

REPORT FORMAT: V-L4 (RKA - Medium) | Version: 1.0, 2022

CASE NO.: VIS(2023-24)-PL434-359-565

DATED: 16/10/2023

VALUATION REPORT

OF

NATURE OF ASSETS	PLANT & MACHINERY
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PLANT & MACHINERY

SITUATED AT

PROPERTY SITUATED AT I.A.D.A. PLOT NO. 101, INDUSTRIAL AREA
GONDPUR, PAONTA SAHIB, DISTT. SIRMAUR (H.P.)

REPORT PREPARED FOR

STATE BANK OF INDIA, SME BRANCH, RANIPUR, HARIDWAR

■ 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 grievance, concern or escalation you may please contact Incident Manager @
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 accepted & correct.

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

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT
PROPERTY SITUATED AT I.A.D.A. PLOT NO. 101, INDUSTRIAL AREA
GONDPUR, PAONTA SAHIB, DISTT. SIRMAUR (H.P.)



PART B

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	State Bank of India, SME Branch, Ranipur, Haridwar		
ii.	Work Order No. & Date	Dated 11-10-2023		
iii.	Name of Owner/s	M/s Upkar Pharmaceuticals		
iv.	Name of Property Owner	M/s Upkar Pharmaceuticals		
v.	Address & Phone Number of the owner	M/s Upkar Pharmaceuticals, I.A.D.A. Plot No. 101, Industrial Area Gondpur, Paonta Sahib, Distt. Sirmaur (H.P.)		
vi.	Type of the Property	Industrial Plant & Machinery		
vii.	Type of Valuation Report	Industrial Plant & Machinery Valuation		
viii.	Report Type	Plain Asset Valuation		
ix.	Date of Inspection of the Property	11 October 2023		
x.	Date of Valuation Assessment	16 October 2023		
xi.	Date of Valuation Report	16 October 2023		
xii.	Property Shown By	Name	Relationship with Owner	Contact Number
		Mr. Shivansh Rai	Owner / Director	---
xiii.	Purpose of the Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
xiv.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative		
xv.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects & rights of the Plant & Machinery are out-of-scope of this report. iii. Inventorization of Asset is out of scope of work. iv. Componentization of Plant & Machinery is out of scope of this report. v. Identification of the Plant & Machinery is only limited to cross verification of major items. vi. Technical/ mechanical/ operational testing of the Plant & Machinery is out-of-scope of the report. vii. Comment/ determination on technological aspect is out of scope of this report. viii. Any kind of process design is out of scope of the report.		
xvi.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 06 Documents requested.	Total 02 Documents provided.	Total 02 Documents provided.
		Copy of FAR	Copy of FAR	Dated 31-03-2022
		Process Flow Chart	---	---
		Capacity Utilization	---	---
		Copy of Invoices	Copy of Invoices	---

		Details of maintenance record	---	---
		Last paid Electricity Bill	---	---
xvii.	Identification of the property	✓	Cross checked from the name of items mentioned in the FAR	
		✓	Identified by the Owner / Director.	

2.	VALUATION SUMMARY		
i.	Total Prospective Fair Market Value	Rs. 4,81,00,000/-	
ii.	Total Expected Realizable/ Fetch Value	Rs. 4,08,85,000/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs. 3,60,75,000/-	

3.	ENCLOSURES		
a.	Part A	Snapshot of The Asset/ Property Under Valuation	
b.	Part B	Summary of the Valuation Report	
c.	Part C	Characteristics Description of The Asset	
d.	Part D	Characteristics Description of Plant/ Machinery	
e.	Part E	Procedure Of Valuation Assessment	
f.	Enclosure-I	Google Map Location	
g.	Enclosure-II	Photographs of the Assets	
h.	Enclosure-III	Impotent Documents Exhibit	
i.	Enclosure-IV	Valuer's Important Remarks	

PART C

CHARACTERISTICS DESCRIPTION OF THE ASSET

1. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION



Snapshot of the Asset Under Valuation

This opinion on valuation report is prepared for the Plant & Machinery and Other Miscellaneous Assets of M/s Upkar Pharmaceuticals situated at the aforesaid address having total Gross Block of Rs. 7,10,94,250/- as per copy of FAR dated 31-03-2022 provided to us.

The subject plant is into manufacturing business of Medicine like Multivitamin syrup, painkiller, paracetamol, anti-cold tablet / syrup, etc. The plant comprises machines such as Rapid mixer grinder, Fluid Bed dryer, Blister packing machine, packing tables, laboratory machines, including some miscellaneous items such as CCTV, AHU, Computers, D.G. Sets, etc. As per information received during site visit, the plant was commissioned in year 2008. As on date of site visit, the plant was operational and conditions of machines were good.

The average production capacity of plant is shown below,



Products	Average Capacity	Unit
Tablet	250000	Tablets per hour
Capsule	75000	Capsules per hour
Syrup	5000	Bottles per hour
Powder	5000	Boxes
Cream	1250	Unit per hour

The subject plant is located at I.A.D.A. Plot No. 101, Industrial Area Gondpur, Paonta Sahib, Distt. Sirmaur, (H.P.). It is about 800 meters away from Paonta Sahib-Rajban road and can be approached by Gondpur Industrial Road. The property is in well-developed notified industrial area. All the basic civic amenities are not available within close vicinity.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Shree Krishna Kripa Feed		
ii.	Postal Address of the Property	M/s Upkar Pharmaceuticals I.A.D.A. Plot No. 101, Industrial Area Gondpur, Paonta Sahib, Distt. Sirmaur (H.P.)		
iii.	Independent access/ approach to the property	Clear independent access is available		
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 30°28'26.5"N 77°37'43.2"E		
v.	Description of adjoining property	Industrial		
vi.	Plot No./ Survey No.	Plot no.- 101		
vii.	Village/ Zone	Industrial Area Gondpur		
viii.	Sub registrar	---		
ix.	District	Sirmaur		
x.	City Categorization	Scale-B City		Semi Urban
xi.	Characteristics of the locality	Average		Within well developed notified Industrial Area
xii.	Property location classification	Road Facing	Near to Market	Average location within locality
xiii.	Property Facing	East Facing		
xiv.	Details of the roads abutting the property			
	a) Main Road Name & Width	Paonta Sahib-Rajban road	80 Ft	
	b)Front Road Name & width	Gondpur Industrial Road	~30 Ft	
	c) Type of Approach Road	Cement Concrete Road		
	d)Distance from the Main Road	800 meters		



VALUATION ASSESSMENT

M/S UPKAR PHARMACEUTICALS

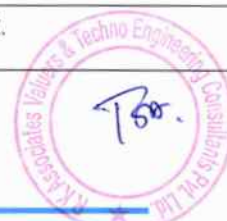
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly
xvi.	Is the property merged or colluded with any other property	No, it is an independent single bounded property



PART D

CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY

S.NO.	CONTENTS	DESCRIPTION																		
1. TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY																				
a.	Nature of Plant & Machinery	Pharmaceutical Industry																		
b.	Size of the Plant	Medium scale Plant																		
c.	Type of the Plant	Semi Automatic																		
d.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	2008 (as per information provided to us)																		
e.	Production Capacity	<table><tr><th>Products</th><th>Average Capacity</th><th>Unit</th></tr><tr><td>Tablet</td><td>250000</td><td>Tablets per hour</td></tr><tr><td>Capsule</td><td>75000</td><td>Capsules per hour</td></tr><tr><td>Syrup</td><td>5000</td><td>Bottles per hour</td></tr><tr><td>Powder</td><td>5000</td><td>Boxes</td></tr><tr><td>Cream</td><td>1250</td><td>Unit per hour</td></tr></table>	Products	Average Capacity	Unit	Tablet	250000	Tablets per hour	Capsule	75000	Capsules per hour	Syrup	5000	Bottles per hour	Powder	5000	Boxes	Cream	1250	Unit per hour
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Tablet	250000	Tablets per hour																		
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Syrup	5000	Bottles per hour																		
Powder	5000	Boxes																		
Cream	1250	Unit per hour																		
f.	Capacity at which Plant was running at the time of Survey	Plant was fully operational and running at its average capacity at the time of survey.																		
g.	Number of Production Lines	---																		
h.	Condition of Machines	Good.																		
i.	Status of the Plant	Fully operational																		
j.	Products Manufactured in this Plant	Multivitamin syrup, painkiller, paracetamol, anti-cold tablet / syrup, etc.																		
k.	Recent maintenance carried out on	Regular maintenance has been carried out by the company as per the information provided during the survey.																		
l.	Recent upgradation, improvements if done any	No, as per the information provided to us.																		
m.	Total Gross Block & Net Block of Assets	<table><tr><th>Gross Block</th><th>Net Block</th></tr><tr><td colspan="2">As on 31/03/2022</td></tr><tr><td>Rs. 7,10,94,250/-</td><td>Information Not Provided</td></tr></table>	Gross Block	Net Block	As on 31/03/2022		Rs. 7,10,94,250/-	Information Not Provided												
Gross Block	Net Block																			
As on 31/03/2022																				
Rs. 7,10,94,250/-	Information Not Provided																			
n.	Any other Details if any	The average production capacity of plant is around 22 to 25 lacs meter per month. On the day of the site visit, the plant was in operation, running at 60% production capacity and its overall condition of machines appeared to be good.																		
2. MANUFACTURING PROCESS																				
	Process layout not shared.																			
3. TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY																				
a.	Technology Type/ Generation Used in this Plant	Indigenous																		
b.	Technological Collaborations If Any	No																		
c.	Current Technology used for this Industry in Market	Same as is being used in the subject plant.																		



4.	RAW MATERIALS REQUIRED & AVAILABILITY	
	Type of Raw Material	Paracetamol, Pantoprazole, diclofenac, Cefixime, etc.
	Availability	Good Availability.
5.	AVAILABILITY & STATUS OF UTILITIES	
	Power/ Electricity	Available
	Water	Available
	Road/ Transport	Available
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 Labours working in the Factory	~70 to 80.
7.	SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY	
	On-going concern basis	
	Reason: This is a Mid scale Plant and all are general used machines which can be used in similar industry and cost of dismantling and transportation will not be very high. So, for fetching maximum value is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry	
8.	DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET	
	Appears to be good as per general information available in public domain.	
9.	SURVEY DETAILS	
a.	Plant has been surveyed by our Engineering Team on dated 11/10/2023.	
b.	Site inspection was done in the presence of Owner's representative Mr. Shivansh Rai 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.	Plant was found to be operational at the time of survey.	
e.	Details have been cross checked as per the documents provided to us by the company and what was observed at the site.	
f.	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.	
g.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.	
h.	As per the overall site visit summary, the plant was appeared to be in good condition.	



PART E

PROCEDURE OF VALUATION ASSESSMENT – PLANT & MACHINERY

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		11 October 2023	20 October 2023	20 October 2023
ii.	Client	State Bank of India, SME Branch, Ranipur, Haridwar		
iii.	Intended User	State Bank of India, SME Branch, Ranipur, Haridwar		
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 Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
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	✓	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine	
		✓	Identified by the company's representative	
ix.	Type of Survey conducted	Full survey (inside-out with verification & photographs).		

2.		ASSESSMENT FACTORS			
i.	Nature of the Valuation	Fixed Assets Valuation			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type	
		PLANT & MACHINERY	INDUSTRIAL	INDUSTRIAL PLANT & MACHINERY	
		Classification	Income/ Revenue Generating Asset		
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value		
		Secondary Basis	Not Applicable		
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	Average			
vii.	Any New Development in surrounding area	None		NA	



viii.	Any specific advantage/ drawback in the plant and machines	Not as such.	
ix.	Machines overall usability/ utility Factor	Normal	
x.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	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 rationally applied the mixture of 'sales comparison approach (market approach)' and the '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, Leasehold Property, Building, Plant & Machinery, Furniture & Fixtures, Office equipment, Computers & Printers, Vehiles. Assets under different heads are segregated and are evaluated separately. However, as per scope of work defined by the bank only Plant & Machinery and Other Movable Assets are considered for valuation purpose. 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 include soft cost incurred during the Project establishment like Pre-operative, IDC & Finance cost expenses also. On our request we have not got break-up of hard & soft cost separately hence we have to go by the given figure.		

- f. For calculating Replacement Cost of the machines as on date, Whole Sale Price Index (WPI) is used issued by Department Economic Advisor, Govt. of India.
- g. For evaluating depreciation, Chart of Companies Act-2013, Central Electricity Commission Guidelines & Industry & institutional standards are used for ascertaining useful life of different types of machines are followed.
- h. Market & Industry scenario is also explored for demand of such Plants.
- i. No further obsolescence/ deterioration or maintenance factor has been applied on the Depreciated Replacement Cost (DRC) since the Depreciated Replacement Cost (DRC) looks to be in line with the estimated Prospective Fair Market Value.
- j. Underline assumption for the evaluation of this Plant & Machinery is that it will be sold as an Integrated Plant and not as discrete/ piecemeal machinery basis.
- k. Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- l. The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual cost for machines shown is for illustration purpose, and may vary from market rates since the valuation is done using cost approach method and finally cross verified from market approach as a whole plant and not individual machine.
- m. Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc.

Other Basis:

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

xvi. ASSUMPTIONS

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

- No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- 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**

Plant & Machinery Value is given based on ongoing concern basis for plant as a whole.

xviii. **LIMITATIONS**

None

VALUATION SUMMARY				
S. No.	Particulars	Total Acquisition Cost	Gross Current Replacement Cost	Fair Market Value
1	Plant & Machinery and other equipment's	₹ 7,10,94,250	₹ 8,48,96,690	₹ 4,80,93,989
Notes:				
1. Assets like Plant & Machinery and other related equipment's pertaining to M/s Upkar Pharmaceuticals, I.A.D.A. Plot No. 101, Industrial Area Gondpur, Paonta Sahib, Distt. Sirmaur (H.P.)				
2. For evaluating useful life of assets, chart of Companies Act-2013 and generally accepted market standards are referred in this assessment to reach the final economical life of a particular asset.				
3. During the site visit conducted by our engineering team on 11/10/2023, the plant was physically inspected by our team. Different sections set up inside the plant were visually inspected.				
4. For the assets whose invoices are available with us, the rate of Inflation has been assessed with the help of price indices of commodities. Price indices have been referred from the Office of Economic Advisor (Government of India). Further Inflation in respective commodity has been evaluated and applied to the respective capitalization cost to reach its Gross Current Replacement Cost.				
5. Book value is considered as per the information provided during site survey.				
6. Only those assets / equipment's have been considered which have been physically inspected at the time of site survey.				
7. The plant was operational at the time of site inspection.				
8. Overall physical condition of the Plant and machinery is good.				



1. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S. No.	Particulars	Gross Block	Indicative & Estimated Prospective Fair Market Value
a.	Plant & Machinery Value	Rs. 7,10,94,250/-	Rs. 4,80,93,989/-
b.	Additional Premium if any	---	---
	Details/ Justification	---	---
c.	Deductions charged if any	---	---
	Details/ Justification	---	---
d.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 4,80,93,989/-
e.	Rounded Off	---	Rs. 4,81,00,000/-
f.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Four Crore Eighty-one Lakh Only
g.	Expected Realizable Value (@ ~15% less)	---	Rs. 4,08,85,000/-
h.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 3,60,75,000/-
i.	Percentage difference between Gross Block Value and Fair Market Value	More than ~20%	
j.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.</p> <p>i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.</p>		
	IMPORTANT KEY DEFINITIONS		

- Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.
- Fair Value** without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.
- Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation. Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.
- Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.
- Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.
- Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the Market Value definition.
- Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.
- Distress Sale Value*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.
- Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

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

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

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

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

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

I. Enclosures with the Report:

- Enclosure: I- Google Map
- Enclosure: II- Photographs of the property
- Enclosure: III- Important documents exhibit
- Enclosure: IV- Valuer's Important Remarks



IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. 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.


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

IF REPORT IS USED FOR BANK/ FIs

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

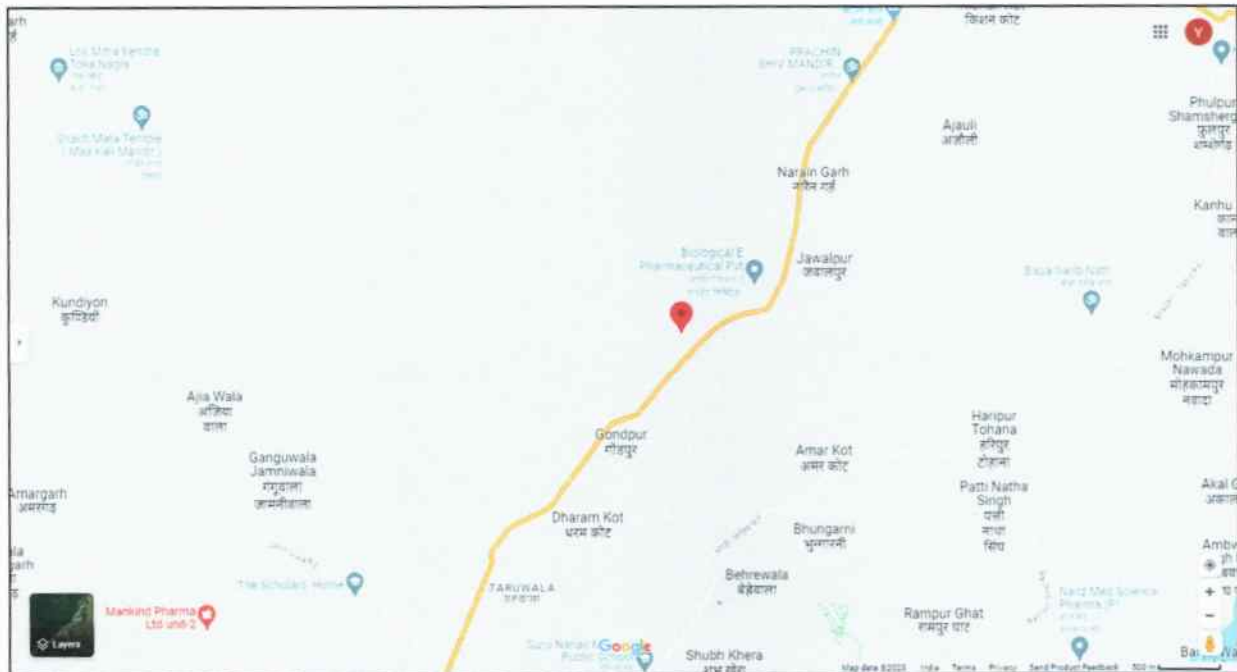
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Deepak Joshi	Yash Bhatnagar	Babul Akhtar Gazi
		



ENCLOSURE: I – GOOGLE MAP LOCATION

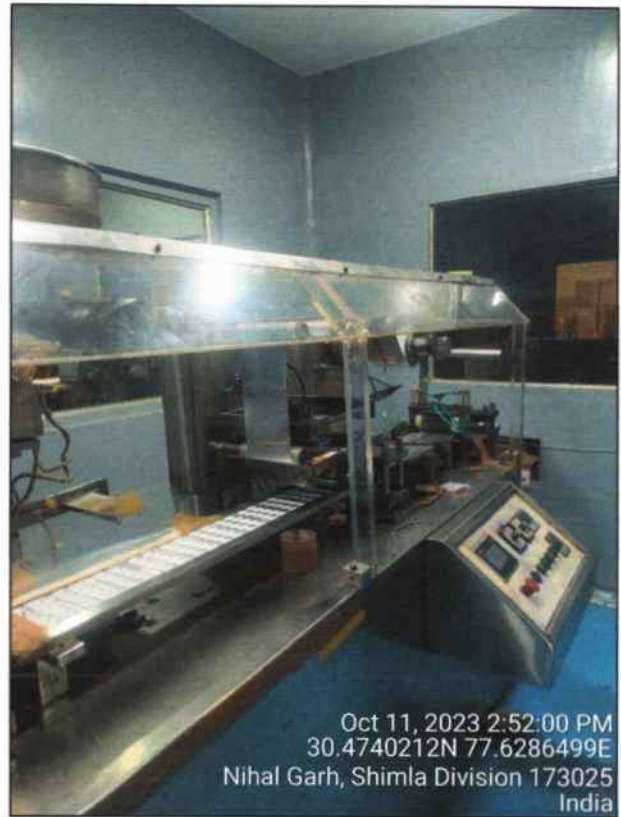


ENCLOSURE: II- PHOTOGRAPHS OF THE PROPERTY









ENCLOSURE: III – IMPORTANT DOCUMENTS EXHIBIT

Tax Invoice (ORIGINAL FOR RECEIPT)

<p>VAISHNO PHARMA MACHINERY NEAR RADHA SWAMI SATSANG BHAWAN SAI ROAD, BADDI GSTIN/UIN: 02AMPPG2491L2ZU State Name: Himachal Pradesh, Code: 02 Contact: 9218634557, 8278751748 E-Mail: pharmaequipments03@gmail.com</p> <p>UPKAR PHARMACEUTICALS 101, IND. AREA GONDPUR, PAONTA SAHIB, DISTT. SIRMOUR GSTIN/UIN: 02ADPPM6768D2ZC PAN/T No: [blank] State Name: Himachal Pradesh, Code: 02</p> <p>UPKAR PHARMACEUTICALS 101, IND. AREA GONDPUR, PAONTA SAHIB, DISTT. SIRMOUR GSTIN/UIN: 02ADPPM6768D2ZC PAN/T No: [blank] State Name: Himachal Pradesh, Code: 02</p>	<p>Invoice No. 74 Dated 1-Jan-2021</p> <p>Delivery Note Mode/Terms of Payment</p> <p>Supplier's Ref. 74 Other Reference(s)</p> <p>Despatch Document No. Delivery Note Date</p> <p>Despatched through Destination</p> <p>Terms of Delivery ONCE GOODS SOLD WILL NOT BE RETURNED</p>
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Sl. No.	Description of Goods	HSN/SAC	GST Rate	Quantity	Amount
1	ROTARY 20 STATION	8479	18 %	1 NOS	2,00,000.00
2	Colloid Mill	8479	18 %	1 NOS	70,000.00
3	DUST COLLECTOR	8479	18 %	1 NOS	30,000.00
					3,00,000.00
CGST@ 9%					27,000.00
SGST@ 9%					27,000.00
Total					3 NOS ₹ 3,54,000.00

Amount Chargeable (in words): **INR Three Lakh Fifty Four Thousand Only**


HSN/SAC	Taxable Value	Rate	Central Tax Amount	Rate	State Tax Amount	Total Tax Amount
8479	3,00,000.00	9%	27,000.00	9%	27,000.00	54,000.00
Total	3,00,000.00		27,000.00		27,000.00	54,000.00

Tax Amount (in words): **INR Fifty Four Thousand Only**

Remarks:
(BEING GOODS SOLD) EWAY BILL NOT ATTACHED DUE TO EWAY SITE TECHNICAL ISSUE

Declaration
We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Customer's Seal and Signature



Company's Bank Details
Bank Name: Union Bank of India
A/c No.: 549005010000205
Branch & IFS Code: Baddi & UBIN0554901

for VAISHNO PHARMA MACHINERY



VALUATION ASSESSMENT

M/S UPKAR PHARMACEUTICALS

INVOICE
ORIGINAL / DUPLICATE / TRIPLICATE

Bhole Techno
(Mfg. Of Pharmaceuticals Machinery & Spares)
17-A, Jai Laxmi Industrial Estate, Opp. Anup
Engineering B/h Petrol Pump, Odhav, Ahmedabad -
382 415 Tel: - 079 - 22891177 E-mail:
bholetechno@gmail.com

M/S Upkar Pharmaceuticals 101 INDJL ADRE, Gondpur PONTASAHIB Distt. Seymour, - 173 025 (H.P.) GST NO: 02ADPPM6768D2ZC BHOLE TECHNO GST NO: 24AIKPM0101A1Z8	Bill No: 001 BILL YEAR - 2020/2021 Date: - 15-05-2020 Deliv. Memo No 001 BILL YEAR 2020/2021 Date 15-05-2020 P.O UPK/MACHINE RY/05 Date 05-05-2020 Dispatch thru LR NO- DATE
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DESCRIPTION	HSN CODE	Qty	Amount Rs. Ps.	PER	Amount Rs. Ps.
Sticker labeling machine and batch printing unit	8422	1 NO	2,50,000-00	Each	2,50,000-00
			IGST@18%		45,000-00
			TOTAL		2,95,000-00

RUPEES: TWOLACKS NINETY FIVE THOUSAND ONLY

GSTIN NO: - 24AIKPM0101A1Z8 Date: - 01-07-2017
1. Interest @ 22% per annum will be charged on all bills if not paid by due date.
2. Payment by cross-ordered cheque/D.D is required.
3. Subject to Ahmedabad Jurisdiction Only.

For Bhole Techno

For Bhole Techno
24/05/2020



Original Copy

TAX INVOICE
INDUSTRIAL SUPPLIERS AND ENGINEERS 20-21
BADRI NAGAR, PAONTA SAHIB, (H.P.) DISTT. SIRMOUR
PAN : ACFPGS119B
GSTIN : 02ACFPGS119B1ZG
Tel : 9218923035 email : industrial-suppliers@gmail.com

HAVELLS, USHA, CROMPTON, L&T, SIEMENS, ANCHOR, ZOLOTO, ATAM VALVES, BCH


Party Details : UPKAR PHARMACEUTICALS GONDPUR Party PAN : Party E-Mail ID : Party Mobile No : Party State : Himachal Pradesh (02) GSTIN / UIN : 02ADPPM6768D2ZC	Invoice No. : ISE/20-21/1683 Dated : 09-09-2020 Place of Supply : Himachal Pradesh (02) Reverse Charge : N GR/RR No. : Transport : Vehicle No. : Station : E-Way Bill No. :
---	---

S.N.	Description of Goods	HSN/AC	Qty.	Unit	Price	CGST Rate	CGST Amount	SGST Rate	SGST Amount	Amount(₹)
1.	ELECTRICAL MODULAR PANEL 2M-12M	8538	5.00	Pcs.	40,437.29	9.00 %	18,196.78	9.00 %	18,196.78	2,38,580.00
Grand Total 5.00 Pcs.										₹ 2,38,580.00

HSN/SAC	Tax Rate	Taxable Amt.	CGST Amt.	SGST Amt.	Total Tax
8538	18%	2,02,186.44	18,196.78	18,196.78	36,393.56

Rupees Two Lakh Thirty Eight Thousand Five Hundred Eighty Only

Bank Details : BANK NAME: HDFC BANK LTD, MAIN BAZAR, PAONTA SAHIB
ACC NO:- 14382560000383 IFS CODE:- HDFC0001438

Terms & Conditions E & O.E. 1. Goods once sold will not be taken back. 2. Interest @ 18% p.a. will be charged if the payment is not made with in the stipulated time. 3. Subject to 'Himachal Pradesh' Jurisdiction only.	Receiver's Signature : <div style="text-align: center;">  For INDUSTRIAL SUPPLIERS AND ENGINEERS 20-21 Authorised Signatory </div>
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PK1549G1ZO TAX INVOICE M. : 98964-59124

NIRMAL ENGINEERING WORKS
Contact For : All Farma Machinery Parts
Gali No. : 2, Palam Colony, Karnal-132001
E-mail : amitgtech77@yahoo.com

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No. _____ Date: 19/2/2020

Name: UPKAR PHARMACEUTICALS B/L, INDRA PRASTHA
SAHB DISTT. SIRMOUR, H.S.T. - 02ADDD16768D22C

Qty.	PARTICULARS	RATE	RS.	AMOUNT	P.
①	Selling and felling machine HSN- 8422	170000	170000	25	
②	Planetary mixer with vacuum 100 kg HSN - 8422	125000	125000	25	
	GST -	18%	295000	26	
			+53100		
			348100		
		TOTAL	348100		

For NIRMAL ENGINEERING WORKS

& O. E. Signature



VALUATION ASSESSMENT


M/S UPKAR PHARMACEUTICALS

E-Way Bill System

E - WAY BILL SYSTEM

**NATION
TAX
MARKET**

e-Way Bill



E-Way Bill No: 3611 9134 6163

E-Way Bill Date: 19/02/2020 12:37 PM

Generated By: 06BCH PK154 9G120 - NIRMAL ENGINEERING WORKS

Valid From: 19/02/2020 12:37 PM [145Kms]

Valid Until: 21/02/2020

Part - A

GSTIN of Supplier: 06BCHPK1549G120, NIRMAL ENGINEERING WORKS

Place of Dispatch: Karnal, HARYANA-132001

GSTIN of Recipient: 02ADP PM676 8DZC, UPKAR PHARMACEUTICALS

Place of Delivery: PAONTA SAHIB, HIMACHAL PRADESH-173025

Document No: 68

Document Date: 19/02/2020

Transaction Type: Regular

Value of Goods: ₹ 348100


HSN Code: 8422 - SELLING AND PLANETRY

Reason for Transportation: Outward - Supply

Transporter:

Part - B

Mode	Vehicle / Trans port No & DL	From	Entered Date	Entered By	CEWB No. (If any)	Multi Veh Info (If any)
Road	HP17F2624	Karnal	19/02/2020 12:37 PM	06BCHPK1549G120	-	-



361191346163



ENCLOSURE: IV – VALUER'S IMPORTANT REMARKS

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

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

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

