

REPORT FORMAT: V-L2 (Large- SBI) | Version: 12.0, Nov 2022

CASE NO. VIS (2023-24) – PL654-558-877

Dated: 19.03.2024

FIXED ASSETS VALUATION REPORT

OF

| | |
|--------------------|--------------------|
| NATURE OF ASSETS | LAND & BUILDING |
| CATEGORY OF ASSETS | INDUSTRIAL |
| TYPE OF ASSETS | MANUFACTURING UNIT |

SITUATED AT

INDUSTRIAL PLOT NO.42, 42A, 43, 43A, 44 & 44A, APSEZ, APIIC
ATCHUTAPURAM, P. O – ATCHUTAPURAM, DISTRICT -
VISA KHAPATNAM, ANDHRA PRADESH

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations

- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEC)

- Agency for Specialized Account Monitoring (ASM)

- Project Techno-Financial Advisers

- Chartered Engineers

- Industry/ Trade Rehabilitation Consultants

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, IFB, KOLKATA

***Important - In case of any query/ issue or escalation you may please contact Incident Manager*

At valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

NOTE: As per IBA & Bank's Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

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

CORPORATE OFFICE:

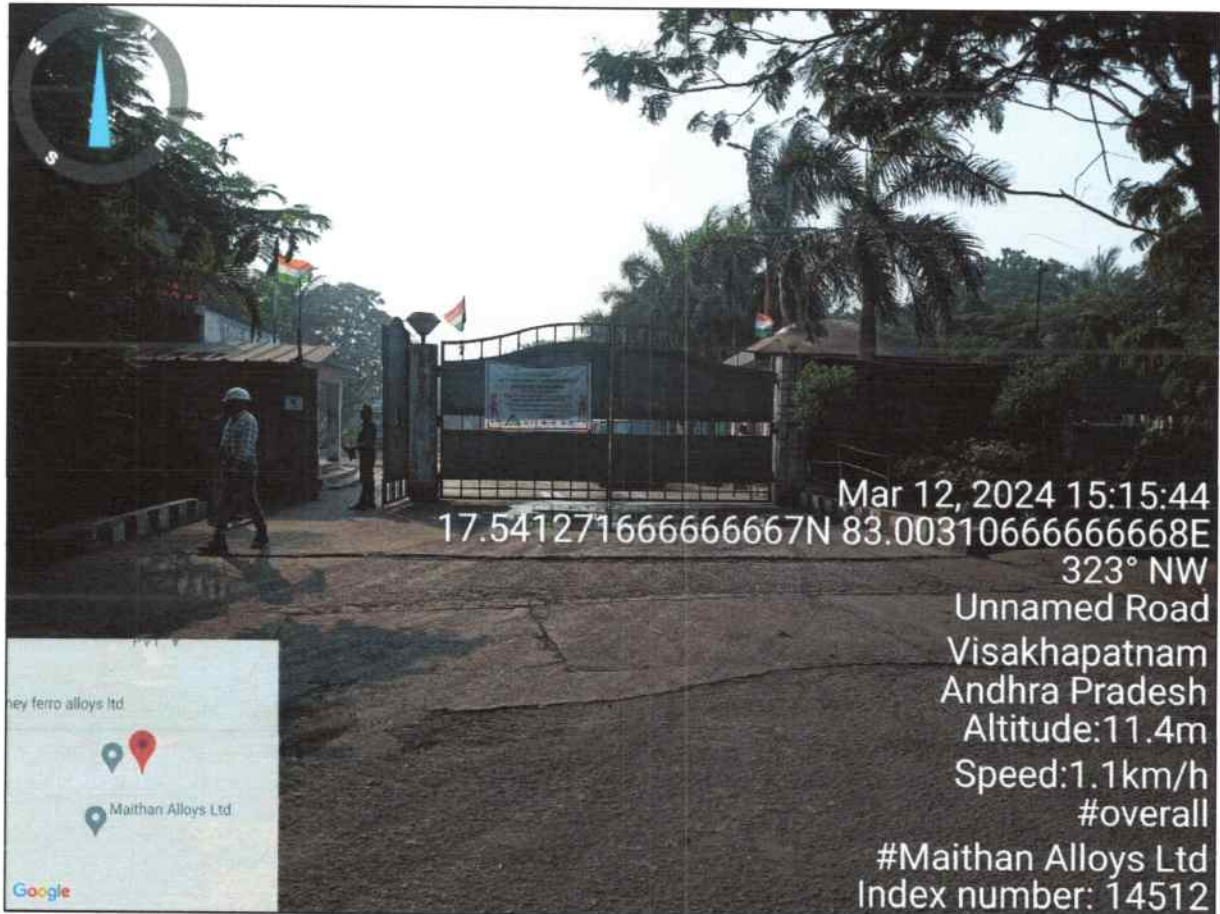
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E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



8

PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

| | |
|--|--------------------------------------|
| Name & Address of Branch | State Bank Of India, IFB, Kolkata |
| Name of Customer (s)/ Borrower Unit | M/s. Maithan Alloys Ltd. |
| Work Order No. & Date | Dated 15 th January, 2024 |

| S.NO. | CONTENTS | DESCRIPTION | | | | | | |
|------------------|---------------------------------------|---|------|-------------------------|----------------|------------------|---------------------------------|-----------------|
| 1. | INTRODUCTION | | | | | | | |
| a. | Name of Property Owner | M/s. Maithan Alloys Ltd. (as per copy of documents provided to us) | | | | | | |
| | Address & Phone Number of the Owner | Ideal Centre, 4 th floor, 9, A.J.C. Bose road, Kolkata – 700017 | | | | | | |
| b. | Purpose of the Valuation | For Periodic Re-valuation of the mortgaged property | | | | | | |
| c. | Date of Inspection of the Property | 12 th March, 2024 | | | | | | |
| | Property Shown By | <table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Asutos Swain</td><td>Representative (DGM Electrical)</td><td>+91- 9177710666</td></tr> </table> | Name | Relationship with Owner | Contact Number | Mr. Asutos Swain | Representative (DGM Electrical) | +91- 9177710666 |
| Name | Relationship with Owner | Contact Number | | | | | | |
| Mr. Asutos Swain | Representative (DGM Electrical) | +91- 9177710666 | | | | | | |
| d. | Date of Valuation Report | Dated 19.03.2024 | | | | | | |
| e. | Name of the Developer of the Property | M/s. Maithan Alloys. Ltd. | | | | | | |
| | Type of Developer | Not Applicable | | | | | | |

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This opinion on valuation is prepared for the leasehold Industrial Property situated on a Lease hold land at the aforesaid address having cumulative land area admeasuring 60.15 Acres / 2,43,418.6 sq. mt. as mentioned in the two lease deeds provided to us. The land area mentioned in site plan is 59.15 Acres. However, in this valuation assignment we have considered the land area mentioned in two lease deeds, i.e. 60.15 Acres.



The land of the subject property was earlier given on lease to M/s Anjaney Alloys Ltd, by APIIC, Andhra Pradesh. However, as per approval from High Court of Kolkata, vide CP No. 122/2016, M/s Anjaney Alloys Ltd. has been amalgamated with M/s Maithan Alloys Ltd. Andhra Pradesh Industrial Infrastructure Corporation Ltd. (APIIC) has given lease for 33 years, starting from 08/04/2011, as per the details mentioned in the two lease deeds provided. As per the clause mentioned in two lease deeds, the lease period can be further extended, for this factor we have considered the lease period as perpetual lease and the same factor has been considered in valuation.

The Subject Plant is located in the notified industrial area of APSEZ, APIIC, Atchuthapuram, Vishakhapatnam, Andhra Pradesh

The total construction area as per building details, shared from client end is 34,154 sq. mt. / 3,67,494 sq. ft. However, as per sample measurement during site survey, the measurement of the buildings/sheds are in line. So, we have considered the building details, shared from clients end for valuation purpose. We have not been provided with approved map/plan. However, site plan of Architect has been shared with us.

The subject plant is a manufacturing plant, used for the production of Silicon Manganese & Ferro Manganese.

The subject location is situated in a notified industrial area and is approximately 2 kilometers away from the Anakapalli – Pudimadaka Road.

Valuation of the property is conducted as shown on the site to us of which photographs are also attached with the report and same is to be considered in this report. Address, ownership are referred from the copy of documents provided to us which might have been updated, changed or incorrect.

a. Location attribute of the property

| | | | | |
|-------|--|---|-----------------------------|-----------------------------|
| i. | Nearby Landmark | APSEZ, Atchutapuram | | |
| ii. | Postal Address of the Property | Industrial Plot No.42, 42A, 43, 43A, 44 & 44A, APSEZ. APIIC Atchutapuram, P. O – Atchutapuram, District - Visakhapatnam, Andhra Pradesh | | |
| iii. | Type of Land | Solid Land/ below road level | | |
| iv. | Independent access/ approach to the property | Clear independent access is available | | |
| v. | Google Map Location of the Property with a neighborhood layout map | Enclosed with the Report | | |
| | | Coordinates or URL: 17°32'21.6"N 83°00'07.9"E | | |
| vi. | Details of the roads abutting the property | | | |
| | (a) Main Road Name & Width | Anakapalli-Pudimadaka Road | Approx. 55 ft. wide | |
| | (b) Front Road Name & width | SEZ Internal Road | Approx.30 ft. wide | |
| | (c) Type of Approach Road | Bituminous Road | | |
| | (d) Distance from the Main Road | Approx. 2 Km | | |
| vii. | Description of adjoining property | Notified Industrial area so all adjacent land use is Industrial | | |
| viii. | Plot No. / Survey No. | 42, 42A, 43, 43A, 44 & 44A | | |
| ix. | Zone/ Block | Atchutapuram | Industrial Zone | |
| x. | Sub registrar | Yelamanchili | | |
| xi. | District | Vishakapatnam | | |
| xii. | Any other aspect | NA | | |
| | (a) List of documents produced for perusal (<i>Documents has been referred only for reference purpose</i>) | Documents Requested | Documents Provided | Documents Reference No. |
| | | Total 07 documents requested. | Total 06 documents provided | Total 06 documents provided |

| | | | | |
|--|---|--|-------------------------------------|--|
| | <i>as provided. Authenticity to be ascertained by legal practitioner)</i> | Property Title document | Property Title document | 2 lease deeds, Deed Nos.- 1018 & 9071, dated – 26/05/2017 |
| | | Approved Map | Site Plan | By Architect K. A. Vijay Kumar, dated – 15/01/2024 |
| | | Last paid Electricity Bill | Last Paid Electricity Bill | By Eastern Power Distribution Corporation of Andhra Pradesh Ltd., dated – 01/02/2024 |
| | | Copy of TIR | None | NA |
| | | Building Details | Building details in excel sheet | Building details in excel sheet |
| | | Project Approval Documents | Project Approval documents provided | Factory License, Fire NOC, Pollution NOC, PESO Certificate. |
| | | Last paid Municipal Tax Receipt | APIIC Property Tax | By IALA, Transaction date & ID– 30/05/2023 & 30052023153159498043 |
| (b) Documents provided by | Owner's representative | | | |
| | Name | Relationship with Owner | Contact Number | |
| | Mr. Suraj Kumar | Banker | +91- 9674719465 | |
| | <input checked="" type="checkbox"/> | Identified by owner's representative | | |
| | <input checked="" type="checkbox"/> | Done from the name plate displayed on the property | | |
| (c) Type of Survey | Full survey (inside-out with approximate measurements & photographs). | | | |
| (d) Is property clearly demarcated by permanent/ temporary boundary on site | Yes demarcated properly | | | |
| (e) Is the property merged or colluded with any other property | No. | | | |
| (f) City Categorization | Village | | Urban developing | |
| (g) Characteristics of the locality | Ordinary | | Within Notified Industrial Area | |
| (h) Property location classification | Good location within locality | 4 side open plot | Road Facing | |
| (i) Property Facing | East Facing | | | |
| b. Area description of the Property <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, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.</i> | Land | | Construction | |
| | 60.15 Acres | | Covered Area | |
| | | 34,154 sq. mt. / 3,67,494 sq. ft. | | |
| c. Boundaries schedule of the Property | | | | |
| i. | Are Boundaries matched | Different boudaries in both deeds | | |

| | | | | |
|---|--|---|--|-----------------------------|
| ii. | Directions | As per documents | Actual found at Site | |
| | East | Different boudaries in both deeds | SEZ Internal Road | |
| | West | Different boudaries in both deeds | SEZ Internal Road | |
| | North | Different boudaries in both deeds | SEZ Internal Road | |
| | South | Different boudaries in both deeds | SEZ Internal Road | |
| 3. TOWN PLANNING/ ZONING PARAMETERS | | | | |
| a. | Master Plan provisions related to property in terms of Land use | | SEZ | |
| | i. | Any conversion of land use done | Not required, as it is already a notified industrial area. | |
| | ii. | Current activity done in the property | Used for Industrial purpose | |
| | iii. | Is property usage as per applicable zoning | Yes, used as Industrial as per zoning | |
| | iv. | Any notification on change of zoning regulation | No information available | |
| | v. | Street Notification | Industrial | |
| b. | Provision of Building by-laws as applicable | | PERMITTED | CONSUMED |
| | i. | FAR/FSI | Not available in public domain | 0.14 |
| | ii. | Ground coverage | Not available in public domain | 21,785 sq. mt. (~9%) |
| | iii. | Number of floors | Not available in public domain | Refer to the building sheet |
| | iv. | Height restrictions | Not available in public domain | Refer to the building sheet |
| | v. | Front/ Back/Side Setback | Not available in public domain | --- |
| | vi. | Status of Completion/ Occupational certificate | Not provided to us. However, Licence to work a factory is provided to us and industry is currently functional. Attached in annexure. | |
| c. | Comment on unauthorized construction if any | | Can't comment as approved map is not provided. | |
| d. | Comment on Transferability of developmental rights | | Lease hold, have to take NOC in order to transfer | |
| e. | i. | Planning Area/ Zone | Industrial Area. | |
| | ii. | Master Plan Currently in Force | Master Plan-2041 | |
| | iii. | Municipal Limits | Janguluru Gram Panchayat | |
| f. | Developmental controls/ Authority | | APIIC | |
| g. | Zoning regulations | | Industrial | |
| h. | Comment on the surrounding land uses & adjoining properties in terms of uses | | Notified Industrial area so all adjacent land use is Industrial | |
| i. | Comment of Demolition proceedings if any | | As on site visit date, no such demolition observed. | |
| i. | Comment on Compounding/ Regularization proceedings | | No | |
| j. | Any other aspect | | --- | |
| | i. | Any information on encroachment | As on visit date, no such encroachment observed. | |
| | 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 | 2 Nos. Lease Deeds | --- | --- |
| b. | Names of the Legal Owner/s | M/s. Maithan Alloys Ltd.(current lessee) | | |

| | | | |
|----|---|--|--|
| c. | Constitution of the Property | Lease hold, have to take NOC in order to transfer | |
| d. | Agreement of easement if any | Not required | |
| e. | Notice of acquisition if any and area under acquisition | No such information came in front of us and neither found on public domain | |
| f. | Notification of road widening if any and area under acquisition | No such information came in front of us and neither found on public domain | |
| g. | Heritage restrictions, if any | No | |
| h. | Comment on Transferability of the property ownership | Lease hold, have to take NOC in order to transfer | |
| i. | Comment on existing mortgages/ charges/ encumbrances on the property, if any | Yes | State Bank of India |
| j. | Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be | Not known to us | NA |
| k. | Building plan sanction: | | |
| | i. Is Building Plan sanctioned | Not provided, However, site plan signed by architect is shared with us | |
| | ii. Authority approving the plan | --- | |
| | iii. Any violation from the approved Building Plan | NA | |
| | iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan | <input type="checkbox"/> Permissible Alterations | --- |
| | | <input type="checkbox"/> Not permitted alteration | --- |
| l. | Whether Property is Agricultural Land if yes, any conversion is contemplated | No not an agricultural property | |
| m. | Whether the property SARFAESI complaint | Yes | |
| n. | i. Information regarding municipal taxes (property tax, water tax, electricity bill) | Property Tax | By APIIC, IALA, dated - 30/05/2023 |
| | | Water Tax | Invoice No. - 38010, By APIIC, dated - 13/02/2024, |
| | | Electricity Bill | By Eastern Power Distribution Corporation of Andhra Pradesh Ltd., dated - 01/02/2024 |
| | ii. Observation on Dispute or Dues if any in payment of bills/ taxes | No such information came to knowledge on site | |
| | iii. Is property tax been paid for this property | Yes | |
| | iv. Property or Tax Id No. | By APIIC, IALA, dated - 30/05/2023 | |
| o. | Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged | Yes, as informed by owner/ owner representative. | |
| p. | Qualification in TIR/Mitigation suggested if any | Cannot comment since copy of TIR not made available to us | |
| q. | Any other aspect | --- | |
| | i. Property presently occupied/ possessed by | Lessee | |

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

| | | | |
|-----------|--|----|--|
| 5. | ECONOMIC ASPECTS OF THE PROPERTY | | |
| a. | Reasonable letting value/ Expected market monthly rental | NA | |
| b. | Is property presently on rent | No | |
| | i. Number of tenants | NA | |
| | ii. Since how long lease is in place | NA | |
| | iii. Status of tenancy right | NA | |



| | | |
|-----------|---|---|
| | iv. Amount of monthly rent received | NA |
| c. | Taxes and other outgoing | Please refer to the information given above |
| d. | Property Insurance details | No information available |
| e. | Monthly maintenance charges payable | No information available |
| f. | Security charges, etc. | No information available |
| g. | Any other aspect | NA |
| 6. | SOCIO - CULTURAL ASPECTS OF THE PROPERTY | |
| a. | Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc. | Industrial area |
| b. | Whether property belongs to social infrastructure like hospital, school, old age homes etc. | No |
| 7. | FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES | |
| a. | Description of the functionality & utility of the property in terms of: | |
| | i. Space allocation | Yes |
| | ii. Storage spaces | Yes |
| | iii. Utility of spaces provided within the building | Yes |
| | iv. Car parking facilities | Yes, within the compound |
| | v. Balconies | No |
| b. | Any other aspect | |
| | i. Drainage arrangements | Yes |
| | ii. Water Treatment Plant | Yes |
| | iii. Power Supply arrangements | Permanent Auxiliary |
| | 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 scaping | Water bodies |
| | Yes | No |
| | Internal roads | Pavements |
| | Yes | Yes |
| | Boundary Wall | Yes |
| 8. | INFRASTRUCTURE AVAILABILITY | |
| a. | Description of Aqua Infrastructure availability in terms of: | |
| | i. Water Supply | Yes, from APIIC |
| | 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 the local Authority |
| | ii. Electricity | Yes |
| | iii. Road and Public Transport connectivity | Yes |

| | | | | | | | |
|------------|--|---|--------|---|---|--------------|---------|
| | iv. Availability of other public utilities nearby | Transport, Market, Hospital etc. available in close vicinity | | | | | |
| c. | Proximity & availability of civic amenities & social infrastructure | | | | | | |
| | School | Hospital | Market | Bus Stop | Railway Station | Metro | Airport |
| | ~3 km. | ~6 km. | ~3 km. | ~3 km. | ~20 km. | --- | ~42 km |
| | Availability of recreation facilities (parks, open spaces etc.) | | | No, since it is an industrial area, | | | |
| 9. | MARKETABILITY ASPECTS OF THE PROPERTY | | | | | | |
| a. | Marketability of the property in terms of | | | | | | |
| | i. Location attribute of the subject property | Normal | | | | | |
| | ii. Scarcity | Similar kind of properties are easily available in this area. | | | | | |
| | iii. Demand and supply of the kind of the subject property in the locality | Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property. | | | | | |
| | iv. Comparable Sale Prices in the locality | Please refer to Part D: Procedure of Valuation Assessment | | | | | |
| b. | Any other aspect which has relevance on the value or marketability of the property | | | This is a corner plot and can be accessed from 4 sides. | | | |
| | i. Any New Development in surrounding area | No | | --- | | | |
| | ii. Any negativity/ defect/ disadvantages in the property/ location | No | | --- | | | |
| 10. | ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY | | | | | | |
| a. | Type of construction | Structure | | Slab | | Walls | |
| | | Please refer to the building sheet attached | | | | | |
| b. | Material & Technology used | Material Used | | | Technology used | | |
| | | Please refer to the building sheet attached | | | | | |
| c. | Specifications | | | | | | |
| | i. Roof | Floors/ Blocks | | | Type of Roof | | |
| | | Please refer to the building sheet attached | | | Please refer to the building sheet attached | | |
| | ii. Floor height | Please refer to the building sheet attached | | | | | |
| | iii. Type of flooring | Please refer to the building sheet attached | | | | | |
| | iv. Doors/ Windows | Steel frame doors and windows and steel shutters | | | | | |
| | v. Class of construction/ Appearance/ Condition of structures | Internal - Class C construction (Simple/ Average) | | | | | |
| | | External - Class C construction (Simple/ Average) | | | | | |
| | vi. Interior Finishing & Design | Simple/ Average finishing, Simple Plastered Walls | | | | | |
| | vii. Exterior Finishing & Design | Simple/ Average finishing, Simple Plastered Walls | | | | | |
| | viii. Interior decoration/ Special architectural or decorative feature | No interior decoration | | | | | |
| | ix. Class of electrical fittings | Internal / Normal quality fittings used | | | | | |
| | x. Class of sanitary & water supply fittings | Internal / Normal quality fittings used | | | | | |
| d. | Maintenance issues | Structure is maintained averagely | | | | | |
| e. | Age of building/ Year of construction | Please refer to the building sheet attached | | | | | |
| f. | Total life of the structure/ Remaining life expected | Please refer to the building sheet attached | | | | | |
| g. | Extent of deterioration in the structure | Normal deterioration in the structures are observed. | | | | | |

| | | |
|--|---|---|
| h. | Structural safety | No structural safety certificate provided |
| i. | Protection against natural disasters viz. earthquakes etc. | Can't comment due to unavailability of required technical data |
| j. | Visible damage in the building if any | Yes but not so significantly |
| k. | System of air conditioning | Partially covered with window/ split ACs |
| l. | Provision of firefighting | Fire Extinguishers available |
| m. | Copies of the plan and elevation of the building to be included | Not provided by the owner/ client. However, site plan of Architect has been shared with us. |
| 11. ENVIRONMENTAL FACTORS | | |
| a. | Use of environment friendly building materials like fly ash brick, other Green building techniques if any | No, regular building techniques of RCC and burnt clay bricks are used |
| b. | Provision of rainwater harvesting | No |
| c. | Use of solar heating and lighting systems, etc. | No |
| d. | Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any | Yes property is in Industrial area and therefore pollution is 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 Part D: Procedure of Valuation Assessment of the report. |
| b. | Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites | Please refer to Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available. |
| c. | Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification | Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available. |
| d. | Summary of Valuation | For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report. |
| | i. Guideline Value (Industrial allotment Rate) | Server Unreachable. Screenshot attached below. |
| | ii. Indicative Prospective Estimated Fair Market Value | Rs.106,00,00,000/- |
| | iii. Expected Estimated Realizable Value | Rs.90,10,00,000/- |
| | iv. Expected Forced/ Distress Sale Value | Rs.79,50,00,000/- |
| | v. Valuation of structure for Insurance purpose | Rs.22,00,00,000/- |
| 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 fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors. |
| | ii. Details of last two transactions in the locality/ | No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain |

| | | |
|------------|---|---|
| | area to be provided, if available | and gathered during site survey is mentioned in Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference. |
| 14. | Declaration | <ul style="list-style-type: none"> a. The information provided by us is true and correct to the best of our knowledge and belief. b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks. c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available. d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation. e. No employee or member of R.K Associates has any direct/ indirect interest in the property. f. Our authorized surveyor Rajat Choudhary has visited the subject property on 12/3/2024 in the presence of the owner's representative with the permission of owner. g. Firm is an approved Valuer of the Bank. h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past. i. We have submitted the Valuation Report directly to the Bank. |
| 15. | ENCLOSED DOCUMENTS | |
| a. | Layout plan sketch of the area in which the property is located with latitude and longitude | Google Map enclosed with coordinates |
| b. | Building Plan | Not provided by the owner/ client. However, site plan of Architect is enclosed |
| c. | Floor Plan | Not provided by the owner/ client. However, site plan of Architect is enclosed. |
| d. | Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site | Enclosed with the report along with other property photographs |
| e. | Certified copy of the approved / sanctioned plan wherever applicable from the concerned office | Not in scope of the report |
| f. | Google Map location of the property | Enclosed with the Report |
| g. | Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, 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) | <ul style="list-style-type: none"> i. Enclosure: I- Google Map ii. Enclosure: II- References on price trend of the similar related properties available on public domain, if available iii. Enclosure: III- Photographs of the property iv. Enclosure: IV- Copy of Circle Rate v. Enclosure: V- Important property documents exhibit vi. Enclosure: VI- SBI Annexure: VI - Declaration-Cum-Undertaking vii. Enclosure: VII- SBI Annexure: VII - Model Code of Conduct for Valuers viii. Enclosure: VIII- Part E: Valuer's Important Remarks |
| i. | Total Number of Pages in the Report with enclosures | 44 |

As a result of our appraisal and analysis, it is our considered opinion that the respective present values as on date of the above property in the prevailing condition with aforesaid specifications is:

| S.NO. | TYPE OF VALUES | VALUE IN RS. | VALUE IN WORDS |
|-------|--|--------------------|--|
| 1. | Indicative & Estimated Prospective Fair Market Value | Rs.106,00,00,000/- | Rupees One Hundred and Six Crore Only |
| 2. | Expected Market Realizable Value (@ ~15% less) | Rs.90,10,00,000/- | Rupees Ninety Crore Ten Lakhs Only |
| 3. | Expected Market Distress Value (@ ~25% less) | Rs.79,50,00,000/- | Rupees Seventy Nine Crore Fifty Lakhs Only |
| 4. | Book Value/ Sale Deed Amount | --- | --- |



FOR BANK USE

The undersigned has inspected the property detailed in the Valuation Report dated 19.03.2024 on Thursday. We are satisfied that the fair and reasonable market value of the property is Rs.106,00,00,000/-

Name:

Signature:

(Name of the Branch Manager with Official seal)

PART C

AREA DESCRIPTION OF THE PROPERTY

| | | | |
|----|---|---|-----------------------------------|
| 1. | Land Area considered for Valuation | 60.15 Acres | |
| | Area adopted on the basis of Remarks & observations, if any | Property documents & Google map measurement to cross check both The google map measurement is in line with land area mentioned in the lease deeds. | |
| 2. | Constructed Area considered for Valuation (As per IS 3861-1966) | Constructed Area | 34,154 sq. mt. / 3,67,494 sq. ft. |
| | Area adopted on the basis of Remarks & observations, if any | Property documents & site survey both The covered area of sample buildings/sheds has been cross checked and it is line with the measurement given in building details, shared in excel sheet.. | |

Note:

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



PART D

PROCEDURE OF VALUATION ASSESSMENT

| 1. GENERAL INFORMATION | | | | | |
|------------------------|--|---|--|------------------------------|--------------------------|
| i. | Important Dates | Date of Appointment | Date of Inspection of the Property | Date of Valuation Assessment | Date of Valuation Report |
| | | 15 January 2024 | 12 March 2024 | 19 March 2024 | 19 March 2024 |
| ii. | Client | State Bank of India, IFB, Kolkata | | | |
| iii. | Intended User | State Bank of India, IFB, Kolkata | | | |
| iv. | Intended Use | To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose. | | | |
| v. | Purpose of Valuation | For Periodic Re-valuation of the mortgaged property | | | |
| vi. | Scope of the Assessment | Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative. | | | |
| vii. | Restrictions | This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us. | | | |
| viii. | Manner in which the proper is identified | ✓ | Identified by owner's representative | | |
| | | ✓ | Done from the name plate displayed on the property | | |
| | | ✓ | Cross checked from boundaries or address of the property mentioned in the deed | | |
| | | ✓ | Enquired from local residents/ public | | |
| ix. | Is property number/ survey number displayed on the property for proper identification? | Yes. | | | |
| x. | Type of Survey conducted | Full survey (inside-out with approximate sample random measurements verification & photographs). | | | |

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

| | | | | | |
|--------|--|--|---|---|---|
| | | However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate. | | | |
| viii. | Class/ Category of the locality | Middle Class (Ordinary) | | | |
| ix. | Property Physical Factors | Shape Rectangle | | Size Large | Layout Good Layout |
| x. | Property Location Category Factor | City Categorization Village | Locality Characteristics Good | Property location characteristics Good location within locality | Please refer to the building sheet attached. |
| | | Urban developing | Normal | Corner Plot | |
| | | | Within notified Industrial area | 4 side open | |
| | | Property Facing East Facing | | | |
| xi. | Physical Infrastructure availability factors of the locality | Water Supply Yes, from APIIC | Sewerage/ sanitation system Underground | Electricity Yes | Road and Public Transport connectivity Easily available |
| | | Availability of other public utilities nearby Transport, Market, Hospital etc. are available in close vicinity | | Availability of communication facilities Major Telecommunication Service Provider & ISP connections are available | |
| xii. | Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.) | Industrial area | | | |
| xiii. | Neighbourhood amenities | Average | | | |
| xiv. | Any New Development in surrounding area | None | | | |
| xv. | Any specific advantage in the property | This is a corner plot and is open from 4 sides. | | | |
| xvi. | Any specific drawback in the property | No | | | |
| xvii. | Property overall usability/ utility Factor | Normal | | | |
| xviii. | Do property has any alternate use? | No | | | |
| xix. | Is property clearly demarcated by permanent/ temporary boundary on site | Demarcated with permanent boundary | | | |
| xx. | Is the property merged or colluded with any other property | No | | | |
| | | Comments: --- | | | |
| xxi. | Is independent access available to the property | Clear independent access is available | | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------|--|--|---|----|-------|--------------------------|--|--------------|-----------------|--|----------------------|---------------------|--|-----------------------|------------------|--|-----------|---------|--|------------------------|---|--|-------------------------------------|---|----|-------|----------------------|--|--------------|-----------------|--|----------------------|---------------------|--|-----------------------|------------------------------|--|-----------|--|--|------------------------|----------------------------------|--|-------------------------------------|--|
| xxii. | Is property clearly possessable upon sale | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| xxiii. | Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above) | Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| xxiv. | Hypothetical Sale transaction method assumed for the computation of valuation | Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| xxv. | Approach & Method of Valuation Used | Land Approach of Valuation Market Approach | Method of Valuation Market Comparable Sales Method | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Building Cost Approach | Depreciated Replacement Cost Method | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| xxvi. | Type of Source of Information | Level 3 Input (Tertiary) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| xxvii. | Market Comparable References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information) | <table border="1"> <tr> <td>1.</td> <td>Name:</td> <td>Mr. Apparao Dwarapureddy</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91- 9949010932</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>Didn't Mentioned</td> </tr> <tr> <td></td> <td>Location:</td> <td>Similar</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Around Rs.1,00,00,000/- To Rs.1,50,00,000/- Cr./Acre.</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>As per the discussion with the property dealer of the subject locality, we came to know that the land rate in that vicinity is around Rs.1,00,00,000/- - Rs.1,50,00,000/-/Acre. However, he has no land parcel available to sell, at this moment.</td> </tr> <tr> <td>2.</td> <td>Name:</td> <td>M/S Datta Associates</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91- 9603533123</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>~13 Acres (residential land)</td> </tr> <tr> <td></td> <td>Location:</td> <td>At a distance of ~6 km, from the subject property.</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Around Rs.1,50,00,000/- per Acre</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>As per the discussion with the property dealer of the subject location, we came to know that he has one land parcel of ~13 Acres, located at a distance of ~6 km from the subject property. The land rate will be Rs.1,50,00,000/- per Acre.</td> </tr> </table> <p>NOTE: The given information above can be independently verified to know its authenticity.</p> | | 1. | Name: | Mr. Apparao Dwarapureddy | | Contact No.: | +91- 9949010932 | | Nature of reference: | Property Consultant | | Size of the Property: | Didn't Mentioned | | Location: | Similar | | Rates/ Price informed: | Around Rs.1,00,00,000/- To Rs.1,50,00,000/- Cr./Acre. | | Any other details/ Discussion held: | As per the discussion with the property dealer of the subject locality, we came to know that the land rate in that vicinity is around Rs.1,00,00,000/- - Rs.1,50,00,000/-/Acre. However, he has no land parcel available to sell, at this moment. | 2. | Name: | M/S Datta Associates | | Contact No.: | +91- 9603533123 | | Nature of reference: | Property Consultant | | Size of the Property: | ~13 Acres (residential land) | | Location: | At a distance of ~6 km, from the subject property. | | Rates/ Price informed: | Around Rs.1,50,00,000/- per Acre | | Any other details/ Discussion held: | As per the discussion with the property dealer of the subject location, we came to know that he has one land parcel of ~13 Acres, located at a distance of ~6 km from the subject property. The land rate will be Rs.1,50,00,000/- per Acre. |
| 1. | Name: | Mr. Apparao Dwarapureddy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Contact No.: | +91- 9949010932 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Nature of reference: | Property Consultant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Size of the Property: | Didn't Mentioned | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Location: | Similar | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Rates/ Price informed: | Around Rs.1,00,00,000/- To Rs.1,50,00,000/- Cr./Acre. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Any other details/ Discussion held: | As per the discussion with the property dealer of the subject locality, we came to know that the land rate in that vicinity is around Rs.1,00,00,000/- - Rs.1,50,00,000/-/Acre. However, he has no land parcel available to sell, at this moment. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | Name: | M/S Datta Associates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Contact No.: | +91- 9603533123 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Nature of reference: | Property Consultant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Size of the Property: | ~13 Acres (residential land) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Location: | At a distance of ~6 km, from the subject property. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Rates/ Price informed: | Around Rs.1,50,00,000/- per Acre | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Any other details/ Discussion held: | As per the discussion with the property dealer of the subject location, we came to know that he has one land parcel of ~13 Acres, located at a distance of ~6 km from the subject property. The land rate will be Rs.1,50,00,000/- per Acre. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| xxviii. | Adopted Rates Justification | As per our discussion with the property dealers and habitants of the subject location we have gathered the following information: 1. The rates of plots available at the nearby locality will be around Rs.1,00,00,000/- to Rs.1,50,00,000/- per Acre. 2. The allotment rate of APSEZ, Atchuthapuram is Rs.3,209/- per sq. mt. (i.e. ~Rs.1,30,00,000/- per Acres). The screenshot of the same attached below. 3. The transaction of land area inside APSEZ can only be possible via APIIC. So, allotment rate is considered for land valuation. 4. As the market enquiry rate and allotment rate of APSEZ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Atchuthapuram, is in line with each other, so we are adopting the allotment rate of APSEZ, Atchuthapuram for land valuation.

| State Wise Vacancy Information | | | | | | |
|-----------------------------------|--------------|--------------|-----------|-----------------------------|-------------------------------------|-----------|
| Vacant Properties Summary IP Wise | | | | | | |
| IP Name | No. of Plots | No. of Sheds | Area(Sqm) | Land Rate in Rupees per Sqm | Remarks | |
| ANAKAPALLI | | | | | | |
| APIIC_ATCHUTAPURAM_APSEZ | 28 | 0 | 1664305 | 3209 | Valid from 01-07-2023 to 31-03-2024 | SEZ LEASE |

Based on the above information and keeping in mind the availability of plots in subject locality we are of the view to adopt a rate of **Rs.3,209/- per sq. mt.** for the purpose of this valuation assessment.

NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record. Related postings for similar properties on sale are also annexed with the Report wherever available.

| | | | | | | |
|---------------|--|---|---------------|---------------|------|----------------------|
| xxix. | Other Market Factors | | | | | |
| | Current Market condition | Normal | | | | |
| | | Remarks: --- | | | | |
| | | Adjustments (-/+): 0% | | | | |
| | Comment on Property Salability Outlook | Sellability of this property is related to its current use only and therefore limited only to the selected type of buyers involved in such kind of activities. The area of the total land parcel is very large. | | | | |
| | | Adjustments (-/+): -10% | | | | |
| | Comment on Demand & Supply in the Market | <table><tr><td>Demand</td><td>Supply</td></tr><tr><td>Good</td><td>Adequately available</td></tr></table> | Demand | Supply | Good | Adequately available |
| Demand | Supply | | | | | |
| Good | Adequately available | | | | | |
| | | Remarks: --- | | | | |
| | | Adjustments (-/+): 0% | | | | |
| xxx. | Any other special consideration | Reason: The subject property is located in a notified industrial area and having roads from all 4 directions. | | | | |
| | | Adjustments (-/+): +10% | | | | |
| xxxi. | Any other aspect which has relevance on the value or marketability of the property | NA Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing. This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions | | | | |

| | | |
|---------|--|---|
| | | may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing. Adjustments (-/+): 0% |
| xxxii. | Final adjusted & weighted Rates considered for the subject property | Rs.3,209 Per sq. mt. |
| xxxiii. | Considered Rates Justification | As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion. |
| xxxiv. | Basis of computation & working <ul style="list-style-type: none"> 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. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally. Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in | |

| | |
|---------|---|
| | <p>respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.</p> <ul style="list-style-type: none"> Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct. |
| xxxv. | ASSUMPTIONS <ol style="list-style-type: none"> Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township. |
| xxxvi. | SPECIAL ASSUMPTIONS Information & copy of the documents provided to us are true without any fabrication. |
| xxxvii. | LIMITATIONS None |



| 3. | VALUATION OF LAND | | |
|----|---|---|--|
| | Particulars | Industrial Allotment Rate | Indicative & Estimated Prospective Fair Market Value |
| a. | Prevailing Rate range | Server Unreachable. Screenshot attached below | Rs.1,00,00,000/- to Rs.1,50,00,000/- per Acre. |
| b. | Rate adopted considering all characteristics of the property | --- | Rs.3,209 Per sq. mt. (~Rs.1,30,00,000/- per Acre) |
| c. | Total Land Area considered (documents vs site survey whichever is less) | 60.15 Acres / 2,43,419.6 sq. mt. | 60.15 Acres / 2,43,419.6 sq. mt. |
| d. | Total Value of land (A) | --- | Rs.3,209/- per sq. mt. x 2,43,419.6 sq. mt. |
| | | --- | Rs.78,11,30,380/- |

4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

| Sl. No. | Name of the Block | Type of Construction | Built up Area (Sq. ft.) | Height (ft.) | Year of construction | Plinth Rate (per sq. ft.) | Gross Replacement Value | Depreciated Replacement Value |
|---------|----------------------------|---|-------------------------|--------------|----------------------|---------------------------|-------------------------|-------------------------------|
| 1 | Furnace Building | M.S STRUCTURE,PROFILE SHEETING ,RCC FLOORING | 1,34,285 | 92 | 2011 | 1,200 | 16,11,41,760 | 11,92,44,902 |
| 2 | Crane Bay | M.S STRUCTURE,PROFILE SHEETING ,RCC FLOORING | 39,769 | 59 | 2011 | 1,200 | 4,77,22,752 | 3,53,14,836 |
| 3 | Finish Product Bay | M.S STRUCTURE,PROFILE SHEETING ,RCC FLOORING | 33,055 | 43 | 2011 | 700 | 2,31,38,304 | 1,71,22,345 |
| 4 | Day Bin Bunker House(1&2) | M.S STRUCTURE,PROFILE SHEETING ,CHEQURED PLATE FLOORING | 19,368 | 59 | 2011 | 800 | 1,54,94,400 | 1,14,65,856 |
| 5 | Compressor Shed | M.S STRUCTURE,PROFILE SHEETING ,RCC FLOORING | 1,184 | 25 | 2011 | 600 | 7,10,160 | 5,25,518 |
| 6 | Pump House- 1 | RCC BUILDING | 2,109 | 20 | 2011 | 1,100 | 23,19,856 | 18,67,484 |
| 7 | Pump House- 2 | RCC BUILDING | 2,109 | 20 | 2011 | 1,100 | 23,19,856 | 18,67,484 |
| 8 | L.T. Room 1 | RCC BUILDING | 2,152 | 20 | 2011 | 1,100 | 23,67,200 | 19,05,596 |
| 9 | L.T. Room 2 | RCC BUILDING | 1,463 | 20 | 2011 | 1,100 | 16,09,696 | 12,95,805 |
| 10 | D.G room | RCC BUILDING | 689 | 20 | 2011 | 1,100 | 7,57,504 | 6,09,791 |
| 11 | Coke & Coal Shed -1 | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING | 26,039 | 26 | 2011 | 800 | 2,08,31,360 | 1,54,15,206 |
| 12 | Coke & Coal Shed -2 | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING | 26,039 | 26 | 2011 | 800 | 2,08,31,360 | 1,54,15,206 |
| 13 | Sinter Plant with MCC Room | MCC ROOM-RCC BUILDING, SINTER PLANT-STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING | 13,859 | 46 | 2011 | 900 | 1,24,72,992 | 92,30,014 |
| 14 | Auto Workshop Shed | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING | 2,287 | 25 | 2011 | 600 | 13,71,900 | 10,15,206 |
| 15 | Transformer Shed | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING | 2,287 | 25 | 2011 | 600 | 13,71,900 | 10,15,206 |

VALUATION ASSESSMENT

M/S. MAITHAN ALLOYS LTD.

| | | | | | | | | |
|-------------------|---------------------------------------|--|-----------------|----|------|-------|---------------------|---------------------|
| 16 | Canteen 1 (Near Admin Block) | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING & FALSE CEILING | 1,614 | 16 | 2011 | 900 | 14,52,600 | 10,74,924 |
| 17 | Admin Office, OHC & Store | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING & FALSE CEILING | 4,971 | 20 | 2011 | 1,100 | 54,68,232 | 40,46,492 |
| 18 | Store Shed near jiggling plant | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING & BRICK WALL | 4,350 | 21 | 2011 | 900 | 39,14,757 | 28,96,920 |
| 19 | Plant Office | STRUCTURAL WITH PROFILE SHEETING,TILES FLOORING,FALSE CEILING,BRICK WALL | 1,937 | 23 | 2011 | 1,100 | 21,30,480 | 15,76,555 |
| 20 | Q & C Laboratory | STRUCTURAL WITH PROFILE SHEETING,TILES FLOORING,FALSE CEILING,BRICK WALL | 1,937 | 23 | 2011 | 1,100 | 21,30,480 | 15,76,555 |
| 21 | Electrical Workshop | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING,BRICK WALL | 1,937 | 23 | 2011 | 900 | 17,43,120 | 12,89,909 |
| 22 | Mechanical Workshop | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING,BRICK WALL | 2,744 | 23 | 2011 | 900 | 24,69,420 | 18,27,371 |
| 23 | Central Store Building | STRUCTURAL WITH PROFILE SHEETING,TILES FLOORING,FALSE CEILING,BRICK WALL | 6,617 | 23 | 2011 | 900 | 59,55,660 | 44,07,188 |
| 24 | Mechanical Sub-store | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING,BRICK WALL | 1,549 | 23 | 2011 | 900 | 13,94,496 | 10,31,927 |
| 25 | 132/33KV Substation with Control Room | RCC BUILDING | 1,888 | 20 | 2011 | 1,100 | 20,77,218 | 16,72,160 |
| 26 | Metal Storage Shed | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING,BRICK WALL | 7,747 | 43 | 2020 | 700 | 54,23,040 | 50,97,658 |
| 27 | Casing Shed | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING,BRICK WALL | 3,874 | 18 | 2011 | 700 | 27,11,520 | 20,06,525 |
| 28 | Workers Restroom- 1 | RCC BUILDING | 6,972 | 10 | 2011 | 1,200 | 83,66,976 | 67,35,416 |
| 29 | Workers Restroom- 2 | RCC BUILDING | 6,972 | 10 | 2011 | 1,200 | 83,66,976 | 67,35,416 |
| 30 | Canteen-2 (Near Casing Shop) | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING,BRICK WALL | 1,614 | 15 | 2011 | 900 | 14,52,600 | 10,74,924 |
| 31 | Weigh Bridge-1 (80MT) | RCC BUILDING | 188 | 14 | 2011 | 1,100 | 2,07,130 | 1,66,740 |
| 32 | Weigh Bridge-2 (100MT) | RCC BUILDING | 217 | 14 | 2011 | 1,100 | 2,38,614 | 1,92,084 |
| 33 | Security Office | RCC BUILDING | 136 | 10 | 2011 | 1,100 | 1,49,134 | 1,20,053 |
| 34 | Time Office | RCC BUILDING | 385 | 10 | 2011 | 1,100 | 4,23,137 | 3,40,625 |
| 35 | Bike shed | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING | 2,184 | 10 | 2011 | 600 | 13,10,568 | 9,69,820 |
| 36 | Car Shed (Near Admin Block) | STRUCTURAL WITH PROFILE SHEETING,RCC FLOORING | 968 | 10 | 2011 | 600 | 5,81,040 | 4,29,970 |
| Total Area | | | 3,67,494 | | | | 37,24,28,197 | 27,85,79,688 |



| 5. | VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY | | |
|--------|---|----------------|-------------------------------|
| S. No. | Particulars | Specifications | Depreciated Replacement Value |
| a. | Add extra for Architectural aesthetic developments, improvements (add lump sum cost) | ---- | ---- |
| b. | Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings) | ---- | ---- |
| c. | Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.) | ---- | ---- |
| d. | Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.) | --- | ---- |
| e. | Depreciated Replacement Value (B) | --- | ---- |
| f. | Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. | | |



| 6. | CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET | | |
|--------|--|---|--|
| S. No. | Particulars | Industrial Allotment Rate | Indicative & Estimated Prospective Fair Market Value |
| 1. | Land Value (A) | Server Unreachable. Screenshot attached below | Rs.78,11,30,380/- |
| 2. | Total Building & Civil Works (B) | --- | Rs.27,85,79,688/- |
| 3. | Additional Aesthetic Works Value (C) | --- | --- |
| 4. | Total Add (A+B+C) | Server Unreachable. Screenshot attached below | Rs.105,97,10,069/- |
| 5. | Additional Premium if any | --- | --- |
| | Details/ Justification | --- | --- |
| 6. | Deductions charged if any | --- | --- |
| | Details/ Justification | --- | --- |
| 7. | Total Indicative & Estimated Prospective Fair Market Value | --- | Rs.105,97,10,069/- |
| 8. | Rounded Off | --- | Rs.106,00,00,000/- |
| 9. | Indicative & Estimated Prospective Fair Market Value in words | --- | Rupees One Hundred and Six Crore Only |
| 10. | Expected Realizable Value (@ ~15% less) | --- | Rs.90,10,00,000/- |
| 11. | Expected Distress Sale Value (@ ~25% less) | --- | Rs.79,50,00,000/- |
| 12. | Percentage difference between Circle Rate and Fair Market Value | --- | --- |
| 13. | 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> | | |

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

14. 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.

15. Enclosures with the Report:

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



IMPORTANT NOTES

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


This report is made on the assumption that the documents, information provided to us are true & correct. Valuation Terms of Services & Valuer's Important Information are available at www.rkassociates.org for reference.

| SURVEY ANALYST | VALUATION ENGINEER | L1/ L2 REVIEWER |
|-----------------|---|--|
| Rajat Choudhary | Anirban Roy | Rajani Gupta |
| |  |   |

ENCLOSURE: I – GOOGLE MAP LOCATION





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



No Image Available

Industrial Land for Sale in Parawada Visakhapatnam


BUILT AREA
 217800 sqft


TRANSACTION
 Resale

₹4.80 Cr
₹220 per sqft

[Contact Owner](#)

[Get Phone No.](#)

[Get Pre Approved Loan](#)

Updated 3 months ago

This prime industrial land for sale in Parawada, s...

Owner: Nagireddi Kiran

★ Premium Member

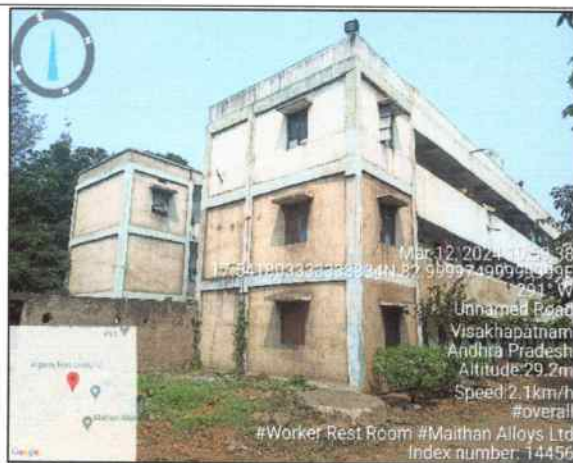
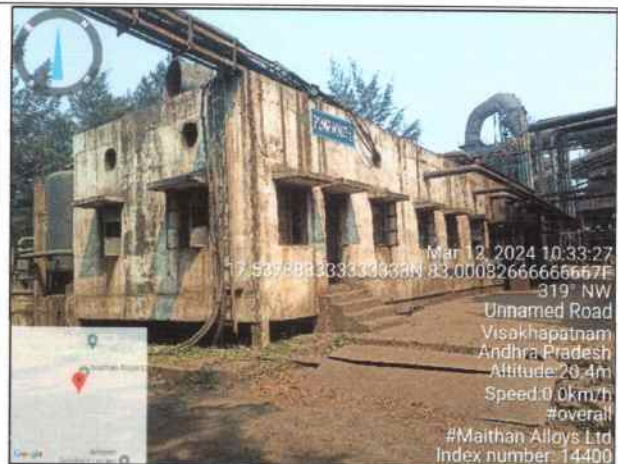
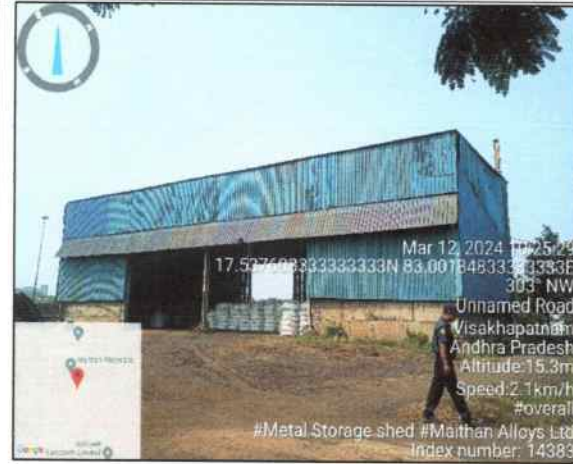


ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY



VALUATION ASSESSMENT

M/S. MAITHAN ALLOYS LTD.



ENCLOSURE: IV – COPY OF ALLOTMENT RATE & GUIDELINE RATE

Home | Exit

State Wise Vacancy Information

Vacant Properties Summary IP Wise

Zone IP

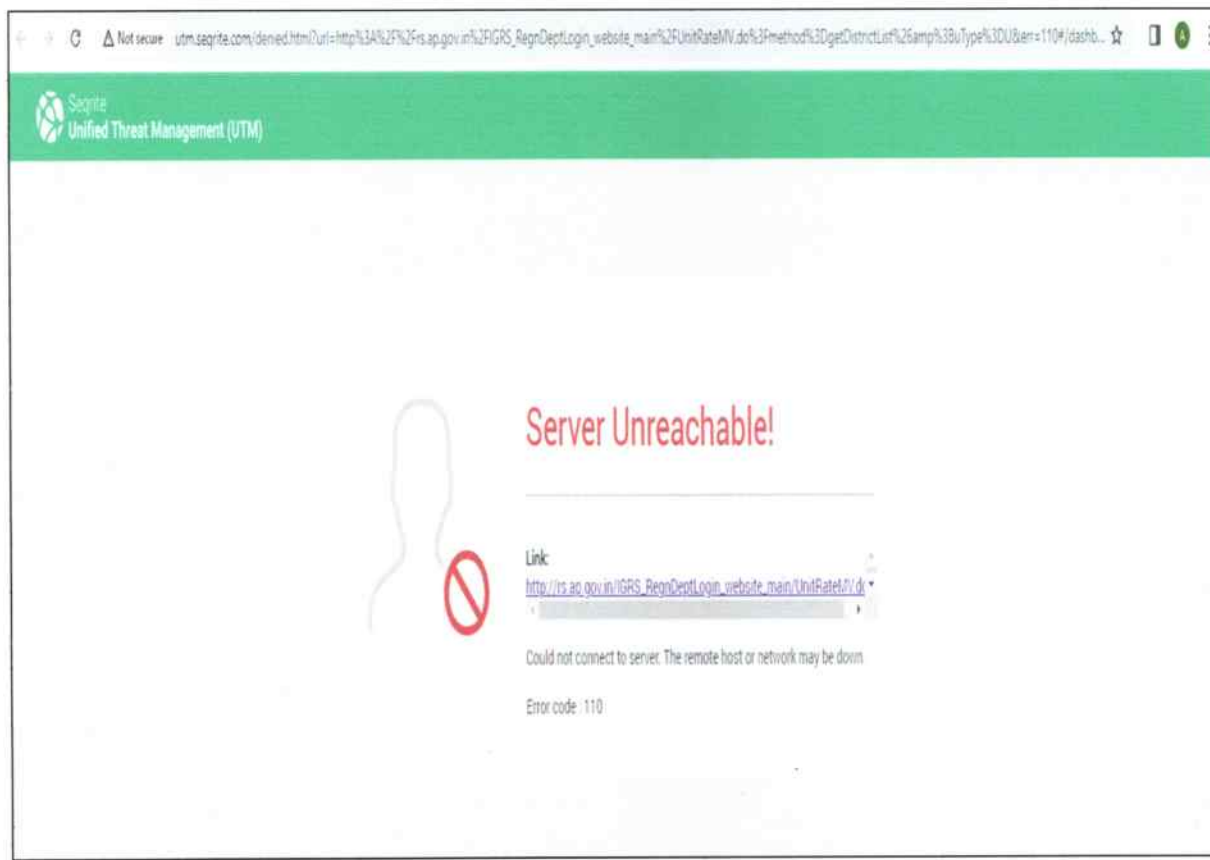
Show 25 entries

Search

| IP Name | No. of Plots | No. of Sheds | Area(Sqm) | Land Rate in Rupees per Sqm | Remarks | Zone IP To |
|--------------------------------|--------------|--------------|-----------|-----------------------------|-------------------------------------|------------|
| ANAKAPALLI | | | | | | |
| APIIC_ATCHUTAPURAM_APSEZ | 28 | 0 | 1664305 | 3209 | Valid from 01-07-2023 to 31-03-2024 | SEZ LEASE |
| IC PUDI | 7 | 0 | 76506 | 3530 | Valid from 01-07-2023 to 31-03-2024 | LEASE |
| IDA PARAWADA | 1 | 0 | 40986 | 6020 | Valid from 01-07-2023 to 31-03-2024 | LEASE |
| IP Valluru | 1 | 0 | 1594761 | 0 | Price yet to be fixed | LEASE |
| IP_ATCHUTAPURAM_DenotifiedArea | 27 | 0 | 675176 | 3530 | Valid from 01-07-2023 to 31-03-2024 | LEASE |
| IP_PARAWADA_PH_III | 2 | 0 | 3476 | 5472 | Valid from 01-07-2023 to 31-03-2024 | LEASE |
| IP_T.SIRASAPALLI | 1 | 0 | 287257 | 2040 | Valid from 01-07-2023 to 31-03-2024 | undefined |
| UOL_THADI (Secured Land Fill) | 1 | 0 | 161880 | 1440 | Valid from 01-07-2023 to 31-03-2024 | LEASE |
| CHITTOOR | | | | | | |
| IP GD NELLORE | 11 | 0 | 11978 | 1218 | Valid from 01-07-2023 to 31-03-2024 | LEASE |
| IP Thimmasamudram | 1 | 0 | 25780 | 3566 | Valid from 01-07-2023 to 31-03-2024 | LEASE |
| IP Thimmasamudram-UOL | 1 | 0 | 7649 | 3566 | Valid from 01-07-2023 to 31-03-2024 | LEASE |
| IP Gundrajukuppam-UOL | 1 | 0 | 23635 | 589 | Valid from 26-07-2023 to 31-03-2024 | LEASE |
| IP_MURUKAMBATTU (UOL) | 2 | 0 | 33065 | 2348 | Valid from 01-07-2023 to 31-03-2024 | LEASE |



Government Guideline Rate



ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Lease Deed

भारतीय गैर न्यायिक
एक सौ रुपये **Rs. 100**
रु. 100 **ONE HUNDRED RUPEES**
भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

9021 గాం 13/11/2017 1001 -
 Sanjeev Kumar Bairoliya S/o Sejan Bairoliya - VP
 M/s Maithan Alloys Ltd - VP

SURAKASULA RAMECH
 Licensed St
 No. 03-12-005-2012 No. 03-12 2018
 # 1-1-25 Akkireddypalem
 Visakhapatnam, Cell : 924716956

LEASE DEED

THIS DEED OF LEASE made at Visakhapatnam on the 26th day of May, 2017 between Andhra Pradesh Industrial Infrastructure Corporation Ltd., a company registered under the Indian companies Act 1956 and having its registered office at Parisharma Bhavan, 6th floor, 5-9-58/B, Fateh Maidan Road, Basheerbagh, Hyderabad 500 004, India (hereinafter referred to as the 'LESSOR or DEVELOPER' represented by its Zonal Manager, special projects Zone, APIIC Atchutapuram, Visakhapatnam District, which expression unless repugnant to the context or meaning thereof will include its successors and assigns) of the **FIRST PART**

AND

M/s. Maithan Alloys Limited, a Company registered under Companies Act, 1956 having its registered office at 9, AOC Bose Road, Ideal Centre, 4th Floor, Kolkata - 700017 represented by its Senior General Manager (Commercial) Sri Sandeep Kumar Bairoliya, S/o. Sejan Kumar Bairoliya resident of E-3, Panchavati Housing Colony, Akkireddypalem, Visakhapatnam - 530012 vide resolution of Board Dt. 14-5-2016 (which expression, unless repugnant to the context or meaning thereof, shall include its successors and assigns) of the **OTHER PART**, (AADHAR NO. 988522162038) (PAN No. AABCM7758B)

ZONAL MANAGER
APIIC LIMITED
SPECIAL PROJECTS ZONE
ONE STOP SERVICE CENTRE
SEZ ATCHUTAPURAM


For Maithan Alloys Limited
 (Authorized Signatory)
 Authorised Signatory



[illegible]

Factory License

DUPLICATE LICENCE


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

| | |
|---|--|
| 1. Licence Number | : 44655 |
| 2. Registration Number | : 104078 |
| 3. Full Name of Factory | : ANJANEY ALLOYS LIMITED |
| 4. Full Address/Location of factory | : Plot No. 42 & 43, APSEZ, Atchutapuram Visakhapatnam -531011. |
| 5. Full postal address for communications Relating to the factory | : -do- |
| 6. Maximum horse power installed regular/ Stand by | : "11258 H.P" + 90 MVA. |
| 7. Maximum number of workers to be employed | : "500" workers |
| 8. Full name, father's name, age & residential address of the occupier and his position in the company/firm/government factory/local fund factory. | : Sni Subhas Chandra Agarwalla, : S/o Late Bajrang Lal Agarwalla, (Age: 60 Yrs), : Salanpur (Post), : Burdwan (Dist), : West Bengal. |

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

This Licence shall be valid until it has been duly cancelled.

Date: 07-04-2012.

--Sd--
(07/04/2012)
(D. Chandra Sekhar Varma)
I/C Inspector of Factories,
Visakhapatnam-II.



AMENDMENT AND TRANSFER OF LICENCE

Change in Name of the Occupier : Kaushal Agarwalla, (Age:28 Years)
S/o Binood Kumar Agarwalla,
Chirukunda (Post),
Jharkhand-828202.

Maximum Number of Workers to be employed : "1000" Workers

Date: 21-07-2012.

--Sd--
(21/07/2012)
(R. Trinadha Rao)
Inspector of Factories,
Visakhapatnam-II.

TRANSFER OF LICENCE

Change in Name of the Occupier : Prasanta Chattopadhyay
S/o Rakshakar Chattopadhyay
Jambooni, Bolpur (Post),
Birbhum, West Bengal-731204

Date: 10-12-2014.

--Sd--
(10/12/2014)
(R. Trinadha Rao)
Inspector of Factories,
Visakhapatnam-II.

AMENDMENT AND TRANSFER OF LICENCE

Change in Name of the Factory : MAITHAN ALLOYS LIMITED

Change in Name of the Occupier : Sri Aditya Agarwalla, (Age: 41 Years)
S/o J.P. Agarwalla
2C, Manglam, 35, Ahirpukur Road,
Kolkata-700019

Date: 07-2016.

Inspector of Factories,
Visakhapatnam-II.



Enth No. 1/1395/16, dt 20-12-2016

Transfer of Licence

change in name of the occupier : Smt. Prasanta Chattopadhyay (Age: 67 Yrs)
S/o Rakshakar Chattopadhyay
59-4-75, Nagara Street,
Malkapuram, Visakhapatnam-530011



Fire NOC

GOVERNMENT OF ANDHRA PRADESH
STATE DISASTER RESPONSE & FIRE SERVICES DEPARTMENT

From :
 The Director General,
 State Disaster Response and Fire Services,
 Andhra Pradesh, Vijayawada.

To :
 The Management,
 M/s. Maithan Alloys Limited, Plot No.42
 & 43, APSEZ, Atchuthapuram,
 Visakhapatnam District .

521011

Rc.No. 18465/MSB/ER/VSP/2022, Dt: 26.08.2022.

Sir,

Sub: A.P. State Disaster Response and Fire Services Department -MSB Section-
 Issue of No Objection Certificate for Occupancy to M/s. Maithan Alloys Limited,
 Plot No.42 & 43, APSEZ, Atchuthapuram, Visakhapatnam District - Regarding.

Ref: 1. Application of M/s. Maithan Alloys Limited, Plot No.42 & 43, APSEZ,
 Atchuthapuram, Visakhapatnam District.

-oOo-

The Management has requested for issuance of No Objection Certificate for
 Occupancy to the M/s. Maithan Alloys Limited, Plot No.42 & 43, APSEZ, Atchuthapuram,
 Visakhapatnam District vide reference 1st cited.

2) The Management has constructed the Industrial building with (20) Blocks for
 Industrial Occupancy and the builder has not obtained Provisional No Objection
 Certificate from this Department and now requested to issue No Objection Certificate for
 Occupancy.

3) Particulars of the Building:

| | |
|---|--|
| a) Address of the Building | : M/s. Maithan Alloys Limited, Plot No.42 & 43, APSEZ, Atchuthapuram, Visakhapatnam District |
| b) No. of Blocks | : 20 Blocks |
| c) Total Built up area | : 34063.00 Sq.Mtrs |
| d) Type of Occupancy | : Industrial Occupancy-G3 |
| e) Type of Manufacturing unit with Raw Material | : Submerged Arc Furnace Mn Ore, Fe Mn (Red), Coke, Coal, Quartz, Dolomites |

4) Particulars of Industry:

| Sl. No. | Name of the Block | No. of Floors | Height in Mtrs. | Built-up Area in Sq.Mtrs | No. of Staircases |
|---------|---------------------------------|------------------|-----------------|--------------------------|-------------------|
| 1 | Furnace Building (Ground Floor) | Ground + (03) UF | 20.00 | 14257.00 | 02 Nos. |
| 2 | Crane Bay | Ground | 13.00 | 3696.00 | 01 No. |
| 3 | Finish Product Bay | Ground | 13.00 | 3200.00 | -- |
| 4 | Day Bin Bunker House (1 & 2) | Ground + (01) UF | 18.00 | 1364.00 | 01 No. |
| 5 | Compressor Shed | Ground | 07.50 | 132.00 | -- |
| 6 | Pump House-1 | Ground | 06.00 | 196.00 | -- |
| 7 | Pump House-2 | Ground | 06.00 | 196.00 | -- |
| 8 | L.T. Room-1 | Ground | 06.00 | 224.00 | -- |
| 9 | L.T Room-2 cum D.G. Room | Ground | 06.00 | 216.00 | -- |

Contd...2p



Pollution Clearance

File No.APPCB/VSP/VSP/20399/HO/CFO/2017



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



Amendment to CTO & HW Authorization order

Consent amendment order No: APPCB/VSP/20288/HO/CTO/2020 Dt. 06/12/2023

Sub: APPCB – Air – M/s. Maithan Alloys Limited, Plot No. 42, 43 &44, APSEZ,
Atchuthapuram, Anakapalli – Industry's request for amendment of hazardous waste to
non-hazardous waste category – CTO&HWA (Amendment) – Issued - Reg.

Ref:-

1. CTO order dt. 25.08.2020 valid upto 30.04.2025
2. Industry's request for CTO (Amendment) dt 19.10.2023
3. ZO, Visakhapatnam report dt. 17.11.2023.
4. Consent Management (CTO) committee meeting held on 29.11.2023.

I. The Board vide order dt. 25.08.2020 issued CTO & HWA to the industry to
manufacture ferro alloys – 1,20,00 TPA and Sintering plant – 28,000 TPA which is
valid up to 30.04.2025. The industry has obtained authorization for process slag &
dust of 79,200 TPA with a disposal option of shall be re-used in process or dispose to
the brick units through APEMCL duly passing through TCLP test.

II. Now the industry requested for amendment to the solid waste generated as following:

- Amendment of processed slag namely Silico Manganese slag and Ferro Managanese
slag under Non- hazardous category.

| S.No. | Name of the Waste | As per CTO order dt. 25/08/2020 Quantity | Industry request Quantity | Method of disposal as per CTO order dt. 25.08.2020 | Industry request Method of disposal |
|-------|---------------------|--|-----------------------------|--|--|
| 1. | Process slag & dust | 74,250 TPA | (429 TPD (or) 1,50,000 TPA) | Shall be re-used in process or dispose to the brick units through APEMCL duly passing through TCLP test. | To be reused for production of Silico Manganese(Si-Mn) High MnO/ Landfill/ disposed for brick manufacture industries (Low MnO) |
| 2. | Dust from | 1000 TPA | 7000 TPA | Shall be re-used in | Recycled into the |



Electricity Bill

[illegible]

PROPERTY TAX



ANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE CORPORATION LTD

INDUSTRIAL AREA LOCAL AUTHORITY (IALA)

Property Tax Receipt Details

| | | |
|--|---|---|
| IALA Name | : | Apsez-Atchutapuram |
| PTIN (Property Tax Identification Number) | : | ACP11Z0007 |
| Owner Name | : | Maithan Alloys Ltd |
| Plot Number | : | 42 42A 43 43A |
| Address | : | |
| Amount Paid | : | Rs.2190066.00/- |
| Amount In Words | : | Rupees Twenty One Lakh Ninety Thousand and Sixty Six Only |
| Transaction Id | : | 30052023153159498043 |
| Transaction Date & Time | : | 30/05/2023 15:32 |
| Mode of Payment | : | Online |
| Transaction Status | : | Success |

 **
 * It is a computer generated receipt. No signature is required

 **



ENCLOSURE VI: ANNEXURE: DECLARATION-CUM-UNDERTAKING

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 19/3/2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Rajat Choudhary has personally inspected the property on 12/3/2024 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

| S. No. | Particulars | Valuer comment |
|--------|---|---|
| 1. | Background information of the asset being valued | This is an industrial property located at aforesaid address having total land area admeasuring 60.15 Acres as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing. |
| 2. | Purpose of valuation and appointing authority | Please refer to Part-D of the Report. |
| 3. | Identity of the experts involved in the valuation | Survey Analyst: Rajat Choudhary Valuation Engineer: Anirban Roy L1/ L2 Reviewer: Rajani Gupta |

VALUATION ASSESSMENT

M/S. MAITHAN ALLOYS LTD.

| | | | |
|-----|---|---|------------------|
| 4. | Disclosure of valuer interest or conflict, if any | No relationship with the borrower and no conflict of interest. | |
| 5. | Date of appointment, valuation date and date of report | Date of Appointment: | 15/1/2024 |
| | | Date of Survey: | 12/3/2024 |
| | | Valuation Date: | 19/3/2024 |
| | | Date of Report: | 19/3/2024 |
| 6. | Inspections and/ or investigations undertaken | Yes, by our authorized Survey Engineer Rajat Choudhary on 12/3/2024. Property was shown and identified by Mr. Asutos Swain (+91-9177710666). | |
| 7. | Nature and sources of the information used or relied upon | Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon. | |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed | Please refer to Part-D of the Report. | |
| 9. | Restrictions on use of the report, if any | <p>Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</p> | |
| 10. | Major factors that were taken into account during the valuation | Please refer to Part A, B & C of the Report. | |
| 11. | Major factors that were not taken into account during the valuation | Please refer to Part A, B & C of the Report. | |
| 12. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Please refer to Part D of the Report. Also, standard caveats, limitations, and disclaimers as per IBBI guidelines which can be referred on: https://www.ibbi.gov.in/uploads/legalframework/e5e1300db2dd6a8bebe289ba579a7c14.pdf are also applicable on this and Valuation TOR. | |

Date: 19/3/2024

Place: Noida

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



ENCLOSURE VII: ANNEXURE: MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

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

Confidentiality

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



Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person: _____

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

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

Date: 19/3/2024

Place: Noida