



Srishti Valuers & Consultants

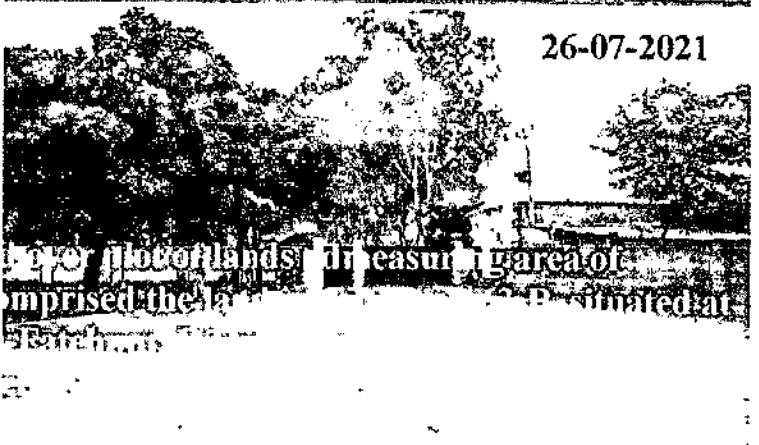
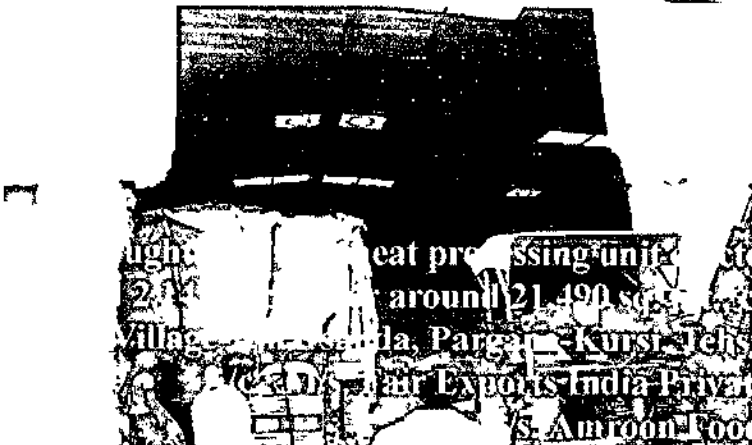
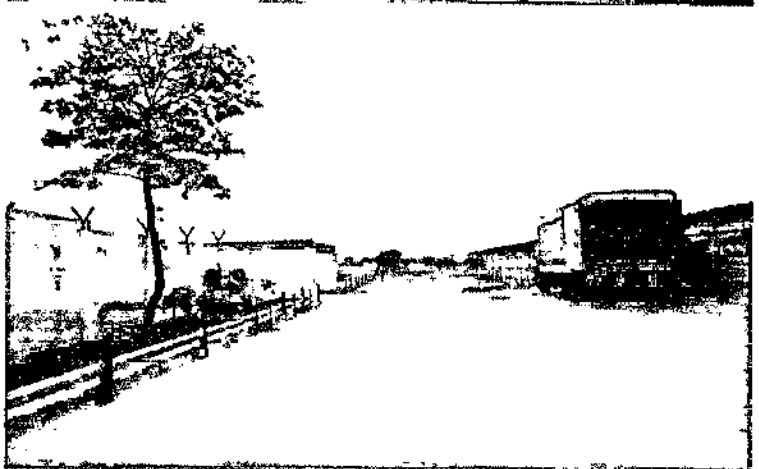
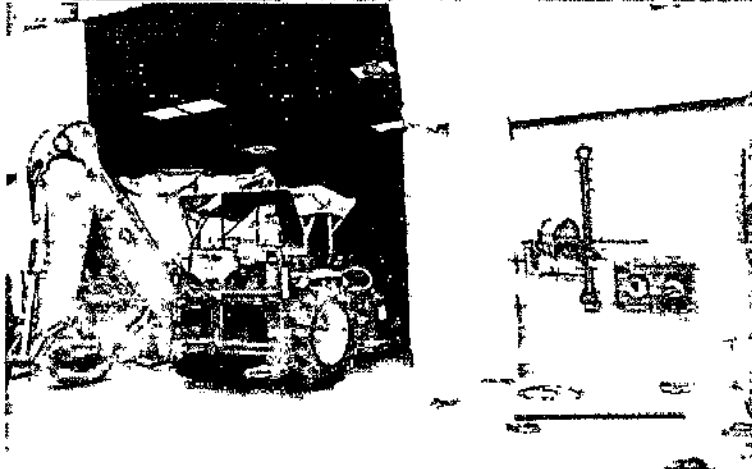
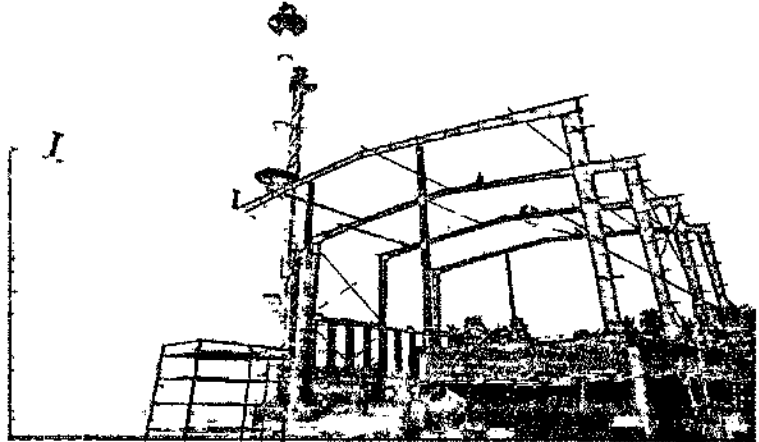
(Govt. Registered Valuers for Plant & Machinery and Immovable Property)

Valuers, Chartered Engineers, Surveyors & Loss Assessors
Govt. Registered Valuers U/s 34AB of the Wealth Tax Act 1957
Cat / Reg. No. VII/115/330/2012-13 (P&M) & 1/2520/2008 (IP)
Fellow Members, Institution of Valuers (India)
Members, Institution of Engineers (India)

Associate Member, Indian Institute of Insurance Surveyors & Loss Assessors

For UBI CBB, Delhi Office: B-45, Cozy Apartment, Sector-9, Rohini, Delhi-110085. Phone: 011-47007584, 09053334332, 09868073709

Mumbai Office: 504/B, Senate, Lokhandwala Complex, Akurli Road, Kandivall (E), Mumbai-400101. Phone: 022-29869401, 09789894011
Faiz Road, Karol Bagh, New Delhi. E-mail: ravi.ins@gmail.com, srishti.valuers@gmail.com, srishti.valuers@yahoo.in



26-07-2021

High capacity meat processing unit
around 21,490 sq. ft.
Village: Sanda, Pargana: Kursi, Tehsil:
S. Amroon Poo.

For plot of lands in leasing area of
comprised the land situated at
Babam...



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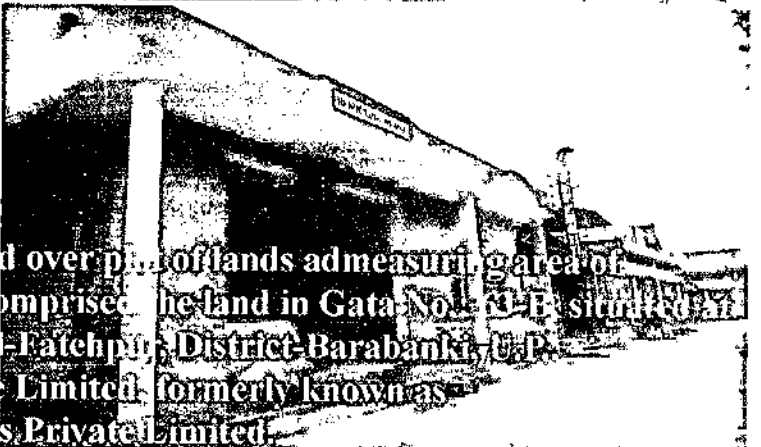
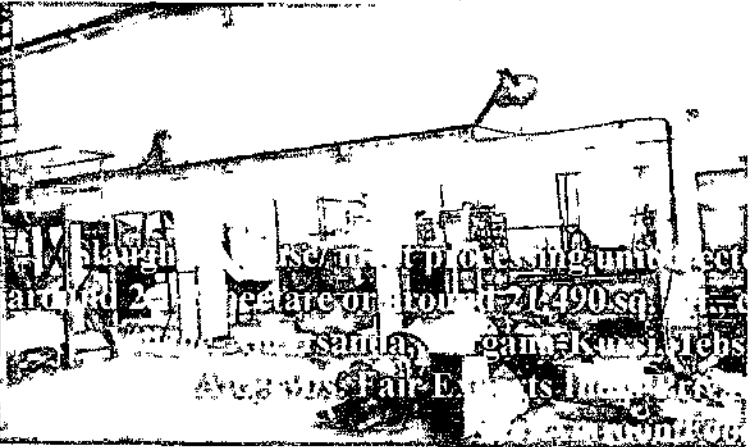
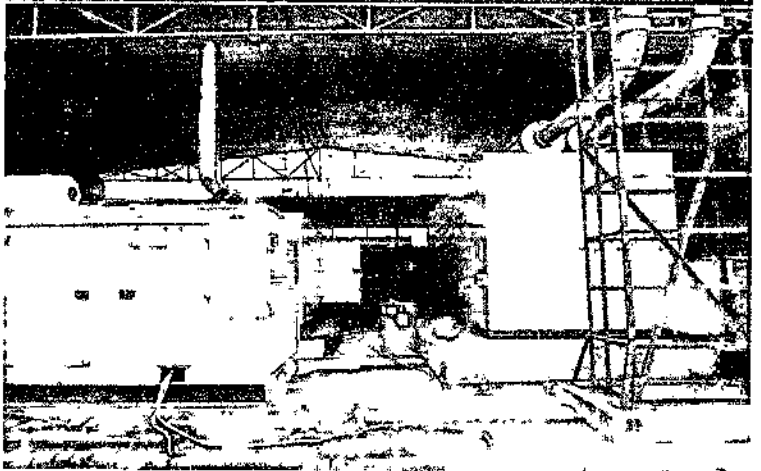
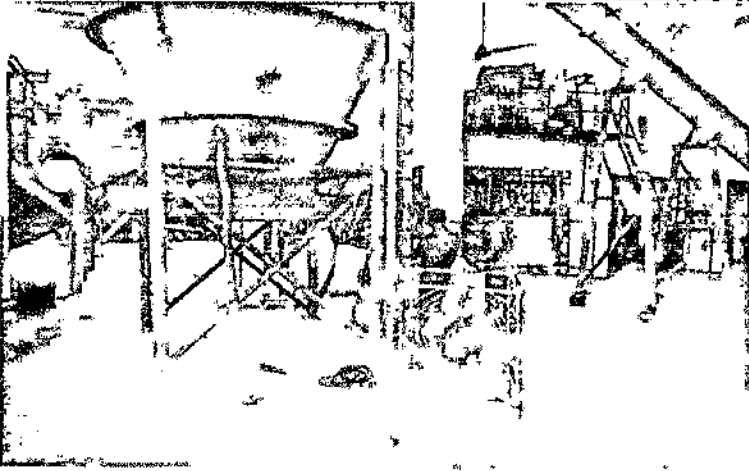
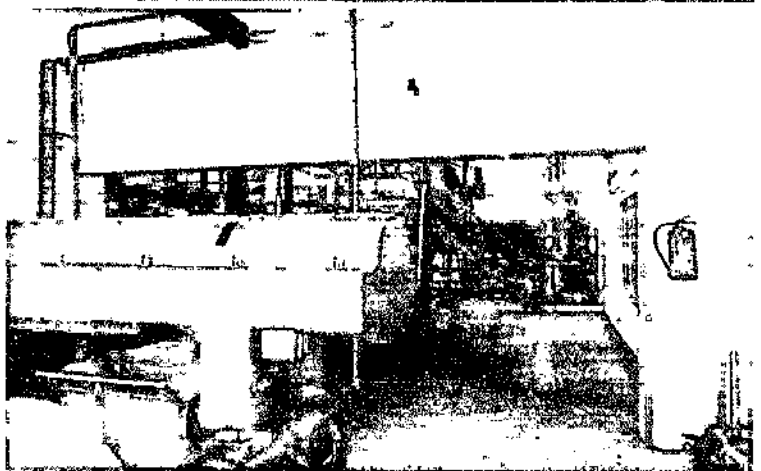
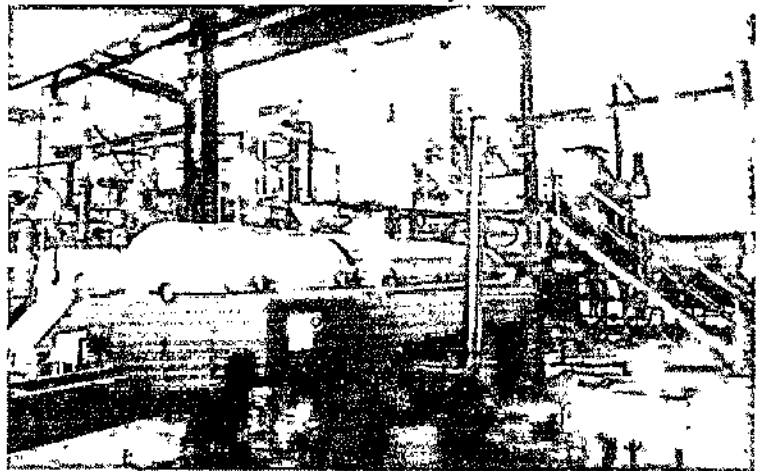
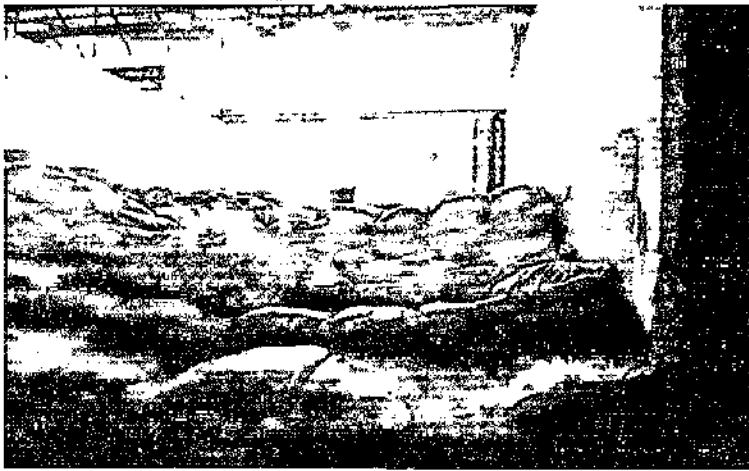
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Faiz Road, Karol Bagh, New Delhi.

E-mail: ravi.ins@gmail.com, srishti.valuers@gmail.com, srishti.valuers@yahoo.in



slaughter house/ meat processing unit located over plot of lands admeasuring area of 21490 sq. ft. comprising the land in Gata No. 13-B situated at Faiz Road, Karol Bagh, New Delhi. The unit is owned by Srishti Valuers & Consultants Private Limited, formerly known as Srishti Valuers & Consultants Private Limited.



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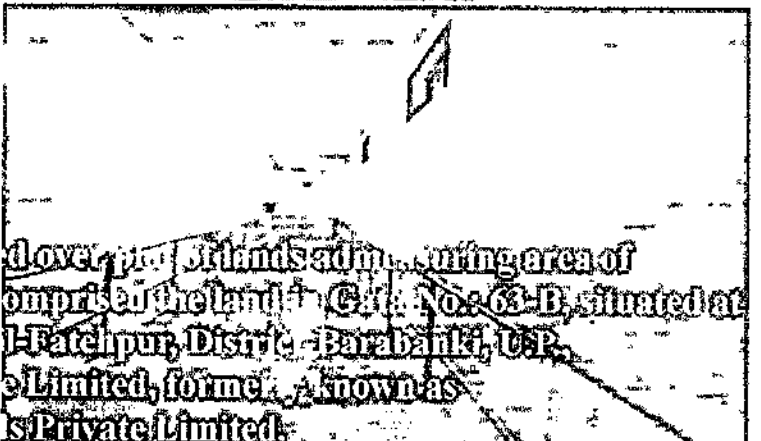
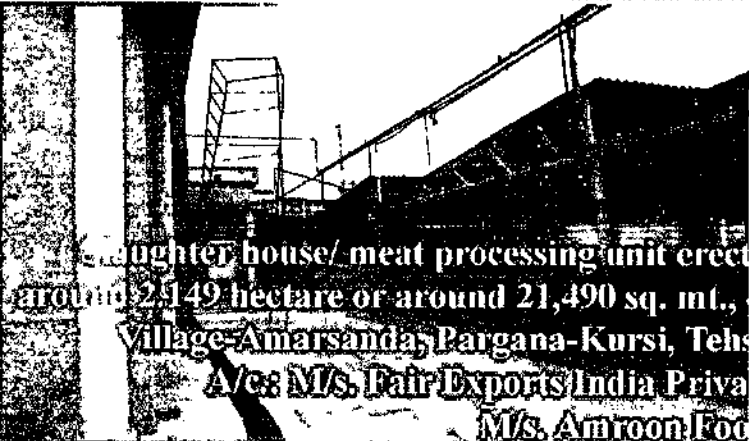
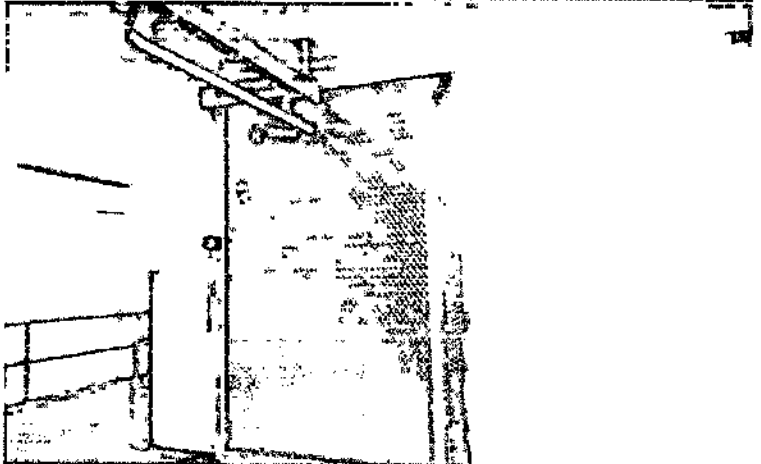
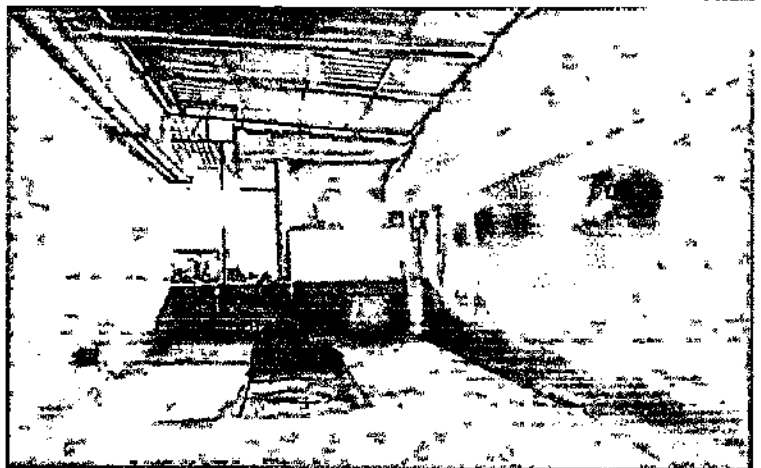
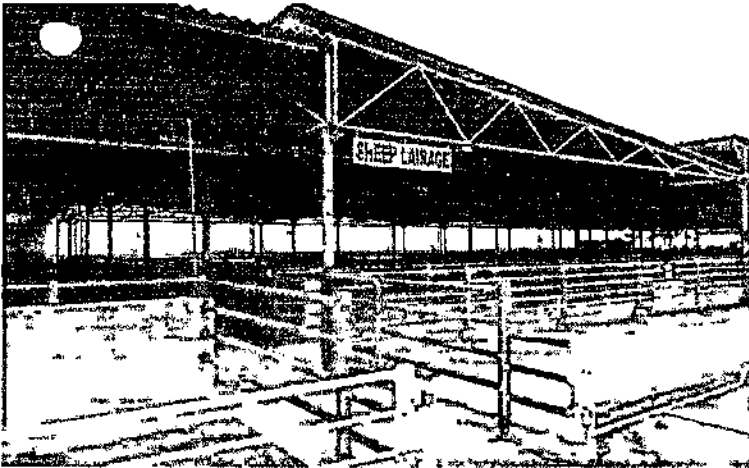
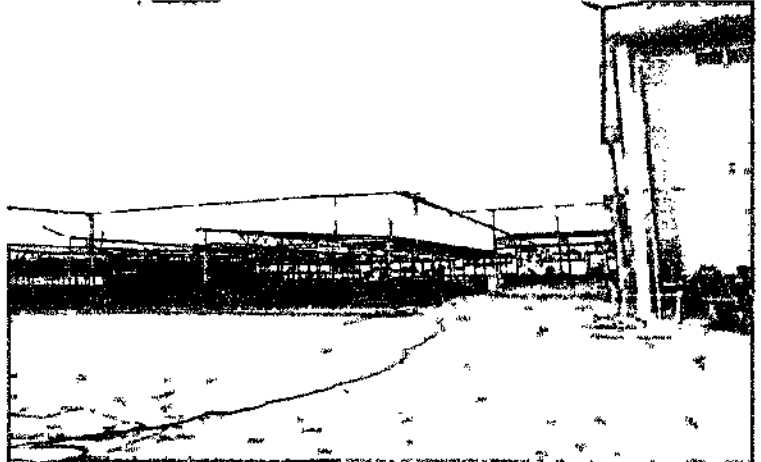
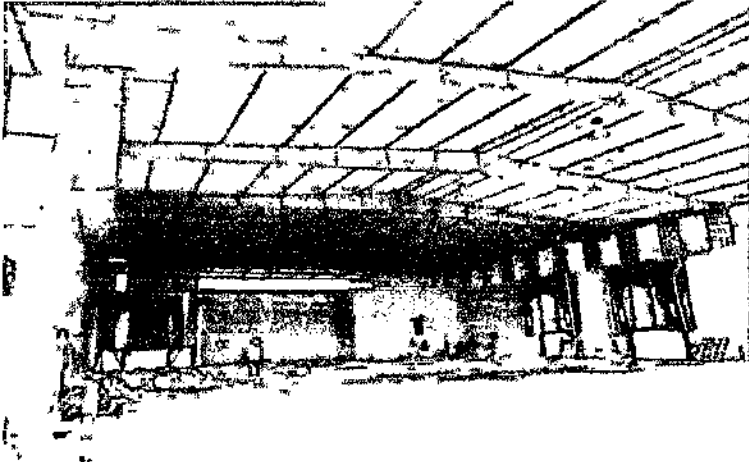
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Faiz Road, Karol Bagh, New Delhi.

E-mail: ravi.ins@gmail.com, srishti.valuers@gmail.com, srishti.valuers@yahoo.in



Slaughter house/ meat processing unit erected around 2.149 hectare or around 21,490 sq. mt., Village-Amarsanda, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P.
A/c: M/s. Fair Exports India Private Limited, formerly known as M/s. Amroon Food Private Limited.

and over 30 lands adjoining area of comprised the land. Cat. No: 63-B, situated at Fatehpur, District-Barabanki, U.P. e Limited, formerly known as s Private Limited.



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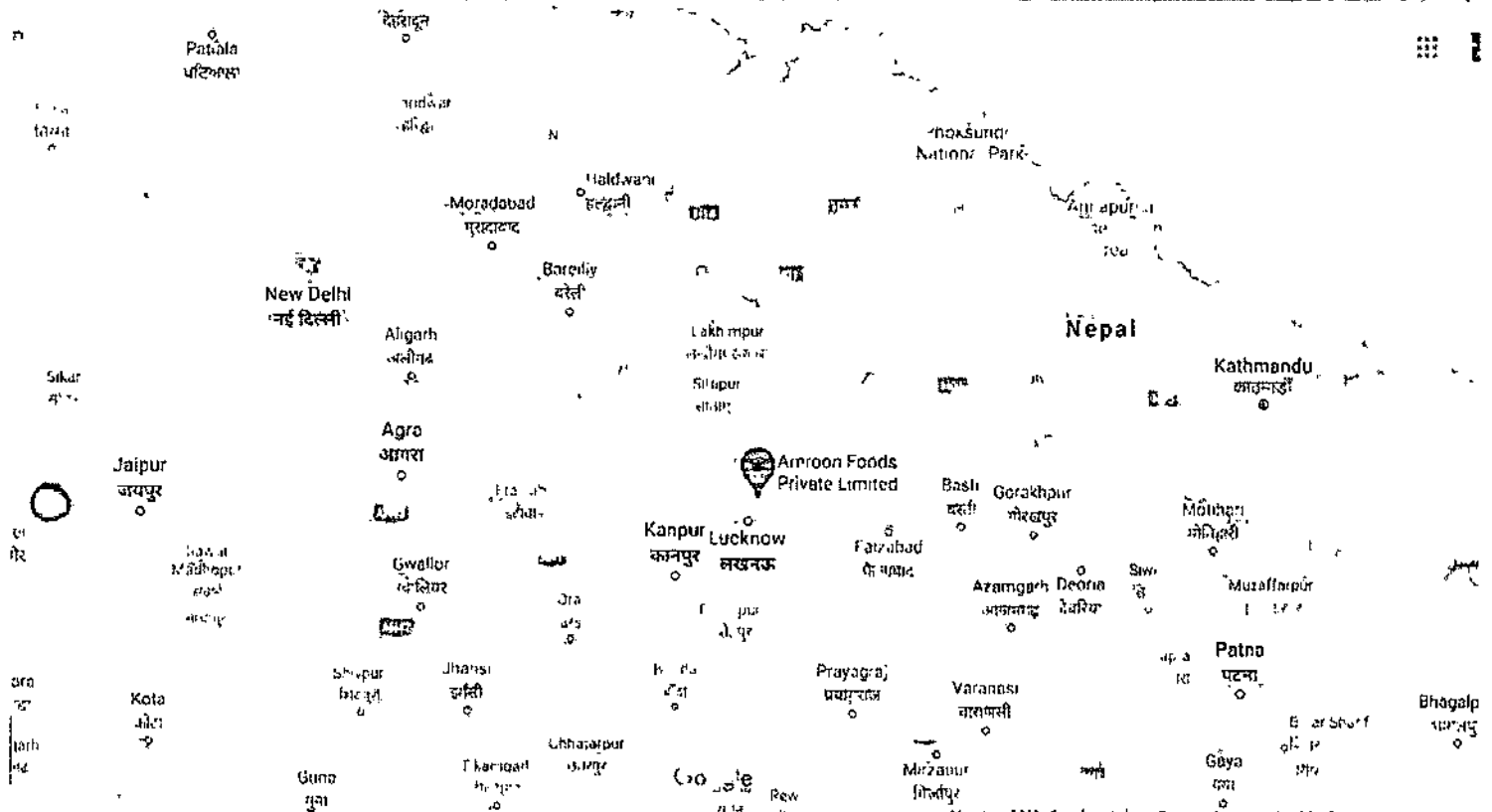
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Slaughter house/ meat processing unit erected over plot of lands admeasuring area of around 2.149 hectare or around 21,490 sq. mt., comprised the land in Gata No.: 63-B, situated at Village-Amarsanda, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P.,
A/c.: M/s. Fair Exports India Private Limited, formerly known as
M/s. Amroon Foods Private Limited.



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Ref. No. 2021/SVC/UBI/068

Dated: 02-08-2021

To,

The Assistant General Manager,
Union Bank of India,
Corporate Banking Branch,
1, Faiz Road, Karol Bagh,
New Delhi-110005.

REF.: VALUATION OF A SLAUGHTER HOUSE/ MEAT PROCESSING UNIT ERECTED OVER PLOT OF LANDS
ADMEASURING AREA OF AROUND 2.149 HECTARE OR AROUND 21,490 SQ. MT., COMPRISED THE
LAND IN GATA No.: 63-B, SITUATED AT VILLAGE-AMARSANDA, PARGANA-KURSI, TEHSIL-
FATEHPUR, DISTRICT-BARABANKI, U.P.

A/c.: M/s. Fair Exports India Private Limited, formerly known as
M/s. Amroon Foods Private Limited.

Dear Sir,

In compliance to your instruction, the undersigned visited/ inspected the above said
property on dated: 26-07-2021, to determine its Current Market Value/ Fair Market Value
for banking purposes.

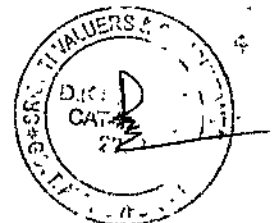
The findings are as follows:

- | | | | |
|------|---|---|--------------------|
| i) | Market Value of the property | : | Rs. 11,41,00,000/- |
| ii) | Net Realizable Sale Value of the property | : | Rs. 9,70,00,000/- |
| iii) | Distress Sale Value of the property | : | Rs. 8,56,00,000/- |
| iv) | Insurance Value of the property | : | Rs. 6,95,00,000/- |

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VALUATION REPORT IN RESPECT OF LAND/ SITE AND BUILDING

Purpose of Valuation: Determining fair market value for bank use.

1. GENERAL

1.	Purpose for which the Valuation is made	:	For, bank credit facilities.
2.	a) Date of Inspection	:	26-07-2021.
	b) Date on which the Valuation is made	:	02-08-2021.
3.	List of documents produced for perusal	:	
		:	Xerox of previous valuation report of Er. Sanjay Jain, dated: 17-10-2020, for the land admeasuring area of around 2.149 hectare or around 21,490 sq. mt., comprised land in Gata No.: 63-B, situated at Village-Amarsanda, Pargana Kursi, Tehsil-Fatehpur, District-Barabanki, U.P., in favor of M/s. Fair Exports India Private Limited, formerly known as M/s. Amroon Foods Private Limited.
4.	Name of the owner/s and his/her/their address/es with Phone No. (Details of share of each owner in case of joint ownership)	:	M/s. Fair Exports India Private Limited , formerly known as M/s. Amroon Foods Private Limited. Address: Gata No.: 63-B, Village-Amarsanda, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P.
5.	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	:	Company ownership.
6.	Brief description of the property	:	The property in question is a slaughter house/ meat processing unit erected over plot of lands admeasuring area of around 2.149 hectare or around 21,490 sq. mt., comprised the land in Gata No.: 63-B, situated at Village-Amarsanda, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P. The property is situated into a developing area of Village-Amarsanda, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P.; avails all the amenities in nearby with good surface connectivity.

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7.	Location of the property		
	a) Plot No. / Survey No.	:	M/s. Fair Exports India Private Limited, Gata No.: 63-B, Village-Amarsanda, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P.
	b) Door No.	:	-
	c) T.S. No. / Village	:	Village-Amarsanda.
	d) Ward / Taluka	:	Pargana-Kursi, Tehsil Fatehpur.
	e) Mandal / District	:	Barabanki, U.P.
8.	Postal Address of the Property	:	Same as above.
9.	City / Town		
	Residential/Mixed Area	:	Mixed Area.
	Commercial Area	:	-
	Industrial Area	:	-
10.	Classification of the area		
	a) High/Middle/Poor	:	Middle.
	b) Urban/Semi-urban/Rural	:	Rural.
11.	Situated under Corporation limit / Village Panchayat / Municipality	:	Village Panchayat.
12.	Whether covered under any site State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under Agency Area / Scheduled Area / Cantonment area	:	No.
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	N.A.
14.	Boundaries of the Property (Actual)		
	East	:	Land of Nattha etc., Nadira.
	West	:	Part of M/s. Fair Exports India Pvt. Ltd.
	North	:	Part of M/s. Fair Exports India Pvt. Ltd.
	South	:	Other's Land/ part of land of M/s. Fair Exports India Pvt. Ltd.
15.	Is the Site Plan / Approved Lay-out Plan provided	:	Sanctioned building plan not show by the owner.
16.	Ground coverage, FSI/ FAR of the property	:	-Do-
17.	Latitude & Longitude of the property	:	Latitude: N-28.039789 Longitude: E-81.030317 Acc.: $\pm 10M$.
18.	Dimension of the site		
	a) East to West	:	Irregular in shapes, (Difficult to measure it).
	b) North to South	:	Irregular in shapes, (Difficult to measure it).

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19.	Extent of the site	:	2.149 hectare or 21,490 sq. mt. (Refer previous valuation report, dated: 17-10-2020)
20.	Extent of the site considered for valuation	:	21,490 sq. mt.
21.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner occupied.
22.	Is it Freehold or Leasehold	:	Freehold.
23.	If leasehold, the name of lesser / lessee, nature of lease, date of commencement	:	-
24.	a) Initial premium	:	-
	b) Ground rent payable per month	:	-
	c) Unearned increased payable to the lesser in the event of sale of transfer	:	-

II. CHARACTERISTICS OF THE SITE

1.	Classification of the locality	:	Mixed Area.
2.	Development of surrounding area	:	Developing.
3.	Possibility of frequent flood / water logging	:	No.
4.	Availability of Civic Amenities like; School, Hospital, Bus-stop, Market etc.	:	All amenities are within 05 kms., in radius.
5.	Level of land with topographical conditions	:	Levelled.
6.	Shape of Land	:	Irregular.
7.	Type of use to which it can be put	:	For industrial purpose.
8.	Any usage restrictions	:	For non-agricultural/ industrial use only.
9.	Is the plot in Town Planning approved layout?	:	Yes.
10.	Corner plot or intermittent plot?	:	Intermitted Plot.
11.	Road Facilities	:	Available.
12.	Type of road available at present	:	Coal-tar road.
13.	Width of the road (is it below 20 ft. or more?)	:	More.
14.	Is it a land / locked land?	:	No.
15.	Water potentiality	:	Yes.
16.	Underground sewerage system	:	No.
17.	Availability of Power Supply at the site	:	Yes.
18.	Advantages of the site	:	Good connectivity, Marketable.
19.	Special Remarks, if any like threat of acquisition of land for public service purpose, road widening or applicability of CRZ provisions etc. (distance from sea-coast / tidal level must be incorporation).	:	None.

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PART-A (VALUATION OF LAND)

1.	Size of the Plot	:	
	a) East to West	:	Irregular in shapes, (Difficult to measure it).
	b) North to South	:	Irregular in shapes, (Difficult to measure it).
2.	Extent of the site	:	2.149 hectare or 21,490 sq. mt. (Refer previous valuation report, dated: 17-10-2020)
3.	Extent of the site considered for valuation	:	21,490 sq. mt.
4.	Prevailing market rate of Land	:	Rs. 2,000/- to Rs. 3,000/- per sq. mt., depending upon its size, shape, location, utility, approach etc.
5.	Guidelines / rate obtained, from the Registrar's Office (an evidence thereof to be enclosed)	:	Referred Collector Rates for non agricultural land at village-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P., is Rs. 7,000/- per sq. mt.
6.	Assessed / adopted rate of valuation	:	Rs. 2,000/- per sq. mt.
7.	Estimated value of the land	:	Land Area x FMR 21,490 sq. mt. x Rs. 2,000/- per sq. mt. i.e. Rs. 4,29,80,000/-

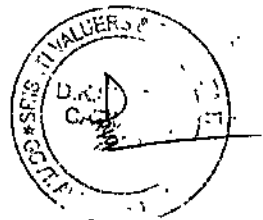
Total Value of the Land is Rs. 4,29,80,000/-

PART-B (VALUATION OF BUILDING)

1.	Technical details of the building	:	
	a) Type of the building (Residential/Commercial/Industrial)	:	Industrial.
	b) Type of construction (Load bearing/RCC/Steel framed)	:	Load bearing structure, RCC column, RCC/ ACC roofing etc., with brick filler walls.
	c) Year of construction	:	2009-11.
	d) Estimated life of the Building	:	Industrial Shed: 40 Years, RCC Structure: 60 Years. (Subject to adequate building maintenance)
	e) Number of floors & height of each floor including basement, if any	:	See commercial details.
	f) Basis of valuation	:	On as is where is basis.
	g) Plinth area floor-wise	:	See Commercial details.
	h) Condition of the building	:	
	1) Exterior (Excellent, Good, Normal, Poor)	:	Normal.
	2) Interior (Excellent, Good, Normal, Poor)	:	Normal.
	i) Date of issue and validity of layout of approved map/ plan	:	Sanctioned building plan not show by the owner.
	j) Approved map/plan issuing authority	:	N.A.

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k) Whether genuineness or authenticity of approved map/plan is verified	:	N.A.
l) Any other comments by our empanelled Valuers on authentic of approved plan	:	No.

III. SPECIFICATION OF CONSTRUCTION, IN RESPECT OF BUILDING

S. No.	Description	Structure / Building
1.	Foundation / Column / Roofing	: Load bearing structure, RCC column, RCC/ ACC roofing etc., with brick filler walls.
2.	Basement	: N.A.
3.	Joinery / Doors / Windows (Please furnish details of the size of the frames, glazing, fitting etc. and specify the species of Timber)	: Wooden / Iron framed & doors panels etc.
4.	Plastering	: Cement Plaster.
5.	Flooring, Skirting, Dadoing	: Kota-stone, PCC, CC Tiles etc.
6.	Special finish (Exterior/Interior) as Marble, Granite, Wooden Paneling, Drills etc.	: No.
7.	Drainage	: No.
S. No.	Description	
2.	Compound Wall	Brick work in cement mortar.
	Height	: 06'
	Length	: -
	Type of construction	: Load bearing brick wall.
3.	Electrical Installation	
	Type of Wiring/ Fittings	: Concealed/ Open.
	Class of fittings (Superior/ Ordinary / Poor)	: Ordinary.
	Number of light points	: As per the site.
	Spare plug item	: -Do-
4.	Plumbing installation	As per the site.
	Number of water closets and their types	: -
	Number of washrooms	: -
	Number of urinals	: -
	Number of bath tubs	: -
	Water Meter, taps etc.	: -
	Any other fixtures	: -

The property in question is a slaughter house/ meat processing unit erected over plot of lands admeasuring area of around 2.149 hectare or around 21,490 sq. mt., comprised the land in Gata No.: 63-B, situated at Village-Amarsanda, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P.

The property is situated into a developing area of Village-Amarsanda, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P.; avails all the amenities in nearby with good surface connectivity.

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The present value of the land in question, evaluated after surveying market, its trend and even after gathering relevant information with different property consultants/ experts, keeping in view plot-size, shape, location, situation etc.

Details of Valuation:

S. No.	Particulars of Items	Built-up Area (Sq. Ft.)	Roof Height (Ft.)	Age of the Building (Yrs.)	Estimated Replacement Rate of Construction (Rs./sq. ft)	Replacement Cost (Rs.) (a)	Multiplicative Factor (LS) (b)	Net Value (Rs.) (a x b)
GF								
1.	Husk Store (GI Sheets)	4219	35	10	900	37,97,100/-	0.75	28,47,825/-
2.	Husk Boiler (GI Sheets)	3186	40	10	900	28,67,400/-	0.75	21,50,550/-
3.	Rendering Plant (GI Sheets)	8752	35	10	900	78,76,800/-	0.75	59,07,600/-
4.	Boiler Room (GI Sheets)	1076	25	10	800	8,60,800/-	0.75	6,45,600/-
5.	Blood Meal (GI Sheets)	1012	25	10	800	8,09,600/-	0.75	6,07,200/-
6.	Rendering Finish Good Store (RCC)	1012	10	10	1200	12,14,400/-	0.83	10,07,952/-
7.	Rendering Passage (RCC)	3444	10	10	1100	37,88,400/-	0.83	31,44,372/-
8.	Generator Shed (Fiber Sheets)	1291	20	10	700	9,03,700/-	0.75	6,77,775/-
9.	Electrical Panel Rom (RCC)	920	12	10	1200	11,04,000/-	0.83	9,16,320/-
10.	General / Cotton Store (RCC)	2772	18	10	1400	38,80,800/-	0.83	32,21,064/-

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11.	Slaughter Area (RCC)	5037	15	10	1500	75,55,500/-	0.83	62,71,065/-
12.	Production Area (RCC)	10636	15	10	1500	1,59,54,000/-	0.83	1,32,41,820/-
13.	Paunch Room (RCC)	2796	15	10	1500	41,94,000/-	0.83	34,81,020/-
14.	Chiller Area (RCC)	6329	-	10	2000	1,26,58,000/-	0.83	1,05,06,140/-
15.	Lairage Sheep Area (AC Sheets)	16486	12-14	10	500	82,43,000/-	0.75	61,82,250/-
16.	Hali (RCC)	1550	19	02	1300	20,15,000/-	0.83	16,72,450/-
17.	New Shed (GI Sheets)	9053	32	02	900	81,47,700/-	0.75	61,10,775/-
	FF							
18.	Rendering Finishing Goods Store (RCC)	1012	10	10	1200	12,14,400/-	0.83	10,07,952/-
	Total							6,95,99,730/-

Hence, Total Value of the Building/ Structure is Rs. 6,95,99,730/-

PART-C (EXTRA ITEMS)

1.	Portico	:	Already accounted.
2.	Ornamental front door	:	-Do-
3.	Sit out/ verandah with steel grills	:	-Do-
4.	Overhead water tank	:	-Do-
5.	Extra steel/ collapsible gates	:	-Do-
	Total		Rs. Nil.

PART-D (AMENITIES)

1.	Wardrobes	:	Already accounted.
2.	Glazed tiles	:	-Do-
3.	Extra sinks and bath tub	:	-Do-
4.	Marble / Ceramic tiles flooring	:	-Do-
5.	Interior decorations	:	-Do-

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6.	Architectural elevation works	:	-Do-
7.	Paneling works	:	-Do-
8.	Aluminum works	:	-Do-
9.	Aluminum hand rails	:	-Do-
10.	False ceiling	:	-Do-
	Total		Rs. Nil.

PART-E (MISCELLANEOUS)

1.	Separate toilet room	:	N.A.
2.	Separate lumber room	:	N.A.
3.	Separate water tank / sump	:	N.A.
4.	Trees, gardening, landscaping etc.	:	Rs. 5,00,000/-
	Total		Rs. 5,00,000/-

PART-F (SERVICES)

1.	Water supply arrangements	:	Already accounted.
2.	Drainage arrangements	:	-Do-
3.	Compound walls	:	Rs. 10,00,000/-
4.	C.B. deposits, fittings etc.	:	Already accounted.
5.	Pavements	:	Already accounted.
6.	Swimming Pool	:	Already accounted.
	Total		Rs. 10,00,000/-

TOTAL ABSTRACT OF THE ENTIRE PROPERTY:

Part-A	Land	:	Rs. 4,29,80,000/-
Part-B	Building	:	Rs. 6,95,99,730/-
Part-C	Extra Items	:	Rs. Nil.
Part-D	Amenities	:	Rs. Nil.
Part-E	Miscellaneous	:	Rs. 5,00,000/-
Part-F	Services	:	Rs. 10,00,000/-
Total		:	Rs. 11,40,79,730/-
Or, Say		:	Rs. 11,41,00,000/-

Land and building approach is found appropriate here, so adopted the same, to evaluate fair market value of the property.

Hence, Fair Market Value of a slaughter house/ meat processing unit erected over plot of lands admeasuring area of around 2.149 hectare or around 21,490 sq. mt., comprised the land in Gata No.: 63-B, situated at Village-Amarsanda, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P., is Rs. 11,41,00,000/-

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Net Realizable Sale Value of the property is Rs. 9,70,00,000/-

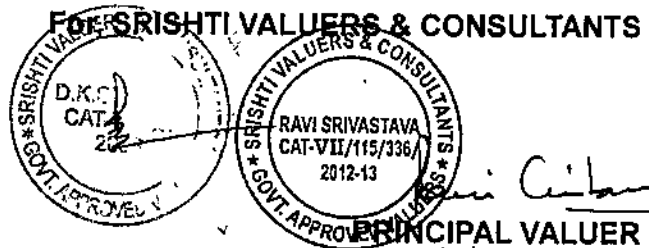
Distress Sale Value of the property is Rs. 8,56,00,000/-

Insurance Value of the property may be taken as Rs. 6,95,00,000/-

As a result of our appraisal and analysis, it is our considered opinion that the present market value of the above said property, in the prevailing condition with aforesaid specifications in the month August 2021 is Rs. 11,41,00,000/- (Rs. Eleven Crores Forty One Lacks only).

Place: Delhi.

Date: 02-08-2021

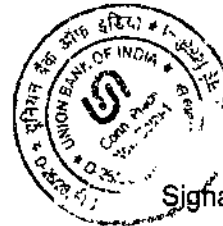


The undersigned has inspected the property detailed in the valuation report, dated: 21/8/21 on 17/9/22. We are satisfied that the fair and reasonable market value of the property is Rs. 11.41 crore (Rs. 11,41,00,000).

NRV - Rs 9.70 crore

Date:

[Handwritten signature]



Signature

(Name of the Branch Manager with Official seal)

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ASSUMPTIONS & LIMITING CONDITIONS:

1. The property as mentioned above has been inspected by me / us on dated: 26-07-2021 and based on the local enquiries, I / we am / are satisfied that the information obtained about the property is correct and the valuation made by us is realistic to the best of my / our knowledge and belief.
2. Fair Market Value, in this report, indicates an opinion of the value prevailing on the day of inspection and is based on the market feedback, comparison with the similar properties etc. It may increase or decrease, depending upon its future market conditions, purposes, scenarios etc.
3. The physical conditions of the improvements are based on visual inspection. So, no liability is assumed for the soundness of the structure, since no engineering tests were made on the building. No responsibility is assumed for any demolition / sealing activities taken place by the government / municipal authorities on the basis of extra coverage/use of the building.
4. I / we as a government registered Valuer(s) confirm that I / we have valued the right property and am / are in no way having any interest in the property.
5. For ascertaining and confirming the facts, do verify all the original documents, records etc., related to title / ownership of the property at your end. No original documents related to property have been produced before the appraiser during inspection.
6. The appraiser, by reason of this report, is not required to give testimony in court, with reference to the appraised property, unless arrangements for such contingencies have been previously agreed upon.
7. This report doesn't certify or confirm any legal aspects of the property. Assumed, asset is free from all the liens, encumbrances etc., and required sanctions / approvals are taken place well in advance.
8. No responsibility is to be assumed for the matters related legally in nature, nor any opinion of the title rendered by this report. Good title is assumed, henceforth, evaluated FMV of the same.
9. Possession of any copy of this report neither carry with it the right of publication nor it may be used for any purposes, by any one, except the addressee and the property owner, without the previous written consent of the appraiser.
10. Expiry of the report is 90 days, from the day of issuance. If disputes arisen, jurisdiction will be Delhi Courts only. In case, any apparent negligence is proved on the part of appraiser, the liability of the assignment is limited, in respect of any event or series of events to the actual loss or damages sustained, subject to a maximum of 50% of the professional fee for the services rendered and in any case it should not exceed Rs. 5000/- (Rs. Five Thousands Only).

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