

REPORT FORMAT: V-L2 (Large with P&M - SBI) | Version: 12.0\_Nov.2022

CASE NO.VIS (2023-24)-PL794-690-1060

Dated: 15.04.2024

# FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PLANT

SITUATED AT

M/S. BAJAJ HINDUSTHAN SUGAR LTD., VILLAGE- BHAISANA, BUDHANA  
KHADAR & CHANDERI TEHSIL-BUDHANA, DISTRICT-MUZAFFARNAGAR, UTTAR  
PRADESH

REPORT PREPARED FOR

STATE BANK OF INDIA, INDUSTRIAL FINANCE BRANCH, JAWAHAR VYAPAR BHAWAN,  
TOLSTOY MARG, JANPATH, NEW DELHI

- 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 Advisers
- 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](mailto:valuers@rkassociates.org). We will appreciate your feedback in order to improve our services.*

*Important - If Bank & 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](http://www.rkassociates.org) for reference.*

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**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**



**SITUATED AT**

**M/S. BAJAJ HINDUSTHAN SUGAR LTD., VILLAGE- BHASANA, BUDHANA  
KHADAR & CHANDERI TEHSIL-BUDHANA, DISTRICT-MUZAFFARNAGAR, UTTAR  
PRADESH**

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



**PART B**

**SBI FORMAT OF OPINION REPORT ON VALUATION**

<b>Name &amp; Address of Branch</b>	State Bank of India, IFB Branch, Jawahar Vyapar Bhawan, Tolstoy Marg, Janpath, New Delhi
<b>Name of Customer (s)/ Borrower Unit</b>	M/s. Bajaj Hindusthan Sugar Limited
<b>Work Order No. &amp; Date</b>	Via letter no. IFB-ND/AMT-1/2023-24/452 Dated 16 <sup>th</sup> March 2024

S.NO.	CONTENTS	DESCRIPTION						
<b>1.</b>	<b>INTRODUCTION</b>							
a.	Name of Property Owner	M/s. Bajaj Hindusthan Sugar Limited						
	Address & Phone Number of the Owner	Address: Village- Bhaiana, Budhana Khadar & Chanderi Tehsil-Budhana, District-Muzaffarnagar, Uttar Pradesh						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	04.04.2024						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Sanjeev Sharma</td><td>Accounts Head</td><td>+91 74099 99208</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Sanjeev Sharma	Accounts Head	+91 74099 99208
Name	Relationship with Owner	Contact Number						
Mr. Sanjeev Sharma	Accounts Head	+91 74099 99208						
d.	Date of Valuation Report	15.04.2024						
e.	Name of the Developer of the Property	--						
	Type of Developer	--						

**2. PHYSICAL CHARACTERISTICS OF THE PROPERTY**

**About the Project:**

BHSL has set up a Sugar plant with the capacity of 9000 TCD & 27 MW Co-Gen plant. As per information/ data provided to us by the company management, the company has adopted conventional milling process technology for manufacturing of Sugar.

As per the scope of work, this Valuation report is prepared for the project Land & Building located the aforesaid address based on the copies of the documents and the information provided by the client which has been relied upon in good faith.

**Land Requirement:**

For the purpose of setting up a Sugar Plant, BHSL has procured total 34.97 Hectare/ 86.41 Acres of land. As per the information provided by the company official, the company has acquired total land area from local villagers by virtue of multiple sale deeds. Due to the voluminous nature of the title deeds, company has provided land area statement for the subject project land which has been relied upon as providing the title deeds was cumbersome. A copy of same of same is annexed with the Valuation report.

As per the copy of Change of land Use Certificate provided to us, out of the total land area is 31.10 Hectare (76.87 acres) is converted to industrial land and as per the information given by the company officials the balance land area 3.87 Hectare (9.53 Acre) is declared as industrial land being Abadi Land. Thus, does not require conversion under 143. This land parcel is being carries Roads, Electric Poles, Culverts etc. A copy of same is annexed with the Valuation report.

As per the information provided by the company official, 2.02 Acres of land is on lease which is not subject to mortgage hence we have not considered the same for valuation purpose. However, no documentary evidence has been given in this regard. However, no documentary evidence has been given in this regard. Bank is



advised to legally check the status. Notwithstanding to anything, the Valuation assessment of the subject land parcel has been on the basis of as-is-where-is basis at the site. A copy of same is annexed with the Valuation report.

LAND AREA STATEMENT				
Sr. No.	Village Name	Total no. of Deeds	Land Area (in Hectare)	Land Area (in Acres)
1	Bhaisana	12	14.51	35.85
3	Budhana Khadar	22	20.40	50.41
4	Chanderi	1	0.06	0.15
<b>Total</b>		<b>35</b>	<b>34.97</b>	<b>86.41</b>

As per information received during site visit, it was observed that the plant was fully operational.

#### Building & Civil work:

Major Buildings and Civil work in this sugar plant are Mill House, Boiler Control Room, DM Plant, Time Office, Cooling Tower, Boiler, Cane Store, Sugar Go-down, Residential Colony, RCC Roads, Bituminous roads, boundary wall and other miscellaneous buildings and civil work.

Buildings of the Plant are constructed on various construction techniques like GI shed mounted and cladded on prefabricated steel Structure & RCC Structures. Area of Administration & Official Blocks is constructed of RCC framed Structures. Office blocks and electrical control room are Air conditioned. Fire Fighting system is installed in the various Buildings. Year of construction, Type of construction, Physical condition of various buildings is mentioned in the Building Sheet which is provided to us by the client.

#### Plant & Machinery Specifications:

Technical specification of major machinery installed in the plant area tabulated below: -

PLANT CAPACITY   BAJAJ HINDUSTHAN SUGAR LIMITED   KHAMBAKHERA, BUDHANA		
Sr. No.	Plant Facilities	Capacity
1	Sugar Unit	9000 TCD
2	Distillery Unit	-
3	Cogen Plant	27 MW
4	Mill House	-
5	Drier House	-
6	Godowns	-
7	Administrative Building	-
8	Residential Building	-
9	Boiler Control Room	-
10	Hospital	-
<b>Remarks:</b>		
1. The capacity of the subject project has been taken on the basis of information/ data provided by the company.		

**Project Location:**





The Bhudhana Unit of Bajaj Hindusthan Sugar Limited is situated in the village- Bhaishana, Budhana Khadar & Chanderi Tehsil-Budhana, District-Muzaffarnagar, Uttar Pradesh. Muzaffarnagar is a city under Muzaffarnagar district in the Indian State of Uttar Pradesh. It is situated midway on the Delhi - Haridwar/Dehradun National Highway and is also well connected with the national railway network. The subject property is approximately 30 km away from Muzaffarnagar. The nearest airport from the site is IGI Airport Delhi, located at the distance of 114 km and nearest railway station is Kandala Railway Station is about at a distance of 22 km from the Project Site. The nearest bus stop is approximately 6 km away. Nearby major cities include Shamli, Meerut & Bijnor.



**Observation made during the site visit as on date:**

During the latest site visit conducted by our engineer Plant was found fully operational however, our team examined & verified the machines and utilities from the FAR provided to us by the company. Only major machinery, process line & equipment's have been verified. Photographs have also been taken of all the Machines and its accessories installed there. Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.

The machines installed at the aforesaid address are being used for the manufacturing of Sugar, & Power. Main machineries of the plant are Turbine, Boiler, Milling Machine, Cooling Tower, conveyor belt & other machineries. The valuation of the plant & machinery is done on the basis of the list of machines (FAR) provided to us by the client along with the capitalization date and purchase cost.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation 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. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

*[Handwritten signature and circular stamp of R.K. Associates]*



## VALUATION ASSESSMENT

### M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

	In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.			
<b>a.</b>	<b>Location attribute of the property</b>			
i.	Nearby Landmark	M/s Bajaj Energy Limited		
ii.	Postal Address of the Property	M/S. Bajaj Hindusthan Sugar Ltd., Village- Bhaiana, Budhana Khadar & Chanderi Tehsil-Budhana, District-Muzaffarnagar, Uttar Pradesh		
iii.	Type of Land	Solid Land/ on road level		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 29°17'25.9"N 77°29'49.4"E		
vi.	Details of the roads abutting the property			
	(a) Main Road Name & Width	Budhana Khatauli Road	Approx. 60 ft. wide	
	(b) Front Road Name & width	Budhana Khatauli Road	Approx. 60 ft. wide	
	(c) Type of Approach Road	Bituminous Road		
	(d) Distance from the Main Road	On Main Road		
vii.	Description of adjoining property	Majorly all nearby lands are used for Agriculture purpose		
viii.	Plot No. / Survey No.	---		
ix.	Zone/ Block	Budhana	---	
x.	Sub registrar	---		
xi.	District	Muzaffarnagar		
xii.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site.  Cizra map or coordination with revenue officers for site identification is not covered in this Valuation services.		
	(a) List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total 08 documents requested.	Total 05 documents provided	Total 05 documents provided
		Property Title document	---	---
		Change of Land Use	---	---
		Cizra Map	---	---
		Copy of FAR	Copy of FAR	Dated: 31-12-2023
		Pollution NOC	Pollution NOC	Dated: 18-12-2023
		Approved Map	Plant Layout	---
		Fire NOC	Fire NOC	Dated: 22-12-2021
	Factory License	Factory License	Dated: 25-10-2019 Reg. No. - UPFA2000144	



## VALUATION ASSESSMENT

M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

(b) Documents provided by	<b>Owner's representative</b>		
	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
	Mr. Narendra Kumar Soni	Finance Department	+91 78382 11190
	(c) Identification procedure followed of the property	<input checked="" type="checkbox"/> Identified by owner's representative <input checked="" type="checkbox"/> Done from the name plate displayed on the property	
	(d) Type of Survey	Full survey (inside-out with approximate measurements & photographs).	
	(e) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly	
	(f) Is the property merged or colluded with any other property	No. It is an independent single bounded property	
	(g) City Categorization	Village	Rural
	(h) Characteristics of the locality	Average	Within backward village area
	(i) Property location classification	Road Facing	Average location within locality Entrance North-East facing
(j) Property Facing		North Facing	
<b>b. Area description of the Property</b> <i>Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.</i>	<b>Land</b>		<b>Construction</b>
	34.97 Hectare/ 86.41 Acres		Built-up Area 5,37,099 sqm
<b>c. Boundaries schedule of the Property</b>			
i.	Are Boundaries matched	No, boundaries are not mentioned in the documents.	
ii.	<b>Directions</b>	<b>As per Sale Deed/TIR</b>	<b>Actual found at Site</b>
	East	---	Agriculture Land
	West	---	Agriculture Land
	North	---	Khatauli Road / Entrance
	South	---	Agriculture Land
<b>3. TOWN PLANNING/ ZONING PARAMETERS</b>			
a.	Master Plan provisions related to property in terms of Land use	Area not notified under Master Plan	
	i. Any conversion of land use done	As per the documents provided to us and the information that came to our knowledge this land is not an agricultural land	
	ii. Current activity done in the property	Used for Industrial purpose	
	iii. Is property usage as per applicable zoning	It is a village area, no zoning regulations defined.	



## VALUATION ASSESSMENT

### M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

	iv. Any notification on change of zoning regulation	No, No such information came in front of us and could be found on public domain.	
	v. Street Notification	Mixed use	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/FSI	Please refer to area chart description	Please refer to area chart description
	ii. Ground coverage		
	iii. Number of floors		
	iv. Height restrictions		
	v. Front/ Back/Side Setback		
	vi. Status of Completion/ Occupational certificate	NA, as plant is operational since 2006 and relevant NoCs are available with respect to the plant.	
c.	Comment on unauthorized construction if any	No, as per Layout Map shared.	
d.	Comment on Transferability of developmental rights	Free hold, complete transferable rights	
e.	i. Planning Area/ Zone	Not within zoning area	
	ii. Master Plan Currently in Force	NA	
	iii. Municipal Limits	Gram Panchayat	
f.	Developmental controls/ Authority	NA	
g.	Zoning regulations	Rural	
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	Majorly all nearby lands are used for Agriculture purpose	
i.	Comment of Demolition proceedings if any	No	
i.	Comment on Compounding/ Regularization proceedings	No	
j.	Any other aspect	---	
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	
4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY		
a.	Ownership documents provided	Land area statement provided by the company	
b.	Names of the Legal Owner/s	M/s. Bajaj Hindusthan Sugar Limited	
c.	Constitution of the Property	Free hold, complete transferable rights	
d.	Agreement of easement if any	Not required	
e.	Notice of acquisition if any and area under acquisition	No	
f.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Yes	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	No, as per audited financials	NA
k.	Building plan sanction:		
	i. Is Building Plan sanctioned	Internally approved plant layout shared	
	ii. Authority approving the plan	Internally approved plant layout shared	



	iii. Any violation from the approved Building Plan	No as per internal plan	
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	
		<input type="checkbox"/> Not permitted alteration	
I.	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	Not Applicable
		Water Tax	Company is using underground water. Thus, water tax is not applicable.
		Electricity Bill	Details not shared
	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	Not Applicable	
	iv. Property or Tax Id No.	Not Applicable	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as informed by owner/ owner representative.	
p.	Qualification in TIR/Mitigation suggested if any	Legal opinion has to be given by Advocate/ legal expert.	
q.	Any other aspect	<p>This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.</p> <p>Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.</p>	
	i. Property presently occupied/ possessed by	Owner	

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

<b>5.</b>	<b>ECONOMIC ASPECTS OF THE PROPERTY</b>	
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	Not Applicable
d.	Property Insurance details	Details not shared
e.	Monthly maintenance charges payable	Not Applicable, as in-house maintenance is done.
f.	Security charges, etc.	Not Applicable since property is not on rent.
g.	Any other aspect	NA
<b>6.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>	



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.				Low Income Group	
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.				No	
<b>7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>						
a.	Description of the functionality & utility of the property in terms of:					
i.	Space allocation				Yes	
ii.	Storage spaces				Yes	
iii.	Utility of spaces provided within the building				Yes	
iv.	Car parking facilities				Yes	
v.	Balconies				Yes, in residential flats	
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				Yes	
v.	Security provisions				Yes	
vi.	Lift/ Elevators				Yes	
vii.	Compound wall/ Main Gate				Yes	
viii.	Whether gated society				Yes	
Internal development						
Garden/ Park/ Landscaping		Water bodies		Internal roads		Pavements
Yes		No		Yes		Yes
						Boundary Wall
						Yes
<b>8. INFRASTRUCTURE AVAILABILITY</b>						
a.	Description of Aqua Infrastructure availability in terms of:					
i.	Water Supply				Yes	
ii.	Sewerage/ sanitation system				Underground	
iii.	Storm water drainage				Yes	
b.	Description of other Physical Infrastructure facilities in terms of:					
i.	Solid waste management				Yes	
ii.	Electricity				Yes	
iii.	Road and Public Transport connectivity				Yes	
iv.	Availability of other public utilities nearby				Transport, Market, Hospital etc. available in close vicinity	
c.	Proximity & availability of civic amenities & social infrastructure					
	School	Hospital	Market	Bus Stop	Railway Station	Metro
						Airport



	~ 3 km	~ 4 Km	~ 3 Km	~ 6 Km	~ 30 Km	---	~ 115 Km
	Availability of recreation facilities (parks, open spaces etc.)			No, This is a rural remote area. No recreational facility is available nearby.			
9.	MARKETABILITY ASPECTS OF THE PROPERTY						
a.	Marketability of the property in terms of						
	i.	Location attribute of the subject property		Good			
	ii.	Scarcity		No Sugar Mills is available nearby.			
	iii.	Demand and supply of the kind of the subject property in the locality		Good demand of such properties in the market.			
	iv.	Comparable Sale Prices in the locality		Please refer to Part D: Procedure of Valuation Assessment			
b.	Any other aspect which has relevance on the value or marketability of the property			Property is located on main road.			
	i.	Any New Development in surrounding area		None		NA	
	ii.	Any negativity/ defect/ disadvantages in the property/ location		Demand is related to the current use of the property only and only limited to the selected type of buyers.		NA	
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY						
a.	Type of construction			Structure	Slab	Walls	
RCC Framed structure & Steel frame structure				Reinforced Cement Concrete	Brick walls		
b.	Material & Technology used			Material Used		Technology used	
Grade B Material				RCC Framed structure & Steel frame structure			
c.	Specifications						
	i.	Roof		Floors/ Blocks		Type of Roof	
				Please refer to the building sheet attached		GI Shed & RCC	
	ii.	Floor height		Varying from 10 ft. to 60 ft.			
	iii.	Type of flooring		Vitrified tiles, PCC			
	iv.	Doors/ Windows		Doors & windows, Wooden frame & panel doors			
	v.	Class of construction/ Appearance/ Condition of structures		Internal - Class B construction (Good)			
				External - Class B construction (Good)			
	vi.	Interior Finishing & Design		Ordinary regular architecture, Simple Plastered Walls			
	vii.	Exterior Finishing & Design		Ordinary regular architecture, Simple Plastered Walls			
	viii.	Interior decoration/ Special architectural or decorative feature		Simple plain looking structure.			
	ix.	Class of electrical fittings		Internal / Normal quality fittings used			
	x.	Class of sanitary & water supply fittings		Internal / Normal quality fittings used			
d.	Maintenance issues			No maintenance issue, structure are maintained properly			
e.	Age of building/ Year of construction			~19 years		2005	
f.	Total life of the structure/ Remaining life expected			Approx. 40-60 Years		Approx. 21-41 Years	



g.	Extent of deterioration in the structure	Any normal depletion in the structure is taken care through regular maintenance
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available
i.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.
j.	Visible damage in the building if any	Yes but not so significantly, being taken care by yearly maintenance.
k.	System of air conditioning	Partially covered with window/ split ACs
l.	Provision of firefighting	Fire Hydrant System
m.	Copies of the plan and elevation of the building to be included	Internal plant layout only. (Refer Annexure)
<b>11. ENVIRONMENTAL FACTORS</b>		
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	Yes
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
<b>12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY</b>		
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 industrial structure
<b>13. VALUATION</b>		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to <b>Part D: Procedure of Valuation Assessment</b> 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 <b>Point 3 of Part D: Procedure of Valuation Assessment</b> of the report and the screenshot annexure in the report, if available.
d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report.
	<b>i. Guideline Value</b>	<b>Rs. 29,13,48,000/- (For Agriculture land)</b>
	<b>1. Land</b>	<b>Rs. 29,13,48,000/- (For Agriculture land)</b>
	<b>2. Building</b>	---
	<b>3. Plant &amp; Machinery</b>	---
	<b>ii. Indicative Prospective Estimated Fair Market Value</b>	<b>Rs. 271,70,00,000/-</b>



## VALUATION ASSESSMENT

M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

		<b>iii. Expected Estimated Realizable Value</b>	<b>Rs. 230,94,50,000/-</b>
		<b>iv. Expected Forced/ Distress Sale Value</b>	<b>Rs. 163,02,00,000/-</b>
		<b>v. Valuation of structure for Insurance purpose</b>	---
e.	i.	Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
	ii.	Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in <b>Part D: Procedure of Valuation Assessment</b> of the report and the screenshots of the references are annexed in the report for reference.
<b>14.</b>	<b>Declaration</b>	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is based on the Standards of Reporting enshrined in the above Handbook as much as practically possible related to the asset in the limited time available.</p> <p>d. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>e. Our authorized surveyor <b>Babul Akhtar Gazi &amp; Manmohan</b> has visited the subject property on <b>5/4/2024</b> in the presence of the owner's representative with the permission of owner.</p> <p>f. Firm is an approved Valuer of the Bank having registered valuers under section 34AB of Wealth Tax Act, 1957, Category: L&amp;B, P&amp;M for valuing upto any size.</p> <p>g. Firm has not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>h. We have submitted the Valuation Report directly to the Bank.</p> <p>Name &amp; Address of the Valuation Company: R.K Associates Valuers &amp; Techno Engg. Consultants (P) Ltd. D-39, Sector-2, Second Floor, Noida (U.P) – 201301</p> <p>Signature of the Authorized Person:</p> <p>Date: 15/4/2024</p> <p>Tel. No. 0120-4110117</p> <p>Mobile No.+91-9958632707</p> <p>Email: valuers@rkassociates.org</p>	



## VALUATION ASSESSMENT M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

15. ENCLOSED DOCUMENTS		
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Plant Layout attached
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<i>i. Enclosure: I- Google Map</i> <i>ii. Enclosure: II- References on price trend of the similar related properties available on public domain, if available</i> <i>iii. Enclosure: III- Photographs of the property</i> <i>iv. Enclosure: IV- Copy of Circle Rate</i> <i>v. Enclosure: V- Important property documents exhibit</i> <i>vi. Enclosure: VI- SBI Annexure: VI - Declaration-Cum-Undertaking</i> <i>vii. Enclosure: VII- SBI Annexure: VII - Model Code of Conduct for Valuers</i> <i>viii. Enclosure: VIII- Part E: Valuer's Important Remarks</i>
i.	<b>Total Number of Pages in the Report with enclosures</b>	<b>63</b>





As a result of our appraisal and analysis as defined in Part-D, it is our considered opinion that the present Fair Market Value of the above property in the prevailing condition with aforesaid specifications is estimated as Rs. 271,70,00,000/- (Rupees Two Hundred and Seventy-One Crore Seventy Lakh Only). The Realizable Value of the above property is estimated as Rs. 230,94,50,000/- (Rupees Two Hundred Thirty Crore Ninety-Four Lakh Fifty Thousand only). The Book Value of the above property as of 31<sup>st</sup> December 2023 is Rs. 274,26,52,492/- (Rupees Two Hundred Seventy-Four Crore Twenty-Six Lakh Fifty-Two Thousand Four Hundred Ninety-Two only) and the Distress Value is Rs. 163,02,00,000/- (Rupees One Hundred Sixty-Three Crore Two Lakh only).

**Place:** Noida

**Date:** 15/4/2024



**FOR BANK USE**

The undersigned has inspected the property detailed in the Valuation Report dated - \_\_\_\_\_ on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is \_\_\_\_\_.

**Signature**



**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Land Area considered for Valuation	34.97 Hectare/ 86.41 Acres	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	As per site survey & Google Satellite Measurement tools, the land area of the plant is matching with the area mentioned in the area statement shared with us. Thus, the area mentioned in the area statement considered for valuation.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	<b>Built-up Area</b>	5,37,099 sqm
	Area adopted on the basis of	Building area sheet shared by the company & physical measurement	
	Remarks & observations, if any	Building area sheet is shared by the company, which was randomly verified at site on sample basis to cross-verify the area. The area measured at site is same as area sheet shared. Thus, area sheet shared by the company is considered for valuation purpose.	

**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.

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**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
		16 March 2024	5 April 2024	15 April 2024	15 April 2024
ii.	Client	State Bank of India, IFB Branch, Jawahar Vyapar Bhawan, Tolstoy Marg, Janpath, New Delhi			
iii.	Intended User	State Bank of India, IFB Branch, Jawahar Vyapar Bhawan, Tolstoy Marg, Janpath, New Delhi			
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		
ix.	Is property number/ survey number displayed on the property for proper identification?	No			
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).			

2. ASSESSMENT FACTORS			
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.	
ii.	Nature of the Valuation	Fixed Assets Valuation	
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	<b>Nature</b>	<b>Category</b>
		LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET	INDUSTRIAL
		<b>Type</b>	INDUSTRIAL PLANT
iv.	Type of Valuation (Basis of Valuation as per IVS)	<b>Classification</b>	
		Income/ Revenue Generating Asset	
		Primary Basis	Market Value & Govt. Guideline Value
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Secondary Basis	Not Applicable
		Under Normal Marketable State	
vi.	Property Use factor	<b>Reason:</b> Asset under free market transaction state	
		<b>Current/ Existing Use</b>	<b>Highest &amp; Best Use</b> (in consonance to surrounding use,
			<b>Considered for Valuation purpose</b>



## VALUATION ASSESSMENT

M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

		zoning and statutory norms)			
		Industrial	Industrial	Industrial	Industrial
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Lower Class (Poor)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Large	Very Good Layout	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Village	Average	Road Facing	Refer Building Valuation
		Rural	Average	Average location within locality	
			Within backward village area	Entrance North-East facing	
		Property Facing			
		North Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from borewell/ submersible	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Rural Income Group			
xiii.	Neighbourhood amenities	Average			
xiv.	Any New Development in surrounding area	None			
xv.	Any specific advantage in the property	No such specific observation came into consideration			
xvi.	Any specific drawback in the property	No such specific observation came into consideration			
xvii.	Property overall usability/ utility Factor	Good			
xviii.	Do property has any alternate use?	No			



## VALUATION ASSESSMENT

M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary		
xx.	Is the property merged or colluded with any other property	No		
		Comments: --- It is an independent single bounded property comprising multiple Gata No.		
xxi.	Is independent access available to the property	Clear independent access is available		
xxii.	Is property clearly possessable upon sale	Yes		
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxv.	Approach & Method of Valuation Used	Land	Approach of Valuation	Method of Valuation
			Market Approach	Belting Method
		Building	Cost Approach	Depreciated Reproduction Cost Method
			Plant & Machine	Cost Approach
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)		
xxvii.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1.	Name:	Mr. Vikas
			Contact No.:	+91 70377 28781
			Nature of reference:	Habitant of subject location
			Size of the Property:	~20-25 Bigha Land (1 Acre = 5 Bigha)
			Location:	Near Subject Plant
			Rates/ Price informed:	Around Rs. 25 to Rs. 27 lacs per Bigha
			Any other details/ Discussion held:	As per discussion with property dealer of the subject locality, the agriculture land is available on main road within above-mentioned range.
		2.	Name:	Mr. Vikram Singh
			Contact No.:	+91 96906 72111
			Nature of reference:	Habitant of subject location
			Size of the Property:	~20-25 Bigha Land (1 Acre = 5 Bigha)
			Location:	Near Subject Plant
			Rates/ Price informed:	Around Rs. 25 to Rs. 27 lacs per Bigha



		Any other details/ Discussion held:	As per discussion with property dealer of the subject locality, the agriculture land is available on main road within above-mentioned range.	
		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 subject is located in village area and all the nearby land are being used agriculture purpose. 2. The subject property is the only industrial setup, no other economic activity observed in the locality. 3. There is very less availability of large land parcels. 4. The agriculture plots are available for sale ranging Rs. 25,00,000/- to Rs. 27,00,000/- per Bigha depending upon shape, size, frontage, etc. 5. Our subject land parcel is huge in size, thus, we are in view to adopt base Land rate of Rs. 26,00,000/- per bigha (Rs.1,30,00,000/- per acre)  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.	<b>Other Market Factors</b>			
	Current Market condition	Normal		
		Remarks: ---		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Due to the nature of the property, it will have limited buyers.		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand	Supply	
	Good	Low		
	Remarks: Demand is related to the current use of the property only and only limited to the selected type of buyers			
	Adjustments (-/+): 0%			
xxx.	Any other special consideration	Reason: ---		
		Adjustments (-/+): 0%		
xxxi.	Any other aspect which has relevance on the value or marketability of the property	NA  Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.  This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity		



		conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing. <b>Adjustments (-/+): 0%</b>
xxxii.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>Please refer to attached sheet</b>
xxxiii.	<b>Considered Rates Justification</b>	<ul style="list-style-type: none"> <li>Land Valuation assessment is done considering the Land use for Sugar Project Land only as its highest &amp; best use since the transaction of this land will be done based on the established Project only and separation of it from the Project will be virtually impossible, at least up to the complete economic life cycle of this Plant which is taken as 30-35 years and also due to the location no other more productive use can be thought of.</li> <li>Overall Valuation assessment is done based on the fact that if any new promoter/ buyer would plan to setup a similar Plant today at same location and same size then what will cost him today for acquisition. To acquire 34.97 Hectare/ 86.41 Acres of land parcel, one would either go to Govt. to provide the land for Industry or would approach individual land owners to purchase their land portions.</li> <li>Valuation of free hold land is done on the basis of comparable market approach.</li> <li>Since it is a very large parcel of land and transaction of the whole parcel of land at one go is very difficult, therefore we have opted belting method to calculate the value of land. We have considered belting method for the valuation of land since the land parcel appears to be regular in shape.</li> <li>Fragmentation sale of a large land may have different values. While assessing the Valuation of the land in this Valuation Report, it is considered as on-is-where basis for the purpose it is used for which was found at the time of site survey.</li> </ul>
xxxiv.	<b>Basis of computation &amp; working</b>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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 &amp; 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.</li> <li>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.</li> <li>The indicative value has been suggested based on the prevailing market rates that came to our knowledge</li> </ul>



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

- Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.



	<p>f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p> <p>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.</p>
xxxvi.	<p><b>SPECIAL ASSUMPTIONS</b></p> <p>This is just core Asset Valuation and not an Enterprise Valuation. This report doesn't cover any prospective sale value of the Plant as a whole which is based on the cash flows of the business.</p>
xxxvii.	<p><b>LIMITATIONS</b></p> <p>Unavailability of the data &amp; information in public domain pertaining to the subject location.</p>

### 3. VALUATION OF LAND

- Based on the above available data/ information, law of average is taken on the complete land to reach out the value of Project land in current times if it is acquired now.
- In our opinion applying the law of average for such a large land parcel Rs.1,30,00,000/- per Acre would be reasonable for the front belt of the land, for the middle belt we have considered Rs.1,10,50,000/- per Acre and for the rear belt we have considered Rs.91,00,000/-.
- In addition to this basic rate premium charges are added as mentioned below on the basis of the location and purpose of the land:
  - Around 5% premium is added for non-agricultural land.
  - Around 5% premium is added on this rate which covers the land arranging costs, and for the other administrative charges. etc.
  - Around Rs. 2.5 Lakhs per acre is added on the land value for Land development and site levelling expenses.

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## VALUATION ASSESSMENT M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

### FAIR MARKET VALUATION OF LAND BY BELTING METHOD: M/S. BAJAJ HINDUSTHAN SUGAR LIMITED, BUDHANA, MAZZAFFARNAGAR, UTTAR PRTADESH

Calculation by Belting Method	Land Area	Area (front side)	Area (middle part)	Area (back side)
Area (Acre)	86.40	21.60	34.56	30.24
Rate (INR per Acre)		1,30,00,000	1,10,50,000	91,00,000
Value (INR)		28,08,00,000	38,18,88,000	27,51,84,000
Total Value (INR)				93,78,72,000
Average Rate (INR per Acre)				1,08,55,000
Add 5% premium for non-agriculture land (INR)				4,68,93,600
Add 5% for cost & effort considerations to cover administrative cost, effort towards land acquisition & consolidation etc. (INR)				4,68,93,600
Add: Land Development, Site Levelling charges etc. (INR)		2.5 lacs per acre		2,16,00,000
			<b>TOTAL</b>	<b>1,05,32,59,200</b>

#### Remarks:

1. Land area details has been provided to us by the company, which is relied upon in good faith.

### GOVERNMENT GUIDELINE VALUATION OF BAJAJ ENERGY LIMITED-BUDHANA

Sr. No	Village Name	Land Area (Hectare)	Land Area (acre)	Land Area (sq.mtr.)	Govt. Guidelines Rates for Agriculture Land (INR per Hectare)	Govt. Guidelines Rates for Non-Agri. Land (INR per sq. mtr.)	Govt. Guideline Value of Agricultural land (INR)	Non-Agricultural Govt. Guideline Value
1	Bhaisana	14.51	35.85421	145096.61	60,00,000	4,400	8,70,60,000	63,84,25,083
2	Budhana Khadar	20.40	50.4084	203995.234	1,00,00,000	5,000	20,40,00,000	1,01,99,76,168
3	Chanderi	0.06	0.14826	599.985981	48,00,000	1,200	2,88,000	7,19,983
<b>Total</b>		<b>34.97</b>	<b>86.41</b>	<b>349691.83</b>			<b>29,13,48,000</b>	<b>1,65,91,21,234</b>

#### Remarks:

1. The above-mentioned land area has been taken on the basis of information/ data provided by the company.
2. These circle rates gives only the indicative values. However, actually this value has no reference to the real market transaction value which is much less for this kind of land considering the land used for Industrial purpose comparing it with non-agricultural land. Hence no reference can be derived out of the Circle Guideline Value

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**4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS**

**A. METHODOLOGY ADOPTED:** The fair market value of the building as on the date of valuation is its cost of reproduction on that date less the depreciation & other deterioration deductions from the date of completion of the buildings to the date of its valuation. Thus, for building valuation we have used "**Depreciated Reproduction Cost Method**" under "**Cost Approach**".

**B. BUILDINGS & CIVIL WORKS VALUATION:** We have been provided building area sheet for considering built-up area of plant building & structure and other infrastructures such road, drain, boundary walls etc.

BUILDING/ CIVIL STRUCTURE   BAJAJ HINDUSTHAN SUGAR LIMITED   BUDHANA, MUZAFFARNAGAR			
Sr. No.	Description	Gross Current Replacement Cost (INR)	Fair Market Value (INR)
1	Plant Buildings	68,83,17,014	43,48,76,292
2	Other Structures	6,39,85,888	6,39,85,888
<b>Total</b>		<b>75,23,02,902</b>	<b>49,88,62,180</b>
<b>Remarks:</b>			
1. The covered area statement of the subject project has been taken on the basis of information/ data provided by the company.			
2. The condition of the structure is average and maintained by the company.			
3. The Valuation of the building/ civil structures has been done on the basis of 'Depreciated Replacement cost approach'.			
4. For detailed building/structure-wise valuation, please refer to attached annexures.			

*[Handwritten signature and circular stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]*



5. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY			
S. No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	Already considered in the valuation above
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.	<b>Depreciated Replacement Value (B)</b>	<b>NA</b>	<b>NA</b>
f.	<b>Note:</b> <ul style="list-style-type: none"> <li>Value for Additional Building &amp; 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.</li> <li>Above value is arrived after calculating item wise. Calculation not attached due to brevity purpose.</li> </ul>		

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**PART E**

**CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY**

S.NO.	CONTENTS		DESCRIPTION						
1.	TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY								
a.	Nature of Plant & Machinery	Sugar							
b.	Size of the Plant	Large scale Plant							
c.	Type of the Plant	Semi Automatic							
d.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	2005							
e.	Production Capacity	9000 TCD: Sugar 27 MW: Co-gen							
f.	Capacity at which Plant was running at the time of Survey	The plant was fully operational at the time of site visit.							
g.	Number of Production Lines	No specific production lines.							
h.	Condition of Machines	Good.							
i.	Status of the Plant	Fully operational							
j.	Products Manufactured in this Plant	<ul style="list-style-type: none"><li>• Sugar</li><li>• Molasses</li><li>• Power</li></ul>							
k.	Recent maintenance carried out on	2023 (As per information provided to us.)							
l.	Recent upgradation, improvements if done any	None							
m.	Total Gross Block & Net Block of Assets	<table><tr><th>Gross Block</th><th>Net Block</th></tr><tr><td colspan="2">As on 31/12/2023</td></tr><tr><td>Rs. 335,34,72,765/-</td><td>Rs. 105,39,21,756/-</td></tr></table>	Gross Block	Net Block	As on 31/12/2023		Rs. 335,34,72,765/-	Rs. 105,39,21,756/-	
Gross Block	Net Block								
As on 31/12/2023									
Rs. 335,34,72,765/-	Rs. 105,39,21,756/-								
n.	Any other Details if any	As on date of site visit, the plant was fully operational and machines are observed to be in good condition.							





**BAJAJ HINDUSTHAN LTD. KINAUNI (MEERUT)**  
**SUGAR MANUFACTURING FLOW DIGRAM**

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graph TD; CANE --> CC[CANE CARRIER]; CC --> MILLS; MILLS -- BAGASSE --> BOILERS; BOILERS -- STEAM --> PT[POWER TURBINE]; MILLS -- MIXED JUICE --> JW[JUICE WEIGHING SCALE]; JW --> JH[JUICE HEATER]; JH --> DEFECATION; LIME --> DEFECATION; DEFECATION --> CLARIFICATION; CLARIFICATION --> MUDDY JUICE; MUDDY JUICE --> FILTERATE; FILTERATE --> FLC[FILTRATE CLARIFICATION]; FLC --> CLEAR JUICE; CLEAR JUICE --> EVAPORATORS; EVAPORATORS -- SYRUP --> SC[SYRUP CLARIFICATION]; SC --> PANS2[PANS]; PANS2 --> CRYSTALLIZERS; CRYSTALLIZERS --> PANS1[PANS]; PANS1 --> CENTRIFUGAL; CENTRIFUGAL -- SUGAR --> HG[HOPPER AND GRADERS]; HG --> FSHM[SUGAR HANDLING MACHINE]; FSHM --> SGODOWN[SUGAR GODOWN]; CENTRIFUGAL -- MOLASSES --> REBOILING[REBOILING AT PAN]; REBOILING --> PANS1; CENTRIFUGAL -- SUGAR --> MELTER[MELTER]; MELTER --> PANS3[PANS]; PANS3 --> DECOLORIZATION2[DECOLORIZATION-II]; DECOLORIZATION2 --> DECOLORIZATION1[DECOLORIZATION-I]; DECOLORIZATION1 --> MCL[MELT CLARIFICATION]; MCL --> SM[SUGER MELTER]; SM --> CFM[C/F MACHINES]; CFM -- MOLASSES --> MT[MOLASSES TANK]; MT --> PAN1[PAN]; PAN1 --> CMFC[CENTRIFUGAL M/C]; CMFC --> MOLASSES2[MOLASSES]; MOLASSES2 --> FM[FINAL MOLASSES]; FM --> DISTILLERY[TO DISTILLERY]; CMFC --> SUGAR2[SUGAR]; SUGAR2 --> PANS4[PANS]; PANS4 --> DECOLORIZATION1;
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a.	Technology Type/ Generation Used in this Plant	Indigenous
b.	Technological Collaborations If Any	No
c.	Current Technology used for this Industry in Market	Milling Process, Fragmentation Process

a.	Type of Raw Material	Sugarcane & Bagasse
b.	Availability	The sugar mill lies in the main sugar cane producing area and availability of sugar cane is plentiful in season.

a.	Power/ Electricity	Co-generation power plant within the subject property and from the main grid.
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## VALUATION ASSESSMENT M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

b.	Water	Available from bore wells
c.	Road/ Transport	Yes
<b>6.</b>	<b>COMMENT ON AVAILABILITY OF LABOUR</b>	
a.	Availability	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.
b.	Number of Labours working in the Factory	---
<b>7.</b>	<b>SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY</b>	
a.	Strategic Sale as part of the ongoing concern company.	
b.	<b>Reason:</b> This is a Large Scale Plant and can only be sold only as an Integrated Industry to preserve its value since complete process line & machines are special purpose machines and can't be used in any other Industry. So for fetching maximum value is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry	
<b>8.</b>	<b>DEMAND OF SUCH PLANT &amp; MACHINERY IN THE MARKET</b>	
a.	Appears to be good as per general information available in public domain.	
<b>9.</b>	<b>SURVEY DETAILS</b>	
a.	Plant has been surveyed by our Engineering Team on dated 05/04/2024	
b.	Site inspection was done in the presence of Company's Employee Mr. Sanjiv Sharma who were available from the company to furnish any specific detail about the Plant & Machinery.	
c.	Our team examined & verified the machines and utilities from the FAR provided by the Company. Only major machinery & equipment installed in the plant has been verified.	
d.	Photographs have also been taken of all the Machines and its accessories installed there.	
e.	Plant was fully operational at the time of survey.	
f.	Details have been cross checked as per the documents provided to us by the company and what was observed at the site.	
g.	Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.	
h.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.	
i.	As per the overall site visit summary, the Plant appeared to be in good condition.	

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**PART F**

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

1. GENERAL INFORMATION					
i.	Important Dates	<b>Date of Inspection of the Property</b>	<b>Date of Valuation Assessment</b>	<b>Date of Valuation Report</b>	
		5 April 2024	15 April 2024	5 April 2024	
ii.	Client	State Bank of India, IFB Branch, Jawahar Vyapar Bhawan, Tolstoy Marg, Janpath, New Delhi			
iii.	Intended User	State Bank of India, IFB Branch, Jawahar Vyapar Bhawan, Tolstoy Marg, Janpath, New Delhi			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.			
viii.	Identification of the Assets	✓	Cross checked from the name of the machines mentioned in the FAR list name plate displayed on the machine		
		✓	Identified by the company's representative		
		✓	Due to large number of machines only major production lines & machines have been checked		
ix.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).			
2. ASSESSMENT FACTORS					
i.	Nature of the Valuation	Fixed Assets Valuation			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	<b>Nature</b>	<b>Category</b>	<b>Type</b>	
		PLANT & MACHINERY	INDUSTRIAL	SUGAR MILL	
		<b>Classification</b>	Income/ Revenue Generating Asset		
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value		
		Secondary Basis	On-going concern basis		
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Physical Infrastructure availability factors of the locality	<b>Water Supply</b>	<b>Sewerage/ Sanitation system</b>	<b>Electricity</b>	<b>Road and Public Transport connectivity</b>
		Yes from borewell/ submersible	Underground	Yes	Not easily available
		<b>Availability of other public utilities nearby</b>		<b>Availability of communication facilities</b>	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
vi.	Neighborhood amenities	Average			
vii.	Any New Development in surrounding area	None		NA	



viii.	Any specific advantage/ drawback in the plant and machines	No such specific drawback	
ix.	Machines overall usability/ utility Factor	Good	
x.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	<b>Fair Market Value</b> Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xi.	Hypothetical Sale transaction method assumed for the computation of valuation	<b>Fair Market Value</b> Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xii.	Approach & Method of Valuation Used	<b>Approach of Valuation</b> Cost Approach	<b>Method of Valuation</b> Depreciated Reproduction Cost Method
xiii.	Type of Source of Information	Level 3 Input (Tertiary)	

xiv.	Any other aspect which has relevance on the value or marketability of the machines	The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material, usability, capacity. This Valuation report is prepared based on the facts of the assets & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future assets market may go down, asset conditions may change or may go worse, plant vicinity conditions may go down or become worse, plant market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the Plant may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.	
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xv.	<b>Basis of computation &amp; working</b> <b>Main Basis:</b> <ol style="list-style-type: none"> <li>We have conducted valuation of physical assets rather than business valuation. Thus, we have applied Cost and Market Approach for Valuation Purpose.</li> <li>Basic Methodology: For arriving at fair market value of P&amp;M &amp; other fixed assets our engineering team has rationally applied the mixture of 'sales comparison approach (market approach)' and the 'cost approach (depreciated replacement cost)'. The fair market value of Plant &amp; Machinery on the date of valuation is its cost of reproduction &amp; commissioning on that date less the depreciation from the date of commissioning of the machinery to the date of its valuation.</li> <li>Core P&amp;M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance &amp; service and parts replacement availability of the machines and more importantly demand in the market.</li> <li>Main Machinery of this Plant are specific purpose machines.</li> <li>The main data point for the Valuation of Plant &amp; Machinery is the Fixed Asset Register maintained by the company. Plant &amp; Machinery FAR has been provided by the company which has been relied upon in good faith. Bifurcation of assets is not mentioned in shared FAR. However, we have categorized the assets into Land, Building &amp; land development and Plant &amp; Machinery, for valuation purpose, From the Fixed Asset Register List two key inputs, Date of Capitalization and Cost of capitalization are taken which play vital role in evaluating used Plant &amp; Machinery valuation.</li> <li>Provided Capitalization cost in FAR doesn't include any kind of soft cost like pre-operative, finance, IDC expenses, etc. incurred during establishment of the Project.</li> <li>For calculating Replacement Cost of the machines as on date, Whole Sale Price Index (WPI) is used issued by</li> </ol>		
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Department Economic Advisor, Govt. of India.

- h. For evaluating depreciation, Chart of Companies Act-2013 & other Industry & institutional standards are used for ascertaining useful life of different types of machines are followed.
- i. Market & Industry scenario is also explored for demand of such Plants.
- j. Underline assumption for the evaluation of this Plant & Machinery is that it will be sold as an Integrated Plant and not as discrete/ piecemeal machinery basis.
- k. Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- l. The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual cost for machines shown is for illustration purpose, and may vary from market rates since the valuation is done using cost approach method and finally cross verified from market approach as a whole plant and not individual machine.
- m. Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List doesn't includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc.

**Other Basis:**

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

**xvi. ASSUMPTIONS**

- u. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- v. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- w. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken



	and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
x.	Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal & informal payment components as per market trend.
y.	Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
xvii.	<b>SPECIAL ASSUMPTIONS</b> As per information shared by the company management during site survey, plant was operating normally before seasonal shut without any breakdown. Thus, it is assumed that the overall condition of plant was good.
xviii.	<b>LIMITATIONS</b> None

**Figures in ₹.**

<b>PLANT &amp; MACHINERY VALUATION SUMMARY-BUDHANA PLANT</b>					
S. No.	As per BHSL as on 31-12-2023			As per RKA as on 15-04-2023	
	Particular	Gross Block	Net Block	GCRC	Prospective Fair Market Value
1	Plant & Machinery	3,32,67,57,087	1,05,15,74,179	4,19,09,04,784	1,16,33,67,757
2	Furniture, Fixtures & Office Equipment	2,51,60,532	22,69,822	3,80,63,744	17,76,663
3	Vehicles & Aircraft	15,55,146	77,755	21,25,266	1,06,263
	<b>Total</b>	<b>3,35,34,72,765</b>	<b>1,05,39,21,756</b>	<b>4,23,10,93,793</b>	<b>1,16,52,50,684</b>
<b>Note:</b>					
1. Asset items pertaining to M/s Bajaj Hindusthan Sugar Limited, Budhana, Muzzaffarnagar, U.P Plant is only considered in this report.					
2. BHSL has provided us the Fixed Asset Register (FAR) for the purpose of Valuation. This FAR has the capitalization of the items based on the capex incurred under various heads and shown it in under various phases. Hence, for the purpose of Valuation, we have taken the FAR having capex incurred.					
3. For evaluating useful life for calculation of depreciation, Chart of Companies Act-2013 and finally general practical trend of Sugar Plants are referred.					
4. Useful life of Primary machines of the Plant like Boiler, Mills, Molasses Tank, Sugar Bins, Centrifugal Machines, Crystallizer, Pan etc. is taken as 20-30 years. For other auxiliary machinery & equipment average life varies from 5 – 25 years.					
5. The current Plant can also be modernized with some changes in the Milling and dryer system to achieve higher efficiency. However, we have not got any reference that what may be the cost required in of the Plants.					
6. Therefore, even though the Plants are well maintained and running well within their class of technology but only for technology obsolescence as described above we have taken 20% discount on Plant & Machinery.					
7. For evaluating the Gross current replacement cost of the machines and equipment, we have adopted the benchmark cost from the same type of plant with the same technology established recently.					
8. During the site visit, the units of the plant was operational. Our engineering team visited all the sections and manually inspected the machines and equipment's on the basis of their physical existence not on the basis technical.					

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*[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]*



6.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	Particulars	Book Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs. 115,37,51,220/-	Rs. 105,32,59,200/-
2.	Total BUILDING & CIVIL WORKS (B)	Rs. 53,49,79,516/-	Rs. 49,88,62,180/-
3.	Additional Aesthetic Works Value (C)	---	
4.	Plant & Machinery Value (D)	Rs. 105,39,21,756/-	Rs. 116,52,50,684/-
5.	<b>Total Add (A+B+C+D)</b>	Rs. 274,26,52,492/-	Rs. 271,73,72,064/-
6.	Additional Premium if any	---	---
	Details/ Justification	---	---
7.	Deductions charged if any	---	---
	Details/ Justification	---	---
8.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	---	Rs. 271,73,72,064/-
9.	<b>Rounded Off</b>	---	<b>Rs. 271,70,00,000/-</b>
10.	<b>Indicative &amp; Estimated Prospective Fair Market Value in words</b>	---	<b>Rupees Two Hundred and Seventy-One Crore Seventy Lakh Only</b>
11.	<b>Expected Realizable Value (@ ~15% less)</b>	---	<b>Rs. 230,94,50,000/-</b>
12.	<b>Expected Distress Sale Value (@ ~40% less)</b>	---	<b>Rs. 163,02,00,000/-</b>
13.	<b>Concluding Comments/ Disclosures if any</b>		
	<p>a. This is just core Asset Valuation and not an Enterprise Valuation. This report doesn't cover any prospective sale value of the Power Plant as a whole which is based on the cash flows of the business.</p> <p>b. Fragmented/ Individual component wise may fetch different values, however this Valuation is prepared based on the ongoing concern and the Values has been applied in totality/ group of assets.</p> <p>c. This is just a physical asset valuation and doesn't cover any kind of financial, operational, tax, utility liabilities or dues.</p> <p>d. Based on the economic conditions and current business outlook of the country, market study of sugar sector where there is mixed outlook with challenges and opportunities, demand of the sector, Plant assets in question, brand consideration and above all reviewing &amp; weighing the enterprise value and financial indicators of the financial projections we have reasonably taken 15% as realizable value and 40% Distress Value.</p> <p>e. The values have been suggested as on-going concern basis only.</p> <p>f. It should be noted that this is only a fixed asset valuation of the Plant on an as-is-were basis. It doesn't cover any kind of liabilities, contingent liabilities or dues and assessment of current assets. If the transaction is taking place on a fixed asset basis, then the transaction value can be arrived at only after adjustment of all the liabilities, dues &amp; current assets. If the transaction is taking place based on business/ economic basis, then it can only arrive based on the business Enterprise Valuation which is not the scope of the work. Therefore, the above value shall not be construed as a transaction value.</p> <p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p>		



- d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.
- j. This is just the fixed asset valuation of the project based on the cost & market approach methodologies considering the utility of the asset for the business & the company as on-going concern basis. This Valuation shall not be construed as the transactional value of the Project which may be determined through Enterprise/ Business Valuation based on Income approach methodologies.
- k. This report only contains general assessment & opinion on the Depreciated market value of the assets of the project found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

#### 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.

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**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation. Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

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

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

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

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

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

**15. Enclosures with the Report:**

Enclosure: I- Google Map



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

### **IMPORTANT NOTES**

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto: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](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.





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

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

### **IF REPORT IS USED FOR BANK/ FIs**

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

**At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.**  
Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1 REVIEWER	L2 REVIEWER
Babul Akhtar Gazi & Manmohan Dubey	Yash Bhatnagar	Abhinav Chaturvedi	Sr. V.P. Projects
			



**ENCLOSURE: I – GOOGLE MAP LOCATION**



*[Handwritten signature]*  
*[Handwritten initials]*  
*[Handwritten star symbol]*





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

**NO PROPERTY REFERENCES OF SIMILAR PROPERTIES WERE FOUND ON PUBLIC DOMAIN  
FOR BUDHANA LOCATION**

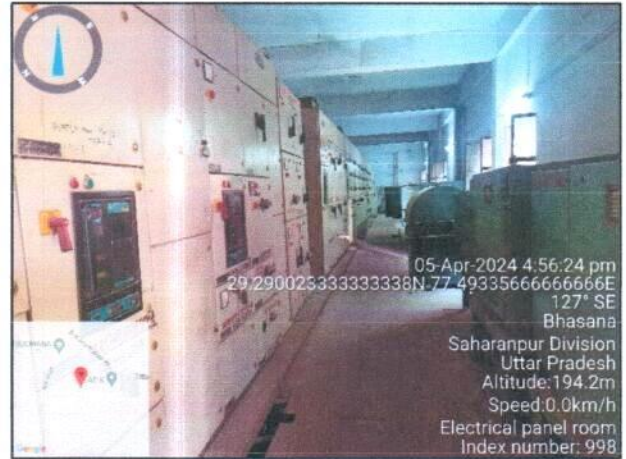


12

*[Signature]*



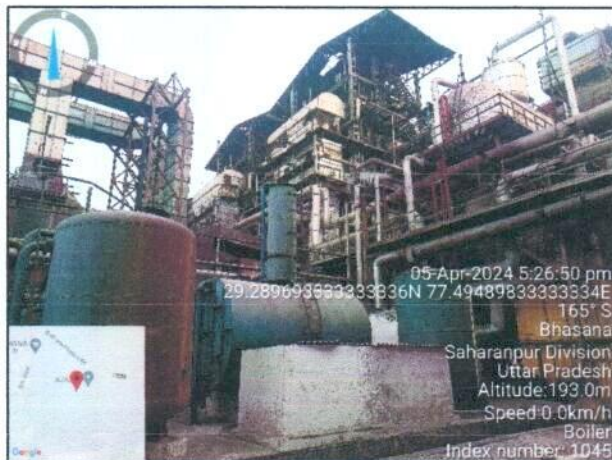
**ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY**



*[Handwritten signatures and a circular stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]*

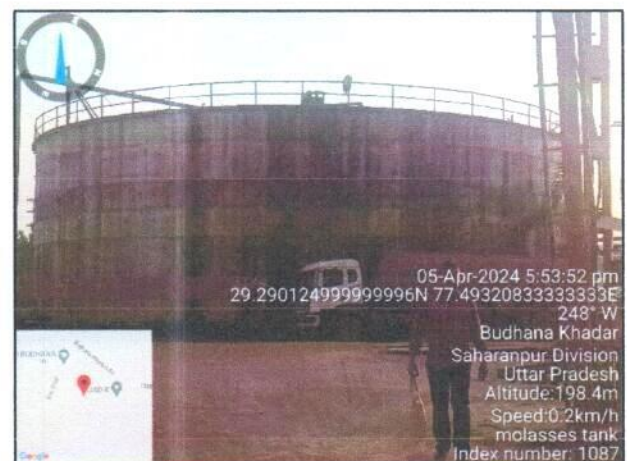
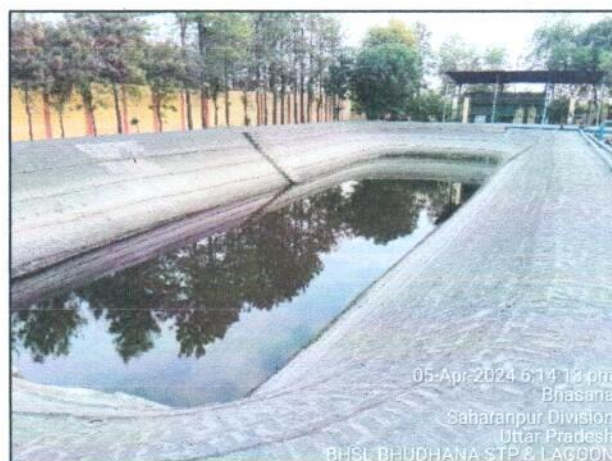
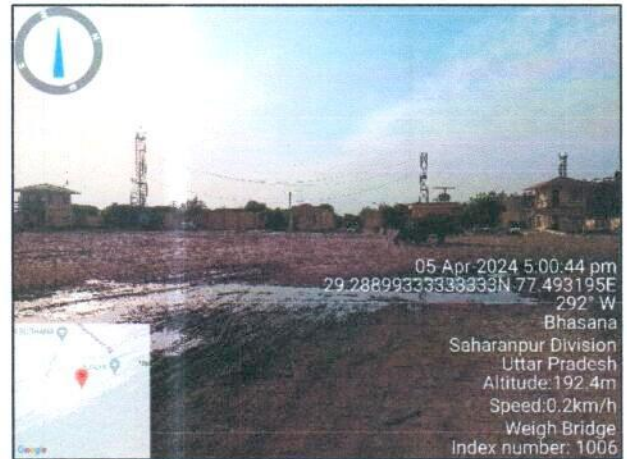


## VALUATION ASSESSMENT M/S. BAJAJ HINDUSTHAN SUGAR LIMITED



*Handwritten signatures and a circular stamp of R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.*

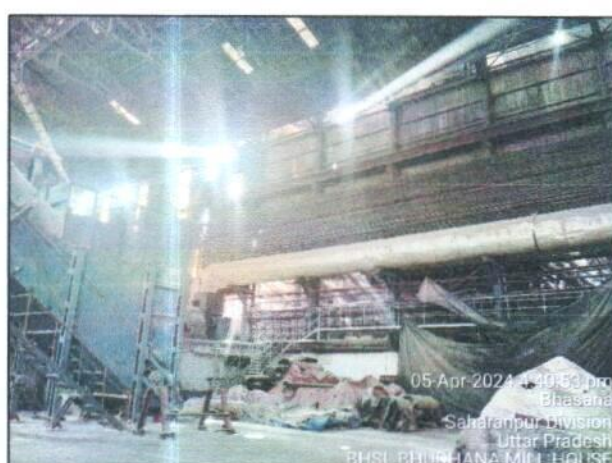
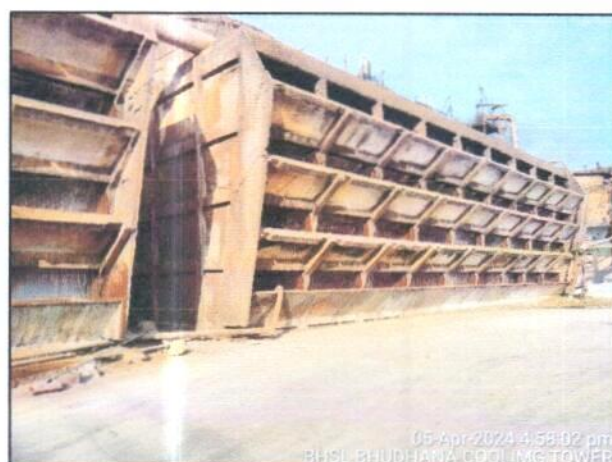




*Handwritten signatures and a circular stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.*



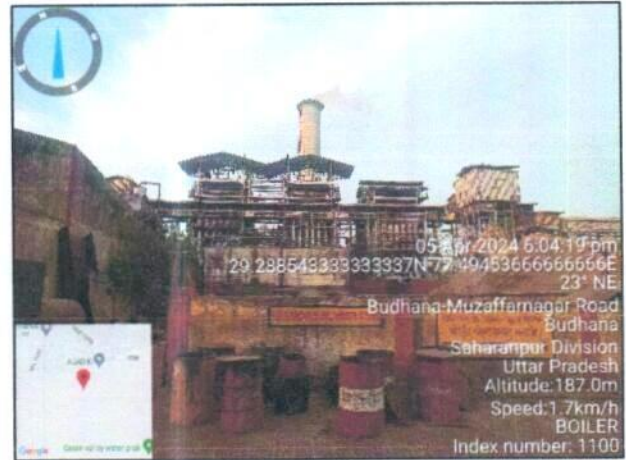
# VALUATION ASSESSMENT M/S. BAJAJ HINDUSTHAN SUGAR LIMITED



*Handwritten signatures and a circular stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.*



# VALUATION ASSESSMENT M/S. BAJAJ HINDUSTHAN SUGAR LIMITED



*Handwritten signatures and a circular stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.*







## VALUATION ASSESSMENT

M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

66.	0020	नदी आबादी परिचाली	अर्द्धनगरीय	4200	4400	0	0	0	0	0	0	0
67.	0021	नदी आबादी 10-3/12	अर्द्धनगरीय	4200	4400	0	0	0	0	0	0	0
68.	0022	नदी आबादी पूर्वी का परिचाली दश भाग 10-2/5	अर्द्धनगरीय	4200	4400	0	0	0	0	0	0	0
69.	0023	नया बाजार	अर्द्धनगरीय	6200	6400	0	0	0	0	0	0	0
70.	1047	पटारहौली	विकासशील	1400	1500	100	95	90	75	65	78	48
71.	0024	पटारहौली	अर्द्धनगरीय	5000	5500	0	0	0	0	0	0	0
72.	0025	पटारहौली पश्चिम क्षेत्र	अर्द्धनगरीय	6500	7000	0	0	0	0	0	0	0
73.	0026	मौठ पटारहौली का (मार्ग-5 - 6 बटोल लिफ्ट से दखन-पूरबी से होलीवीक से आगे तक का क्षेत्र होली बाला से बटोल पेट के मध्य का क्षेत्र)	अर्द्धनगरीय	7300	7500	0	0	0	0	0	0	0
74.	0027	वीर शाह विल्लपत	अर्द्धनगरीय	5000	5500	280	0	0	0	0	0	0
75.	0028	पटारहौली	अर्द्धनगरीय	4200	4400	0	0	0	0	0	0	0
76.	1048	पापड़ होली	ग्रामीण	1100	1200	100	95	90	75	65	55	50
77.	1049	पटारहौली	विकासशील	4200	4400	120	115	110	90	80	100	60
78.	1050	पटारहौली	विकासशील	4200	4400	120	115	110	90	80	100	60
79.	1051	कलेहपुरखेड़ी	ग्रामीण	1100	1200	90	85	80	70	60	54	48
80.	1052	पुगाना	विकासशील	1800	2000	100	95	90	75	65	96	50
81.	1053	कैलसी	ग्रामीण	1100	1200	100	95	90	75	65	55	48
82.	1054	दिज्ञाना	विकासशील	1400	1600	100	95	90	75	65	72	50
83.	1055	बलाना	ग्रामीण	1500	1600	90	85	80	70	60	78	44
84.	1056	बलानापुर	ग्रामीण	1100	1200	90	85	80	70	60	54	44
85.	1057	बलकला	ग्रामीण	1100	1200	100	95	90	75	65	54	48
86.	1058	बलीदा	ग्रामीण	1100	1200	100	95	90	75	65	55	48
87.	1059	बिलल	ग्रामीण	1100	1200	90	85	80	70	60	54	44
88.	1060	बलीकला	ग्रामीण	4200	4400	120	115	110	90	80	100	60
89.	1061	बलानपुर मंडी	ग्रामीण	1100	1200	100	95	90	75	65	55	48
90.	1062	बलानपुर मंडी मफूरगढ़	ग्रामीण	1100	1200	100	95	90	75	65	55	48
91.	0029	बाजार मण्डी	अर्द्धनगरीय	7200	7300	0	0	0	0	0	0	0
92.	1063	मुजाना बांगर एड व दश/मुजाना बांगर व अन्य क्षेत्र	अर्द्धनगरीय	4800	5000	250	225	200	175	150	160	100
93.	0030	बाजार पूर्वी	अर्द्धनगरीय	8000	8500	0	0	0	0	0	0	0
94.	0031	बाजार पश्चिमी मण्डीपुरी मण्डी पूर्वी	अर्द्धनगरीय	8500	9000	0	0	0	0	0	0	0
95.	0032	बलानपुर पश्चिमी	अर्द्धनगरीय	4600	4700	0	0	0	0	0	0	0

(सुनील कुमार सिंह)  
अपर कलेक्टर (सीडी/रां)  
मजफ्फरनगर

(जी.एस. प्रियदर्शी)  
जिलाधिकारी/कलेक्टर  
मजफ्फरनगर



## VALUATION ASSESSMENT

M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

30.	1025	લેડીનરી	કામીયા	1100	1200	100	95	90	75	65	55	48
31.	1026	લેડીનરી	કામીયા	1400	1600	100	95	90	75	65	72	50
32.	1027	લેડીનરી	કામીયા	1100	1200	100	95	90	75	65	55	48
33.	1028	લેડીનરી	કામીયા	1100	1200	90	85	80	70	60	54	44
34.	1029	લેડીનરી	કામીયા	1200	1300	100	95	90	75	65	66	48
35.	1030	લેડીનરી	કામીયા	1200	1300	100	95	90	75	65	66	48
36.	1031	લેડીનરી	કામીયા	1100	1200	100	95	90	75	65	55	48
37.	0006	મહારાજા	અર્ધનગરીય	5000	5500	0	0	0	0	0	0	0
38.	0007	મહારાજા	અર્ધનગરીય	5000	5500	0	0	0	0	0	0	0
39.	0008	મહારાજા	અર્ધનગરીય	5700	6000	0	0	0	0	0	0	0
40.	1032	લેડીનરી	કામીયા	1100	1200	100	95	90	75	65	60	48
41.	1033	લેડીનરી	કામીયા	1400	1600	100	95	90	75	65	55	50
42.	0009	મહારાજા	અર્ધનગરીય	5500	6000	0	0	0	0	0	0	0
43.	0010	મહારાજા	અર્ધનગરીય	4200	4400	0	0	0	0	0	0	0
44.	0011	મહારાજા	અર્ધનગરીય	4300	4400	0	0	0	0	0	0	0
45.	1034	લેડીનરી	કામીયા	1900	2000	120	115	110	90	80	90	60
46.	1035	લેડીનરી	કામીયા	1400	1600	105	100	90	75	60	72	50
47.	1036	લેડીનરી	કામીયા	1100	1200	90	85	80	70	60	54	44
48.	1037	લેડીનરી	કામીયા	1100	1200	100	95	90	75	65	55	48
49.	1038	લેડીનરી	કામીયા	1100	1200	90	85	80	70	60	54	46
50.	0012	મહારાજા	અર્ધનગરીય	6000	6500	0	0	0	0	0	0	0
51.	1039	લેડીનરી	કામીયા	1200	1300	100	95	90	75	65	66	48
52.	1040	લેડીનરી	કામીયા	1200	1300	90	85	80	70	60	66	44
53.	1041	લેડીનરી	કામીયા	1200	1300	90	85	80	70	60	66	44
54.	0013	મહારાજા	અર્ધનગરીય	11500	12000	0	0	0	0	0	0	0
55.	1042	લેડીનરી	કામીયા	1100	1200	90	85	80	70	60	54	44
56.	1043	લેડીનરી	કામીયા	1100	1200	100	95	90	75	65	55	48
57.	1044	લેડીનરી	કામીયા	1100	1200	90	85	80	70	60	54	44
58.	1045	લેડીનરી	કામીયા	1400	1600	100	95	90	75	65	72	50
59.	1046	લેડીનરી	કામીયા	1100	1200	90	85	80	70	60	54	44
60.	0014	મહારાજા	અર્ધનગરીય	6500	7000	0	0	0	0	0	0	0
61.	0015	મહારાજા	અર્ધનગરીય	6500	7000	0	0	0	0	0	0	0
62.	0016	મહારાજા	અર્ધનગરીય	5000	5500	0	0	0	0	0	0	0
63.	0017	મહારાજા	અર્ધનગરીય	5500	6000	0	0	0	0	0	0	0
64.	0018	મહારાજા	અર્ધનગરીય	7000	7500	0	0	0	0	0	0	0
65.	0019	મહારાજા	અર્ધનગરીય	4200	4400	0	0	0	0	0	0	0

(સુનીલ સિંહ)  
અધિકારી/કલેક્ટર/સીઓ/સીઓ  
મુજાફરનગર

(જીવદાસ પ્રિયદર્શી)  
અધિકારી/કલેક્ટર/સીઓ/સીઓ  
મુજાફરનગર





**ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT**

**PPA**

7

भारतीय प्रजासत्ताक

INDIA

RUPEES

50

INDIA NON JUDICIAL

UTTAR PRADESH 12AA 64492

BEFORE THE UTTAR PRADESH ELECTRICITY REGULATORY COMMISSION LUCKNOW

IN THE MATTER OF

IN THE MATTER OF

APPLICANT

THE HUMBLE APPLICANT ABOVE NAMED MOST RESPECTFULLY SHEWETH

I, S.N.Dubey aged about 57 years, son of Late Shri Narain Dubey resident of 19/767, Indira Nagar, Lucknow, the Applicant, do hereby solemnly affirm and state as under -

1- That I am the General Manager, Power Purchase Agreement of U.P Power Corporation Limited, Lucknow the applicant in the above matter, and am duly authorised by the said applicant to make this affidavit on its behalf

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



**Pollution NOC**



**Uttar Pradesh Pollution Control Board**  
 Building, No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010  
 Phone: 0522-272028, 2720303, Fax: 0522-2720764, Email: info@uppcb.in Website: www.uppcb.com

**196555/UPPCB/MuzaffarNagar(UPPCBRO)/CTO/both/MUZAFFARNAGAR/2023**

**Date: 18/12/2023**

**To,**

**M/s**

**BAJAJ HINDUSTHAN SUGAR LTD UNIT BUDHANA**

**BAJAJ HINDUSTHAN SUGAR LIMITED, UNIT- BHAI SANA,  
 TEHSIL- BUDHANA, DISTT.- MUZAFFAR NAGAR,  
 UP, MUZAFFAR NAGAR, 251309**

**Application Id-  
 23515854**

**Consolidated Consent to Operate and Authorisation hereinafter referred to as the CCA (Consolidated Consent & authorization) (Fresh) under Section-25 of the Water (Prevention & Control of Pollution) Act, 1974 and under Section-21 of the Air (Prevention & Control of Pollution) Act, 1981**

**CCA is hereby granted to BAJAJ HINDUSTHAN SUGAR LTD UNIT BUDHANA located at BAJAJ HINDUSTHAN SUGAR LIMITED, UNIT- BHAI SANA, TEHSIL- BUDHANA, DISTT.- MUZAFFAR NAGAR, UP, MUZAFFAR NAGAR, 251309, subject to the provisions of the Water Act, Air Act and the orders that may be made further and subject to following terms and conditions :-**

**1. This CCA BAJAJ HINDUSTHAN SUGAR LTD UNIT BUDHANA granted for the period from 01/01/2024 to 31/12/2025 and valid for manufacturing of following products.**

S No	Product	Quantity	Unit
1	SUGAR FROM SUGAR CANE CRUSHING-10,000 TCD	10000	Metric Tonnes/Day
2	COGEN POWER- IN MW	42	Megawatt
3	PRODUCT- MOLASSES	450	Metric Tonnes/Day
4	PRODUCT- PRESSMUD-	400	Metric Tonnes/Day
5	PRODUCT- BAGASSE	2700	Metric Tonnes/Day

**2. Conditions under Water (Prevention and Control of Pollution) Act -1974 as amended :-**

**(i) The daily quantity of effluent discharge (KLD) :-**

Kind of Effluent	Quantity (KLD)	Treatment facility	Discharge point
Domestic	50 KLD THROUGH STP	STP	REUSE IN IRRIGATION/GREEN BELT WITHIN PREMISES

**PRADEEP  
 SHARMA**

Digitally signed by PRADEEP SHARMA  
 DN: cn=PRADEEP SHARMA, o=Uttar Pradesh Pollution Control Board, email=pradeep.sharma@uppcb.in, c=IN





**Fie NOC**

**प्रारूप-झ (संलग्नक-9)**  
**अग्नि एवं जीवन सुरक्षाप्रमाण पत्र का नवीनीकरण**

पू.आई.डी संख्या: **UPFS/2021/41765/MZN/MUZAFFARNAGAR/345/CFO**  
 दिनांक: **22-12-2021**


प्रमाणित किया जाता है कि मेसर्स **BAJAJ HINDUSTHAN SUGAR LIMITED UNIT BHAISANA** (भवन/प्रतिष्ठान का नाम) पता **312,681,682,,BUDHANA TO KHATAULI ROAD VILL-BHASANA,MUZAFFARNAGAR** तहसील - **BUDHANA** जिले में

ब्लॉक/टॉवर	तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
SUGAR UNIT	1	0	14.00 mt.

तथा प्लॉट एरिया **358700.00 sq.mt** है। भवन का अधिभोग **BAJAJ HINDUSTHAN SUGAR LIMITED UNIT BHAISANA** (भवन स्वामी/ अधिभोगी अथवा कम्पनी का नाम) द्वारा किया जा रहा है। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्था एनओबीओ एवं तलबंदी भारतीय मानक ब्यूरो के आईएसओ के अनुसार भवन में स्थापित व्यवस्थाओं का अनुरक्षण किया जा रहा है। जिसका निरीक्षण **मुख्य अग्निशमन अधिकारी** द्वारा दिनांक **27-12-2021** को भवन स्वामी के प्रतिनिधि श्री **RAJ SINGH CHAUDHARY** के साथ किया गया तथा भवन में अधिष्ठापित अग्नि एवं जीवन सुरक्षा व्यवस्थाओं को मानकों के अनुसार पर्याप्तता में पाया गया। अतः प्रकृत भवन को अग्नि एवं जीवन सुरक्षाप्रमाण पत्र का नवीनीकरण (Renewal of Fire & Life Safety Certificate)(एनओबीओ की अधिभोग कंपनी) **Industrial** के अन्तर्गत वैधता तिथि **28-12-2021** से **27-12-2024** तक **3** वर्षों के लिए इस शर्त के साथ दिया जा रहा है कि भवन में सभी मानकों का अनुपालन किया जाएगा तथा भवन के इस प्रमाण पत्र का नवीनीकरण निर्धारित समयवधि के अन्तर्गत पुनः कराया जाएगा तथा नवीनीकरण से पूर्व भवन में स्थापित अग्निशमन व्यवस्थाओं को क्रियाशील रखने की जिम्मेदारी आपकी होगी।

"यह प्रमाण पत्र आपके द्वारा प्रस्तुत अधिभोगी, भवन/अधिसूचक पर निर्मित किया जा रहा है। इनके अन्तर्गत पाए जाने पर निर्मित प्रमाण पत्र मान्य नहीं होगा। यह प्रमाण पत्र भग्नि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"


निर्गत किये जाने का दिनांक : **28-12-2021**  
 स्थान : **MUZAFFARNAGAR**

हस्ताक्षर (निर्गमन अधिकारी)  
**(मुख्य अग्निशमन अधिकारी)**  
  
 Digitally Signed By  
**(kumar ramashankar tiwari)**  
 [50FD6671B81FD1661DA08A4C80CD5D26598F4DF7]  
 28-12-2021





## Factory License



**Labour Department, Uttar Pradesh**

LICENCE UNDER  
 SECTION 6 OF  
 THE FACTORIES ACT 1948  
 FORM No. 3  
 [RULE 7, (1)]  
(Registration and Licence to Work in a Factory)

Registration No. - **UPFA2000144**  
 Old Registration No. - **MZR-1047**  
 Date Of Issue - **25/10/2019**

Licence is hereby granted to **Sh. Ashok Kumar Gupta** valid only for the premises described below for use as factory employing not more than **500** persons on any one day during the year and using motive power exceeding **2000 H.P.** subject to the provisions of the Factories Act, 1948 and the rules made thereunder.

This licence shall remain in force till **31/12/2024** unless further renewed.

Description of the Licensed Premises

The licensed Premises shown on plan no. **1304** dated **11/08/2005** are situated in **Bajaj Hindusthan sugar LTD, Bhaiana Rudhana, District - Muzaffarnagar** and consist of the buildings shown on approved site plan.

**Validity**

Valid From	Valid Till	Fee
01/01/2020	31/12/2024	₹ 5000/-

Issued on the behalf of the Director of Factories, Uttar Pradesh

**Note:**

1. This is a computer generated licence, hence, no signature is required.
2. This licence may be verified from the website of the Labour Department, Govt. of UP - [www.uplabour.gov.in](http://www.uplabour.gov.in)
3. This licence is issued solely on the basis of the information submitted by the applicant. The Labour Department does not undertake responsibility for the correctness of the information contained herein.
4. This licence shall remain in force subject to validity of N.O.C. from Fire Deptt. and U.P. Pollution Control Board during the entire period of this licence.
5. For Major Accident Hazardous Factories, renewed licence shall remain valid till as per validity of Safety Audit Report.

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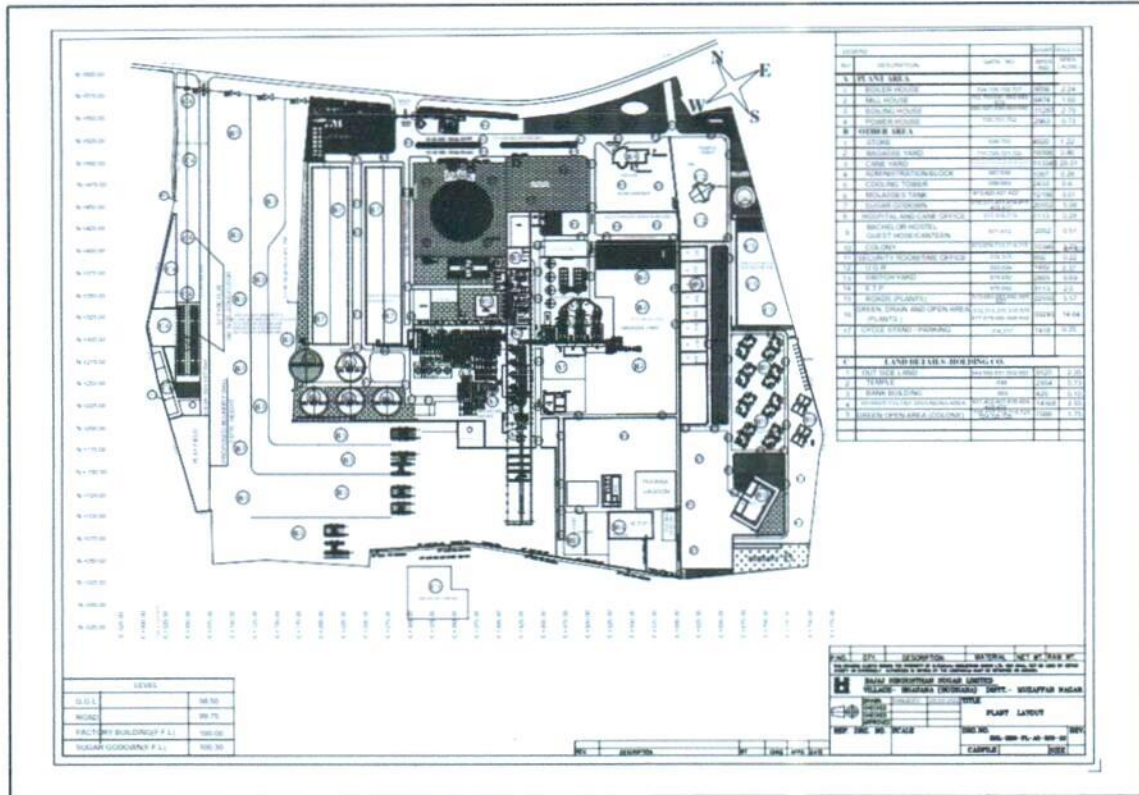




# VALUATION ASSESSMENT

## M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

### Plant Layout





**ANNEXURE: VALUATION COMPUTATION OF BUILDING/ CIVIL WORK**

**Building Structure**

Sr. No.	Floor	Block Name	Construction Category	Area (in sq ft)	Height (in ft.)	Total Life Consumed (in yrs.)	Plinth Area Rate (in per sq.ft.)	Gross Replacement Value (INR)	Depreciated Replacement Market Value (INR)
1	G+1	Mill House & Power House	Colored corrugated GI shed roof mounted on iron pillars, trusses frame structure	42996.96	59'-0"	19	1,300	5,59,16,308	3,06,84,074
2	G Floor	D.G. Set	Asbestos cement sheet shed roof mounted and brick masonry wall ,trusses frame structure	2956.8433	16'-4"	19	800	23,65,475	12,98,054
3	G+1	Boiler Panel Room	G+1 RCC Framed single storied with RCC roof and brick masonry wall	3474.1564	30'-2"	19	1,300	45,16,403	31,57,719
4	G Floor	Boiling House Building	Asbestos cement sheet shed roof mounted on iron pillars ,trusses frame structure,and brick masonry wall	31645.866	75'-4"	19	1,300	4,11,39,626	2,25,75,370
5	G Floor	Sugar Godown (2NOS)	Colored corrugated GI sheet roof mounted on RCC pillars, trusses frame structure	172222.4	32'-8"	18	1,200	20,66,66,880	11,83,16,789
6	G Floor	Gunny Bag Godown	Asbestos cement sheet shed roof mounted on RCC pillars ,trusses frame structure,and brick masonry wall	8137.5084	16'-4"	19	1,000	81,37,508	44,65,458
7	G+1	General Store	Asbestos cement sheet shed roof mounted on RCC pillars ,and RCC framed single storied RCC roof,,and brick masonry wall,trusses frame structure,and factory made door frame>window with flush door and white wash, snowcem etc.	13950.014	26'-3"	19	1,100	1,53,45,016	84,20,577
8	G Floor	Cement & Chemical Godown	Asbestos cement sheet shed roof mounted on RCC pillars ,trusses frame structure,and brick masonry wall	2703.8917	14'-9"	18	1,000	27,03,892	15,47,978
9	G Floor	Workshop ,	Asbestos cement sheet shed roof mounted on RCC pillars ,trusses frame structure, brick masonry wall,white wash, snowcem paint and factory made door shutter etc.	5166.672	32'-10"	18	1,200	62,00,006	35,49,504



## VALUATION ASSESSMENT

### M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

10	G+1	Tech Block	G+1 RCC Framed Single storied with RCC roof and brick masonry wall, factory made door frame, window with flush door and white wash, snowcem paint etc.	11302.095	22'-11"	19	1,300	1,46,92,724	1,02,72,663
11	G Floor	Sulpher & lime godown	Asbestos cement sheet shed roof mounted on RCC pillars, trusses frame structure, brick masonry wall, factory made door shutter and white wash, snowcem paint etc.	3100.0032	16'-4"	18	1,000	31,00,003	17,74,752
12	G Floor	Cane office & Hospital	RCC framed with RCC roof and brick masonry wall, kota stone flooring, factory made door frame & window with flush door and conduit wiring, white wash, snowcem paint etc.	12518.416	12'-0"	18	1,300	1,62,73,940	1,16,35,867
13	G Floor	Canteen	Asbestos cement sheet shed roof mounted on RCC pillars, trusses frame structure, brick masonry wall, white wash, snowcem paint, kota stone flooring and factory made door frame etc.	2454.1692	16'-4"	18	1,100	26,99,586	15,45,513
14	G Floor	Time office	RCC Framed with RCC roof and brick masonry, Aluminium window and door and white wash, snowcem etc.	518.49706	7'-10"	19	1,300	6,74,046	4,71,271
15	G+1	Administrative building,	G+1 RCC framed single storied structure with RCC roof and brick masonry wall, marble, tiles flooring in entrance corridor and 1st floor marble and tiles flooring in offices and false ceiling Air cooling ducts, Dholphur stone facing, Porch for vehicle parking, Conduit wiring.	15069.46	26'-3"	17	1,400	2,10,97,244	1,54,18,569
16	G Floor	Bank Building,	RCC pillars with RCC roof and brick masonry wall, kota stone flooring, conduit wiring, whitewash, snowcem paint and factory made door frame, window and flush door, etc.	4512.3345	13'-2"	17	1,400	63,17,268	46,16,870
17	G Floor	Security Barack	Asbestos cement sheet shed roof mounted on RCC pillars, trusses frame structure, brick masonry wall, factory made door frame, window and flush	4487.5775	13'-2"	19	800	35,90,062	19,70,047





## VALUATION ASSESSMENT

### M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

			door and white wash, snowcem paint etc.						
18	G Floor	Electrical Panel Room (near door and cooling tower) , (2 NOS)	RCC pillars with RCC roof and brick masonry wall , cement flooring, conduit wiring, whitewash, snowcem paint and factory made door frame, window and flush door, etc.	4955.0537	10'-0"	19	1,300	64,41,570	45,03,731
19	G+1	Guest House,	G+1 RCC framed Single storied structure with RCC roof, brick masonry wall , kota stone, tiles flooring, conduit wiring, whitewash, snowcem paint and factory made door frame, window and flush door, etc.	21527.8	19'-8"	19	1,400	3,01,38,920	2,10,72,128
20	G+2	Residential Building (2 BED ROOM FLATS) (10 NOS)	G+2,RCC framed three storied structure with RCC roof, brick masonry wall , kota stone, tiles flooring, conduit wiring, whitewash, snowcem paint and factory made door frame, window and flush door with commercial sanitary fittings, etc.	77500.08	33'-3"	19	1,400	10,85,00,112	7,58,59,662
21	G Floor	Banglow (8 NOS)	,RCC framed structure with RCC roof, brick masonry wall , kota stone and marble, tiles flooring, conduit wiring, whitewash, snowcem paint and factory made door frame, window and flush door with commercial sanitary fittings, etc.	35227.769	9'-0"	19	1,400	4,93,18,877	3,44,82,115
22	G+3	G+3 (1 BED ROOM FLATS) (80 NOS)		53819.5	40'-0"	19	1,400	7,53,47,300	5,26,80,321
23	G Floor	E.T.P	RCC pillars with RCC roof and brick masonry wall , cement flooring, conduit wiring, whitewash, snowcem paint and factory made door frame, window and flush door, door shutteretc.	1410.8244	11'-6"	19	1,200	16,92,989	11,83,682
				531657.89		23			
24	G Floor	Store Building 2	Colored corrugated GI shed roof mounted on iron and RCC pillars, trusses frame structure and brick masnory wall, etc.	5441.2591	9'-0"	16	1,000	54,41,259	33,73,581
<b>TOTAL</b>				<b>5,37,099.15</b>				<b>68,83,17,014</b>	<b>43,48,76,292</b>





**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 15/4/2024 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. Babul Akhtar Gazi & Mr. Manmohan Dubey have personally inspected the property on 5/4/2024 the work is not subcontracted to any other valuation firm and is carried out by us.
- e Valuation Report is covering all the points as per the format as prescribed by the Bank.
- f 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.
- g We have not been removed/ dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i Company is not found guilty of misconduct in professional capacity.
- j Persons worked on this report are not declared to be unsound mind.
- k Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l Company is not an undischarged insolvent.
- m 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.
- n 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
- o Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- p We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- r We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 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.
- s 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.
- t 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.
- u We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- v The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- w The work is taken on the instructions of the Bank.
- x Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This is a 9000 TCD & 27 MW Co-Gen plant located at aforesaid address having total land area as 34.97 Hectare/ 86.41 Acres having total built-up area of 5,37,099 sqm found on as-is-where basis which company's representative has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been



## VALUATION ASSESSMENT

M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

		taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.	
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.	
3.	Identity of the experts involved in the valuation	<b>Survey Analyst:</b> Er. Manmohan Dubey <b>Valuation Engineer:</b> Er. Yash Bhatnagar <b>L1 Reviewer:</b> Er. Abhinav Chaturvedi <b>L1/ L2 Reviewer:</b> Er. Sr. V.P. Projects	
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	<b>Date of Appointment:</b>	<b>16/3/2024</b>
		<b>Date of Survey:</b>	<b>5/4/2024</b>
		<b>Valuation Date:</b>	<b>15/4/2024</b>
		<b>Date of Report:</b>	<b>15/4/2024</b>
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Er. Manmohan Dubey on 5/4/2024. Property was shown and identified by <b>Mr. Sanjeev Sharma</b> (☎+91 74099 99208)	
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.	
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.	
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market &amp; Asset Condition &amp; Situation prevailing in the market. We recommend not to refer the indicative &amp; estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report. 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 &amp; void.</p> <p>This report only contains general assessment &amp; opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</p>	
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.	



## VALUATION ASSESSMENT

M/S. BAJAJ HINDUSTHAN SUGAR LIMITED

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 E of the Report and Valuer's Important Remarks enclosed herewith.

**Date: 15/4/2024**

**Place: Noida**

**Signature**

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

*[Handwritten signature]*

*[Handwritten signature]*





## ENCLOSURE VII: ANNEXURE: MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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

### Confidentiality





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

### Information Management

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

### Gifts and hospitality.

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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

Signature of the Authorized Person: \_\_\_\_\_

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

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

Date: 15/4/2024

Place: Noida




**PART E**

**ENCLOSURE: VIII - VALUER'S IMPORTANT REMARKS**

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



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



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

*[Handwritten signature]*

