 (M/s. Super Screws Pvt. Ltd.) अन्सल टावर, 38/523, नेहरू पैलेस, नई दिल्ली, बज़रए डायरेक्टर श्री एस-के-कपूर, को बय कतई कर दी है। बेच दी है। कब्जा मोका पर अपनी जानिब से उक्त विक्रीत अराजी रकबा 20 कनाल 15 मरले का हवाले खरीदार कम्पनी मज़कूर कर दिया है। खरीदार कम्पनी मज़कूर मेरी बजाये उक्त विक्रीत अराजी की वाहिद मालिक कामिल काबिज हो गयी है। अब से बाद मेरा व मेरे वारसान का कोई वास्ता उक्त विक्रीत अराजी से ना रहा है। उक्त विक्रीत अराजी नुक्स मिलकियत व हर प्रकार की ज़ेर बारी व ज़िमेवारी से पाक साफ है इससे पहले किसी अन्य को रहन, बय, हिबा, पटा, तबादला आदि द्वारा मुन्तकील ना की हुई है डिग्री, कुर्गी, एटेचमेन्ट, कोर्ट केस, बैंक ऋण व अन्य हर किस्म के भार से

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हरियाणा HARYANA



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स्टाम्प लेखा परीक्षा
फरीदाबाद सर्कल-11

बयनामा 22,00,000/-रुपये स्टाम्प 132000/-रुपये।

स्टाम्प जारी कर्ता जिला खजाना फरीदाबाद

क्रमांक नं० 17229 दिनांक 8-2-2006

मन्के, श्री महेश कथूरिया बल्द स्वर्गीय श्री टेक चन्द कथूरिया, निवासी सी-2/70,
सैक्टर-36, नोएडा, का हूँ।

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हरियाणा HARYANA

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जो के मैं वाके मोजा औरंगाबाद त0 होडल व जिला फरीदाबाद में खेवट/खाता नं0 खेवट/खाता नं0 1426/1548 मु0 नं0 174 के कीला नं0 15(7-11), 16/1(6-13), 17(8-0) व मु0 नं0 175 के कीला नं0 11(3-18), 20(3-0) व मु0 नं0 177 का कीला नं0 13(3-1), कुल किता 6 रकबा 32 कनाल 3 मरले का वाहिद मालिक कामिल काबिज हूं। उक्त अराजी मैंने बरुए बयनामा रजिस्टरी शुदा दिनांक 06-1-2006 बसीका नं0 4421 रजिस्टरी कृत सब रजिस्टरार होडल, श्री वासदेव वगैरा से खरीद की हुई है। मोका पर हमारा अपना कब्जा है। उक्त अराजी हर प्रकार की जेर बारी व जिमेवारी से पाक साफ है मुझे बय करने का पूर्ण हक हासिल है। बय करने में कोई कानूनी अड़चन नहीं है। मेरे इलावा किसी अन्य का कोई वास्ता व ताल्लूक उक्त अराजी से ना है। मुझे उक्त अराजी

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से कोई मफाद ना हो रहा है। माकूल कीमत मिल रही है। बेचने में मफाद है। अतः अब मैंने अपने हालात व मफाद को मदे नज़र रखते हुये अपनी उक्त अराजी रकबा 32 कनाल 3 मरले को कुल अधिकारो सहित मुबलीग 22,00,000/- रुपये (बाईस लाख रुपये) जिसके आधे मुबलीग 11,00,000/- रुपये (ग्यारह लाख रुपये) होते हैं, में पास मैसर्स सुपर स्क़ूस प्रा० लि० (M/s. Super Screws Private Limited), रजिस्टर्ड आफिस अन्सल टावर, 38/523, नेहरू पेलेस नई दिल्ली, बज़रए डायरेक्टर श्री एस-के-कपूर, को बय कतई कर दी है। बेच दी है। कब्ज़ा मोका पर अपनी जानिब से उक्त विक्रीत अराजी रकबा 32 कनाल 3 मरले का हवाले खरीदार कम्पनी मज़कूर कर दिया है। खरीदार कम्पनी मज़कूर मेरी बजाये उक्त विक्रीत अराजी की वाहिद मालिक कामिल काबिज हो गयी है। अब से बाद मेरा व मेरे वारसान का कोई वास्ता उक्त विक्रीत अराजी से ना रहा

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M. S. D.



हरियाणा HARYANA



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बयनामा 22,50,000/-रुपये स्टाम्प 135000/-रुपये।

स्टाम्प जारी कर्ता जिला खजाना फरीदाबाद

क्रमांक नं० 17228 दिनांक 8-2-2006

/मन्के, श्री महेश कथूरिया वलद स्वर्गीय श्री टेक चन्द कथूरिया, निवासी सी-2/70,
सैक्टर-36, नोएडा, का हूँ।

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जो के मैं वाके मोज़ा औरंगाबाद त0 होडल व ज़िला फरीदाबाद में खेवट/खाता नं0 1414/1536 मु0 नं0 174 के कीला नं0 14/1(1-0), 14/2(7-0), 23/2(5-17) 24(6-7), 26(0-9), 27(1-13), व मु0 नं0 177 के कीला नं0 3(8-0), 4(8-0), 7(8-0), 8(8-0), 14(8-0), कुल कित्ता 11 रकबा 62 कनाल 6 मरले का वाहिद मालिक कामिल काबिज़ हू। उक्त अराजी मैंने बरूए बयनामा रजिस्टरी शुदा दिनांक 06-1-2006 वसीका नं0 4420 रजिस्टरी कृत सब रजिस्ट्रार होडल, श्री वासदेव वगैरा से खरीद की हुई है। मोका पर हमारा अपना कब्ज़ा है। उक्त अराजी हर प्रकार की ज़ेर बारी व ज़िमेवारी से पाक साफ है मुझे बय करने का पूर्ण हक हासिल है। बय करने में कोई कानूनी अड़चन नहीं है। मेरे इलावा किसी अन्य का कोई वास्ता व ताल्लूक उक्त अराजी से ना है। मुझे

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उक्त अराजी से कोई मफाद ना हो रहा है। माकूल कीमत मिल रही है। बेचने में मफाद है। अतः अब मैंने अपने हालात व मफाद को मदे नज़र रखते हुये अपनी उक्त अराजी रकबा 62 कनाल 6 मरले को कुल अधिकारो सहित मु0 22,50,000/—रुपये (बाईस लाख पचास हजार रुपये) जिसके आधे मु0 11,25,000/—रुपये (ग्यारह लाख पच्चीस हजार रुपये) होते है, में पास मैसर्स सुपर सक्रूस प्रा0 लि0 (M/s. Super Screws Private Limited), रजिस्टर्ड आफिस अन्सल टावर, 38/523, नेहरू पेलेस नई दिल्ली, बज़ारण डायरेक्टर श्री एस-के-कपूर, को बय कतई कर दी है। बेच दी है। कब्जा मोका पर अपनी जानिब से उक्त विक्रीत अराजी रकबा 62 कनाल 6 मरले का हवाले खरीदार कम्पनी मज़कूर कर दिया है। खरीदार कम्पनी मज़कूर मेरी बज़ाये उक्त विक्रीत अराजी की वाहिद मालिक कामिल काबिज हो गयी है। अब से बाद मेरा व मेरे वारसान का कोई वास्ता उक्त

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बयनामा 12,00,000/-रुपये स्टाम्प 72000/-रुपये।

स्टाम्प जारी कर्ता जिला खजाना फरीदाबाद

जिला खजाना फरीदाबाद

क्रमांक नं० 15316 दिनांक 6-1-2006

हस्ताक्षर 3 Arvind Kumar

हमके, मुकेश कुमार पुत्र श्री महेन्द्र पाल पुत्र श्री राम दयाल, मनीष कुमार पु. श्री यू-सी-अस्थाना, रमन लाल पुत्र श्री बनवारी लाल पुत्र श्री प्रसादी लाल व कुलवीर सिंह पुत्र श्री जोगिन्द्र सिंह, निवासीगण एफ-सी-ऐ नं० 55, मुकेश कालोनी बल्लबगढ़ त० बल्लबगढ़ जिला फरीदाबाद के हैं।

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13,00,000
Mahender Pal
दिनांक 06/01/2006

डीड का नाम SALE OUTSIDE MC AREA	डीड संबंधी विवरण PARIDABAT	दिनांक 06/01/2006
तहसील/सब-तहसील होडल	गांव/शहर औरंगाबाद	स्थित औरंगाबाद
	भवन का विवरण	
	भूमि का विवरण	
चाही	4 Acre 3 Kanal 10 Marla	
राशि 1,200,000.00 रुपये	घन संबंधी विवरण	
रजिस्ट्रेशन फीस की राशि 500.00 रुपये		स्टाम्प ड्यूटी की राशि 72,000.00 रुपये
		पेस्टिंग शुल्क 3.00 रुपये

Drafted By: Rakesh Kumar

यह प्रलेख आज दिनांक 06/01/2006 दिन शुक्रवार समय 3/4 बजे श्री/श्रीमती/कुमारी Mukesh Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Mahender Pal निवासी Ballabgarh द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री Mukesh Kumar etc

उप/संयुक्त पंजीयन अधिकारी
होडल

उपरोक्त विक्रेता श्री/श्रीमती/कुमारी M/s Super S.Pvt. Ltd क्रेता हाजिर हैं। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथी समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Mahender Kalra पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Adv. निवासी Hodal व श्री/श्रीमती/कुमारी Surender Raheja पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Tirath Dass निवासी Palwal ने की। साक्षी न: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी न:2 की पहचान करता है।

दिनांक 06/01/2006

उप/संयुक्त पंजीयन अधिकारी
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जो के हम वाके मोजा औरंगाबाद त0 होडल व जिला फरीदाबाद में खेवट/खाता नं0 1431/1553 मु0 नं0 174 के कीला नं0 12/2(1-7), 13(8-0), 18(8-0) 19(8-0), 22(8-0), 23/1(2-3), कुल किता 6 रकबा 35 कनाल 10 के वाहिद मालिक कामिल काबिज हैं। उक्त अराजी हमने बरूए बयनामा रजिस्टरी शुदा दिनांक 6-4-2005 वसीका नं0 19 रजिस्टरी कृत सब रजिस्टरार होडल, श्री नत्थी वगैरा से खरीद की हुई है। जिसका कागजात माल में इन्तकाल नं0 9541 मोरखा 28-7-2005 दर्ज व मन्जूर हो चुका है। मोका पर हमारा अपना कब्जा है। उक्त अराजी हर प्रकार की जेर बारी व जिमेवारी से पाक साफ है हमे बय करने का पूर्ण हक हासिल है। बय करने में कोई कानूनी अड़चन नहीं है। हमारे इलावा किसी अन्य का कोई वास्ता व ताल्लूक उक्त अराजी से ना है। हमे उक्त अराजी से कोई मफाद ना हो रहा है। माकूल कीमत मिल रही है। बेचने में मफाद

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है। अतः अब हमने अपने हालात व मफाद को मदे नज़र रखते हुये अपनी उक्त अराजी रकबा 35 कनाल 10 मरले को कुल अधिकारो सहित मु0 12,00,000/-रुपये (बारह लाख ~~रुपये~~ रुपये) में पास मैसर्स सुपर स्कूज़ प्रा0 लि0 (M/s. Super Screws Pvt. Ltd.), अन्सल टावर, 38/523, नेहरू पैलेस, नई दिल्ली, बज़रए डायरेक्टर श्री एस-के-कपूर, को बय कतई कर दी है। बेच दी है। कब्जा मोका पर अपनी जानिब से उक्त विक्रीत अराजी रकबा 35 कनाल 10 मरले का हवाले खरीदार कम्पनी मज़कूर कर दिया है। खरीदार कम्पनी मज़कूर हमारी बज़ाये उक्त विक्रीत अराजी की वाहिद मालिक कामिल काबिज हो गयी है। अब से बाद हमारा व हमारे वारसान का कोई वास्ता उक्त विक्रीत अराजी से ना रहा है। उक्त विक्रीत अराजी नुक्स मिलकियत व हर प्रकार की ज़ेर बारी व जिमेवारी से पाक साफ है इससे पहले किसी अन्य को रहन, बय, हिबा, पटा, तबादला आदि द्वारा मुन्तकील ना की हुई है डिग्री, कुर्की, एटेचमेन्ट, कोर्ट केस, बैंक ऋण व अन्य हर किस्म के भार से मुक्त

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