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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 - VISAKHAPATNAM, ANDHRA PRADESH

REPORT PREPARED FOR

STATE BANK OF INDIA, IFB, KOLKATA

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

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

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

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

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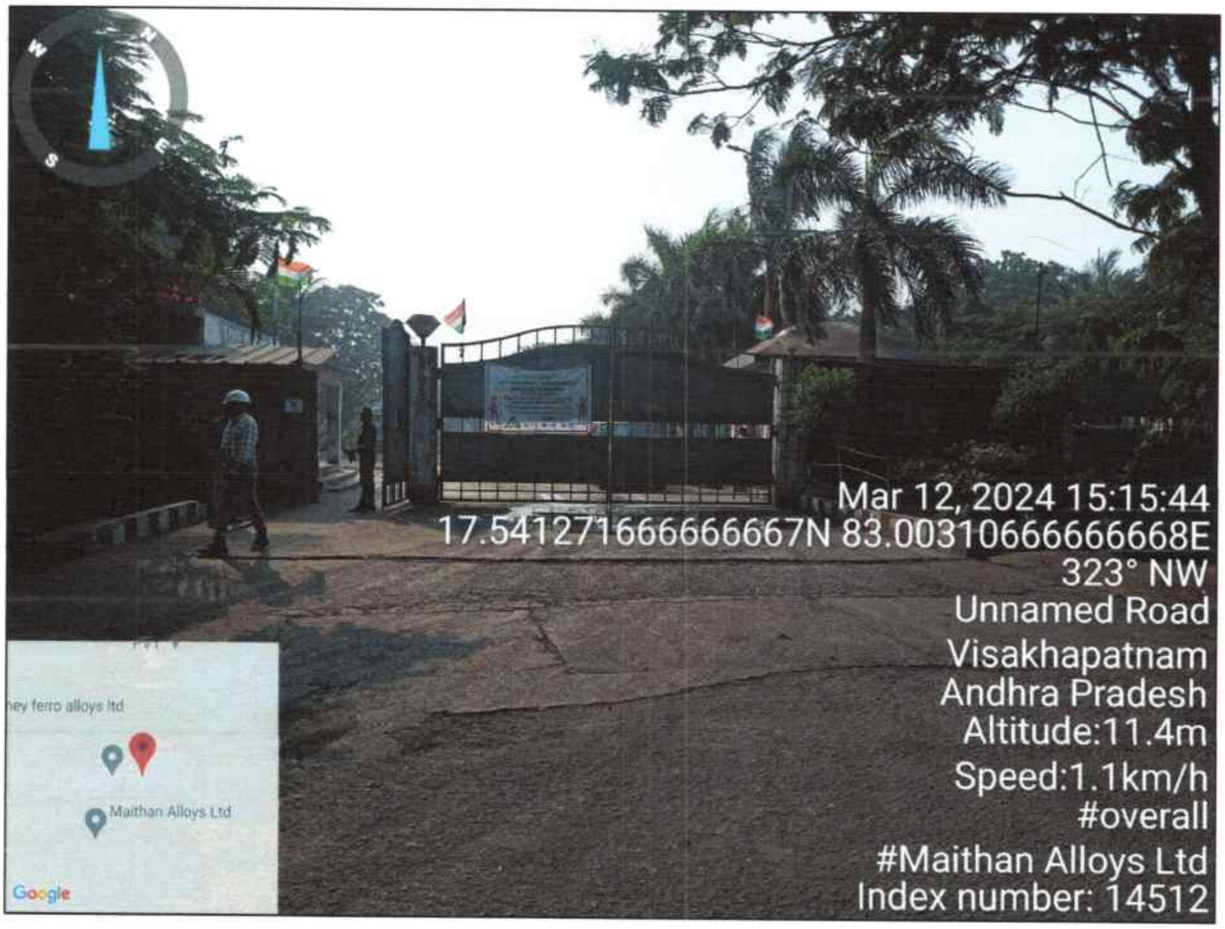
PART A — SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



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 15th 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, 4th 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	12th March, 2024		
	Property Shown By	**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 plan, 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 *(Documents has been referred only for reference purpose*	**Documents Requested**	**Documents Provided**	**Documents Reference No.**
		Total **07** documents requested.	Total **06** documents provided	Total **06** documents provided

	as provided. Authenticity to be ascertained by legal practitioner)	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
		☑	Identified by owner's representative	
		☑	Done from the name plate displayed on the property	
	(c) Type of Survey	Full survey (inside-out with approximate measurements & photographs).		
	(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** *Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.*	**Land**	**Construction** Covered Area	
		60.15 Acres	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	☐ Permissible Alterations	---
		☐ 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	Yes
		Auxiliary	Yes, D.G sets
	iv. HVAC system		No
	v. Security provisions		Yes/ Private security guards
	vi. Lift/ Elevators		No
	vii. Compound wall/ Main Gate		Yes
	viii. Whether gated society		No
	Internal development		

Garden/ Park/ Land scaping	Water bodies	Internal roads	Pavements	Boundary Wall
Yes	No	Yes	Yes	Yes

8.	**INFRASTRUCTURE AVAILABILITY**	
a.	Description of Aqua Infrastructure availability in terms of:	
	i. Water Supply	Yes, from 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	Strcuture 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.82,15,00,000/-**
	iv. Expected Forced/ Distress Sale Value		**Rs.68,90,00,000/-**
	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**	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)*	***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.82,15,00,000/-**	**Rupees Eighty Two Crore and Fifteen Lakhs Only**
3.	Expected Market Distress Value (@ ~25% less)	**Rs.68,90,00,000/-**	**Rupees Sixty Eight Crore Ninety Lakhs Only**
4.	Book Value/ Sale Deed Amount	---	---

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

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	Property documents & Google map measurement to cross check both	
	Remarks & observations, if any	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	Property documents & site survey both	
	Remarks & observations, if any	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.*

R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

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.		

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<table>
<tr><td></td><td></td><td colspan="4">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.</td></tr>
<tr><td>viii.</td><td>Class/ Category of the locality</td><td colspan="4">Middle Class (Ordinary)</td></tr>
<tr><td rowspan="2">ix.</td><td rowspan="2">Property Physical Factors</td><td>Shape</td><td>Size</td><td colspan="2">Layout</td></tr>
<tr><td>Rectangle</td><td>Large</td><td colspan="2">Good Layout</td></tr>
<tr><td rowspan="5">x.</td><td rowspan="5">Property Location Category Factor</td><td>City Categorization</td><td>Locality Characteristics</td><td>Property location characteristics</td><td>Floor Level</td></tr>
<tr><td>Village</td><td>Good</td><td>Good location within locality</td><td rowspan="2">Please refer to the building sheet attached.</td></tr>
<tr><td>Urban developing</td><td>Normal
Within notified Industrial area</td><td>Corner Plot
4 side open</td></tr>
<tr><td colspan="4">Property Facing</td></tr>
<tr><td colspan="4">East Facing</td></tr>
<tr><td rowspan="4">xi.</td><td rowspan="4">Physical Infrastructure availability factors of the locality</td><td>Water Supply</td><td>Sewerage/ sanitation system</td><td>Electricity</td><td>Road and Public Transport connectivity</td></tr>
<tr><td>Yes, from APIIC</td><td>Underground</td><td>Yes</td><td>Easily available</td></tr>
<tr><td colspan="2">Availability of other public utilities nearby</td><td colspan="2">Availability of communication facilities</td></tr>
<tr><td colspan="2">Transport, Market, Hospital etc. are available in close vicinity</td><td colspan="2">Major Telecommunication Service Provider & ISP connections are available</td></tr>
<tr><td>xii.</td><td>Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)</td><td colspan="4">Industrial area</td></tr>
<tr><td>xiii.</td><td>Neighbourhood amenities</td><td colspan="4">Average</td></tr>
<tr><td>xiv.</td><td>Any New Development in surrounding area</td><td colspan="4">None</td></tr>
<tr><td>xv.</td><td>Any specific advantage in the property</td><td colspan="4">This is a corner plot and is open from 4 sides.</td></tr>
<tr><td>xvi.</td><td>Any specific drawback in the property</td><td colspan="4">No</td></tr>
<tr><td>xvii.</td><td>Property overall usability/ utility Factor</td><td colspan="4">Normal</td></tr>
<tr><td>xviii.</td><td>Do property has any alternate use?</td><td colspan="4">No</td></tr>
<tr><td>xix.</td><td>Is property clearly demarcated by permanent/ temporary boundary on site</td><td colspan="4">Demarcated with permanent boundary</td></tr>
<tr><td rowspan="2">xx.</td><td rowspan="2">Is the property merged or colluded with any other property</td><td colspan="4">No</td></tr>
<tr><td colspan="4">Comments: ---</td></tr>
<tr><td>xxi.</td><td>Is independent access available to the property</td><td colspan="4">Clear independent access is available</td></tr>
</table>

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xxii.	Is property clearly possess able 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	(see table below)
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)*	(see table below)
xxviii.	Adopted Rates Justification	(see below)

xxv. Approach & Method of Valuation Used

	Approach of Valuation	Method of Valuation
Land	**Market Approach**	**Market Comparable Sales Method**
Building	**Cost Approach**	**Depreciated Replacement Cost Method**

xxvii. Market Comparable

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.

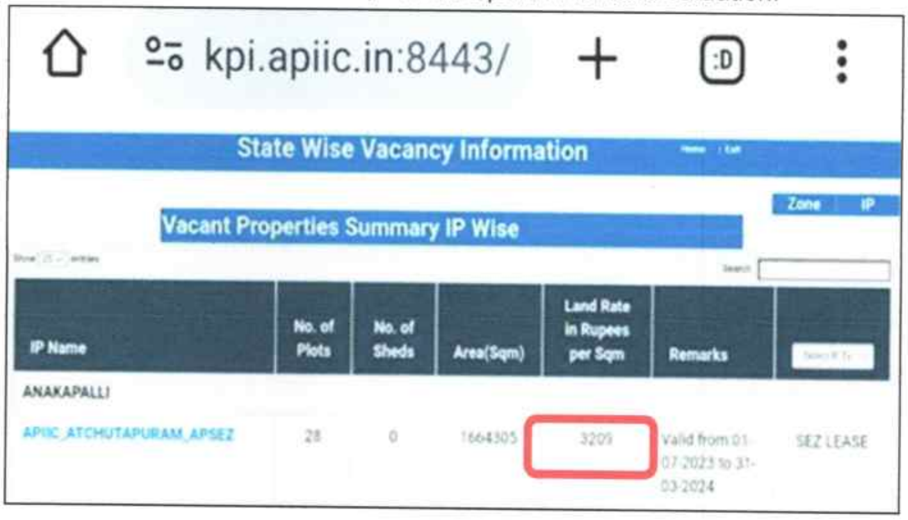
NOTE: The given information above can be independently verified to know its authenticity.

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.


kpi.apiic.in:8443/

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	**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 financer 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**	

- *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*

	respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions. • *Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.* • *The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.* • *Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.* • *This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.* • *Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.*
xxxv.	**ASSUMPTIONS**
	a. *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.* b. *Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.* c. *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.* d. *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.* e. *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.* f. *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.* g. *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

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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

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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 jigging 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**

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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:* • *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.*		

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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 (@ ~22.5% less)**	---	**Rs.82,15,00,000/-**
11.	**Expected Distress Sale Value (@ ~35% less)**	---	**Rs.68,90,00,000/-**
12.	**Percentage difference between Circle Rate and Fair Market Value**	---	
13.	**Concluding Comments/ Disclosures if any**		

a. We are independent of client/ company and do not have any direct/ indirect interest in the property.

b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.

c. **Realizable value discounting is taken considering the land size which is more than 60 acres and being an Industrial & lease hold land, demand of which is proportional to the sector performance. Also since presently alloy Industry is running, so players in the similar Industry may be only interested in the subject property which limits its market.**

d. 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.

e. 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.

f. 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.

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g. 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.

h. 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.

i. 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.

j. 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 marker 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*

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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
		R.K.Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE: I – GOOGLE MAP LOCATION

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

Industrial Land for Sale in Parawada Visakhapatnam

No Image Available

BUILT AREA
217800 sqft

TRANSACTION
Resale

₹4.80 Cr
₹220 per sqft

Updated 3 months ago

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

Contact Owner

Get Phone No.

Owner: Nagireddi Kiran

Premium Member

Get Pre Approved Loan

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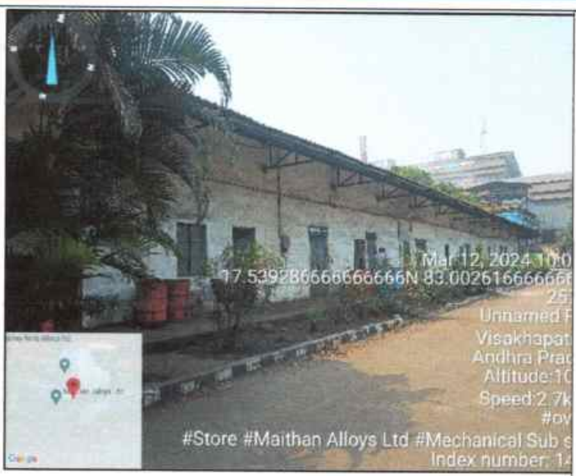
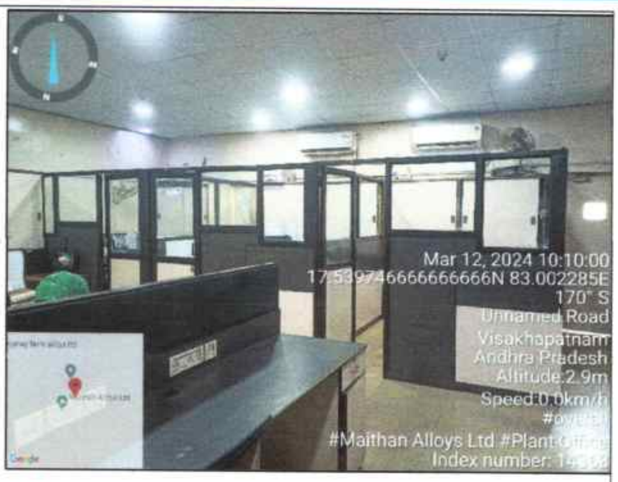
ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY





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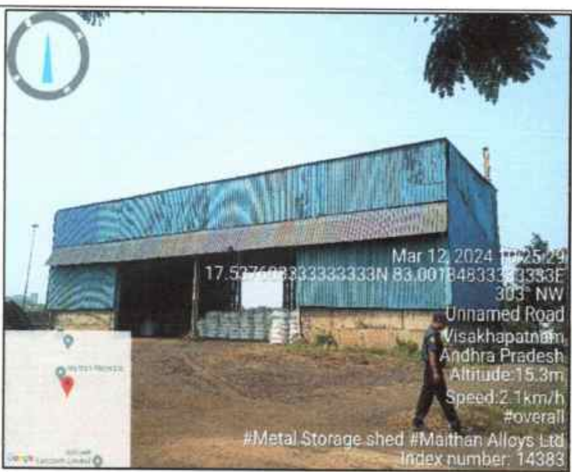

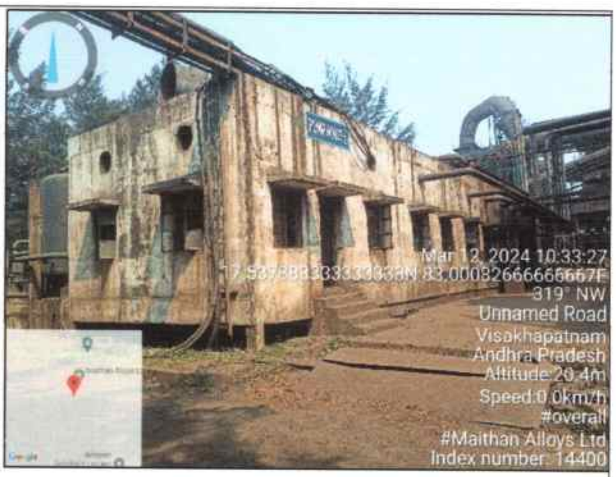

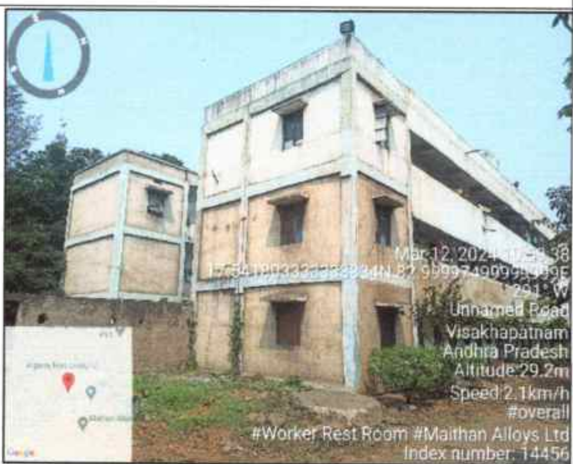

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ENCLOSURE: IV – COPY OF ALLOTMENT RATE & GUIDELINE RATE

kpi.apiic.in:8443/

State Wise Vacancy Information

Home | Exit

Zone | IP

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
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
UDL_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-UDL	1	0	7649	3566	Valid from 01-07-2023 to 31-03-2024	LEASE
IP Gundrajukuppam-UDL	1	0	23635	589	Valid from 26-07-2023 to 31-03-2024	LEASE
IP_MURUKAMBATTU (UDL)	2	0	33065	2348	Valid from 01-07-2023 to 31-03-2024	LEASE

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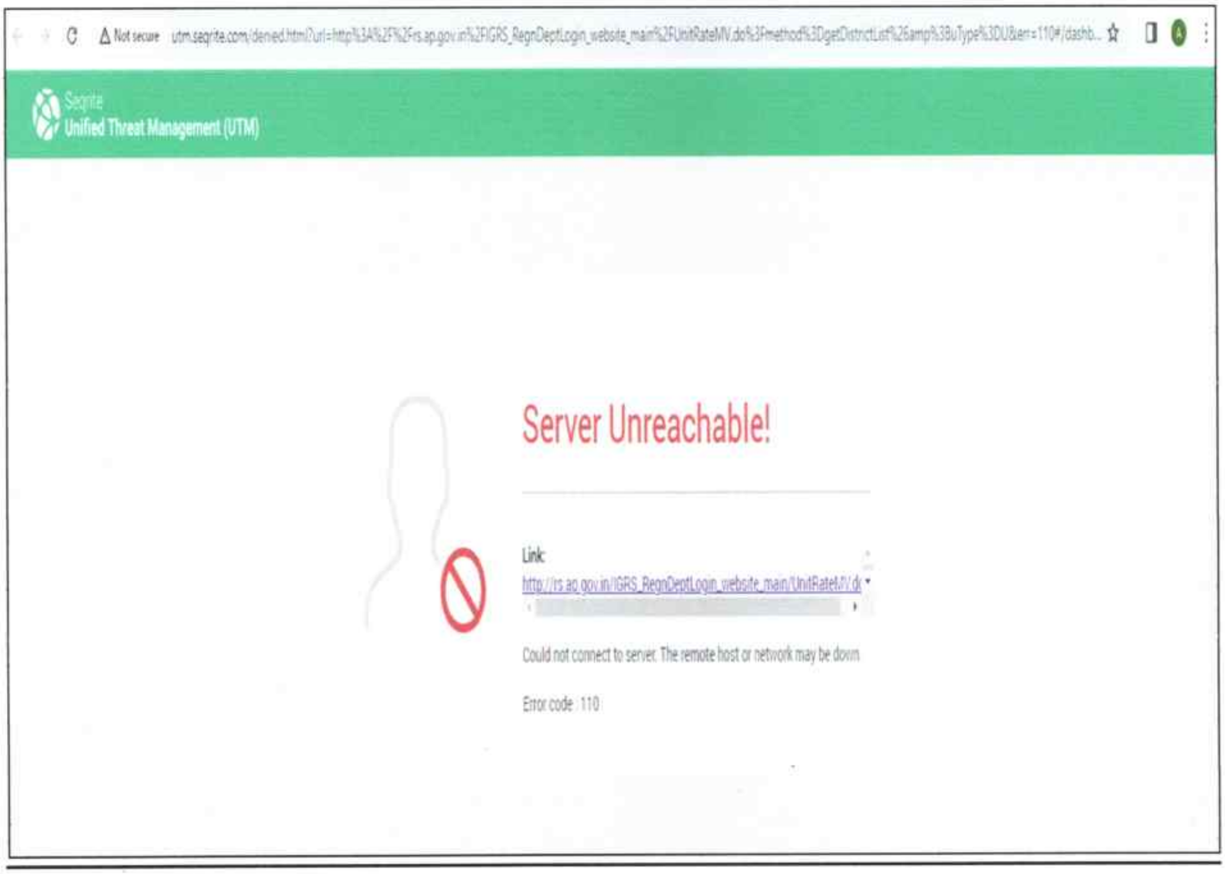
Government Guideline Rate



R.K.Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Lease Deed

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100 ONE HUNDRED RUPEES रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH

BL 741384

9021 13/4/2017 100/-

Sandeep Kumar Bairoliya S/o Sajan Bairoliya - VSP

M/s Maithan Alloys ltd - VSP

SURAKASULA RAMESH
Licenced St
L.No. 03-12-005-2012 No 03-12 2018
1-1-26 Akkireddypalem
Visakhapatnam, Cell : 924716966

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 ParisharmaBhavan, 6th floor, 5-9-58/B, FatehMaidan Road, Basheerbagh, Hyderabad500 004, India (hereinafter referred to as the **'LESSOR or DEVELOPER'** represented by **its** ***Zonal Manager, special projects Zone, APIIC Atchutapuram***, Vishakapatnam 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, AJC Bose Road, Ideal Centre, 4th Floor, Kolkata - 700017represented by its Senior General Manager(Commercial) Sri Sandeep Kumar Bairoliya, S/o. Sajan 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)

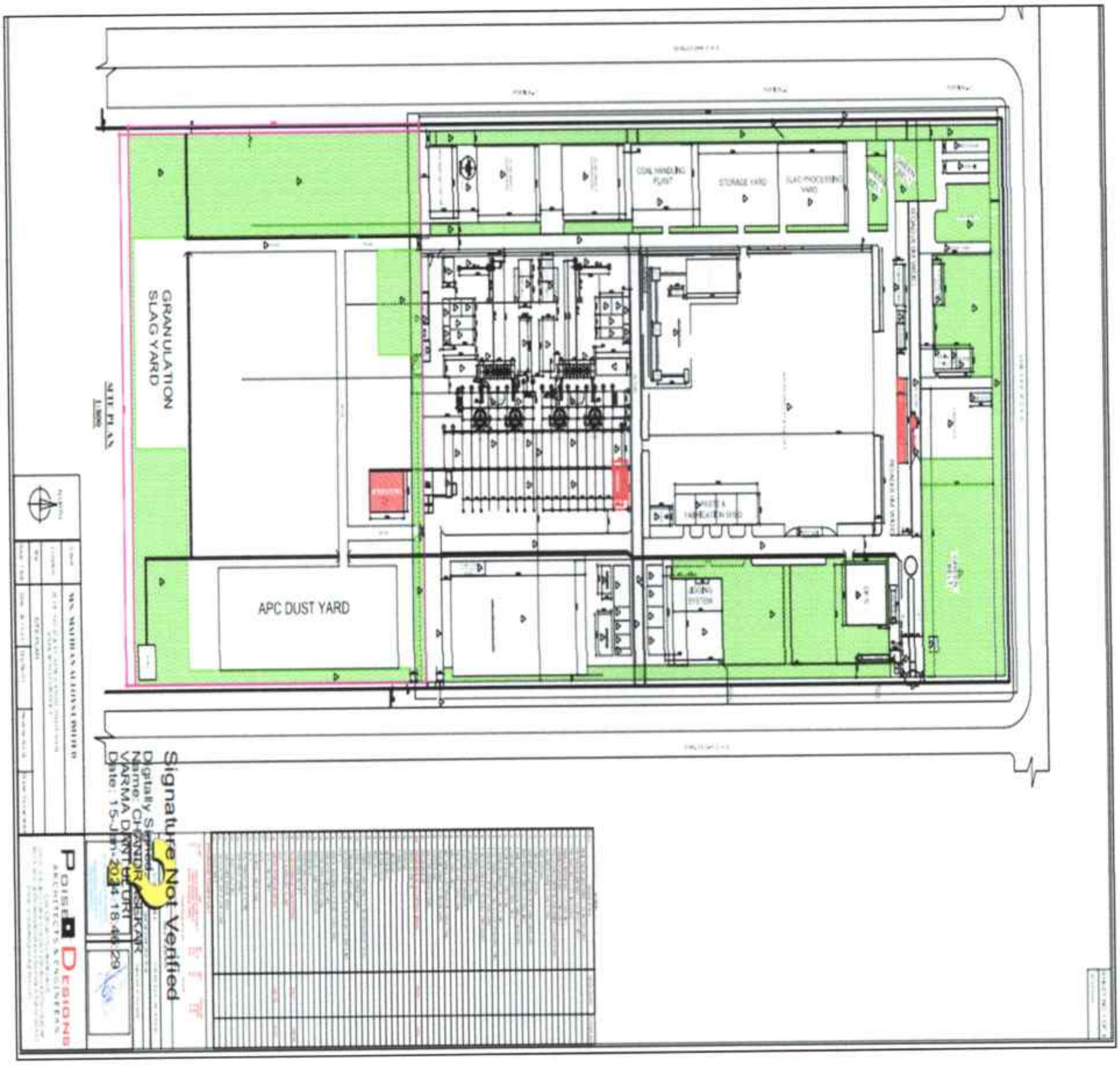
ZONAL MANAGER
APIIC LIMITED
SPECIAL PROJECTS ZONE
ONE STOP SERVICE CENTRE
SEZ ATCHUTAPURAM

For Maithan Alloys Limited

Authorised Signatory

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Site Plan


GRANULATION SLAG YARD
APC DUST YARD
COAL HANDLING PLANT
STORAGE YARD
SLAG PROCESSING YARD
SITE PLAN
Signature Not Verified

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.	:	Sri 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.

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

Date: 07-04-2012.

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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 employeed : "1000" Workers

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

Date: 21-07-2012.

TRANSFER OF LICENCE

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

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

Date: 10-12-2014.

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, Ahiripukur Road,
Kolkata-700019

30 JUL 2016

Date: -07-2016.

Inspector of Factories,
Visakhapatnam-II.

Endt No: A/1395/16, dt 20-12-2016
Transfer of Licence
change in Name of the Occupier : Sri Parasanta chattopadyay (Age 67 Yrs)
S/o Rakshakar chattopadyay
59-4-75, Nagara Street,
Malkapuram, Visakhapatnam-530011

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

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.

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

R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

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/

LiFE Lifestyle For Environment

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 is 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

HT Bill Display

EASTERN POWER DISTRIBUTION COMPANY OF ANDHRA PRADESH LIMITED

(DISC.DT : 02-Mar-2024)

KWH	KVAH	KVA	PF	LF%

(Previous Years)Arrears before 31-Mar-2023

(Current Years)Arrears after 01-Apr-2023

[Rs Twenty Crores Forty Four Lakhs Eighty Eight Thousand Ninety Two only]

Senior Accounts Officer

READINGS CHECKED & FOUND OKAY.
THE ARREAR AMOUNT OF Rs 2,62,372/- TO BE PAID UNDER PROTEST.
13/04/2024

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

PROPERTY TAX

ANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE CORPORATION LTD

INDUSTRIAL AREA LOCAL AUTHORITY (IALA)

Property Tax Receipt Details

APIIC
The Future is Here

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**

R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

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

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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	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. 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. 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. 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. 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.	
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/legalframwork/ e5e1300db2dd6a8bebe289ba579a7c14.pdf are also applicable on this and Valuation TOR.	

Date: **19/3/2024**
Place: Noida

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Signature

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

ENCLOSURE VII: ANNEXURE: MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

Confidentiality

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

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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

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.