



Valuers, Chartered Engineers Surveyors & Loss Assessors
Govt. Registered Valuers U/s 34AB of the Wealth Tax Act-1967
Cet / Reg No. VII/115/33B/2012-13 (P&M) & 1/2520/2008 (IP)
Fellow Members, Institution of Valuers (India)
Members, Institution of Engineers (India)
Member, Indian Institute of Insurance Surveyors & Loss Assessors

For UBI CBB, Delhi Office, B-45, Cosy Apartment, Sector-9, Rohini, Delhi-110085. Phone: 011-47097584, 09953334332, 09868073709

Mumbai Office: 504/B, Senate, Lokhandwala Complex, Akurli Road Kandivali (E), Mumbai-400101 Phone 022-29669401, 09769894011

E-mail: rayi.ins@gmail.com, srishti_valuers@gmail.com, srishti_valuers@yahoo.in



Village Kurumankur Road
 Barabanki
 formerly
 Private Limited



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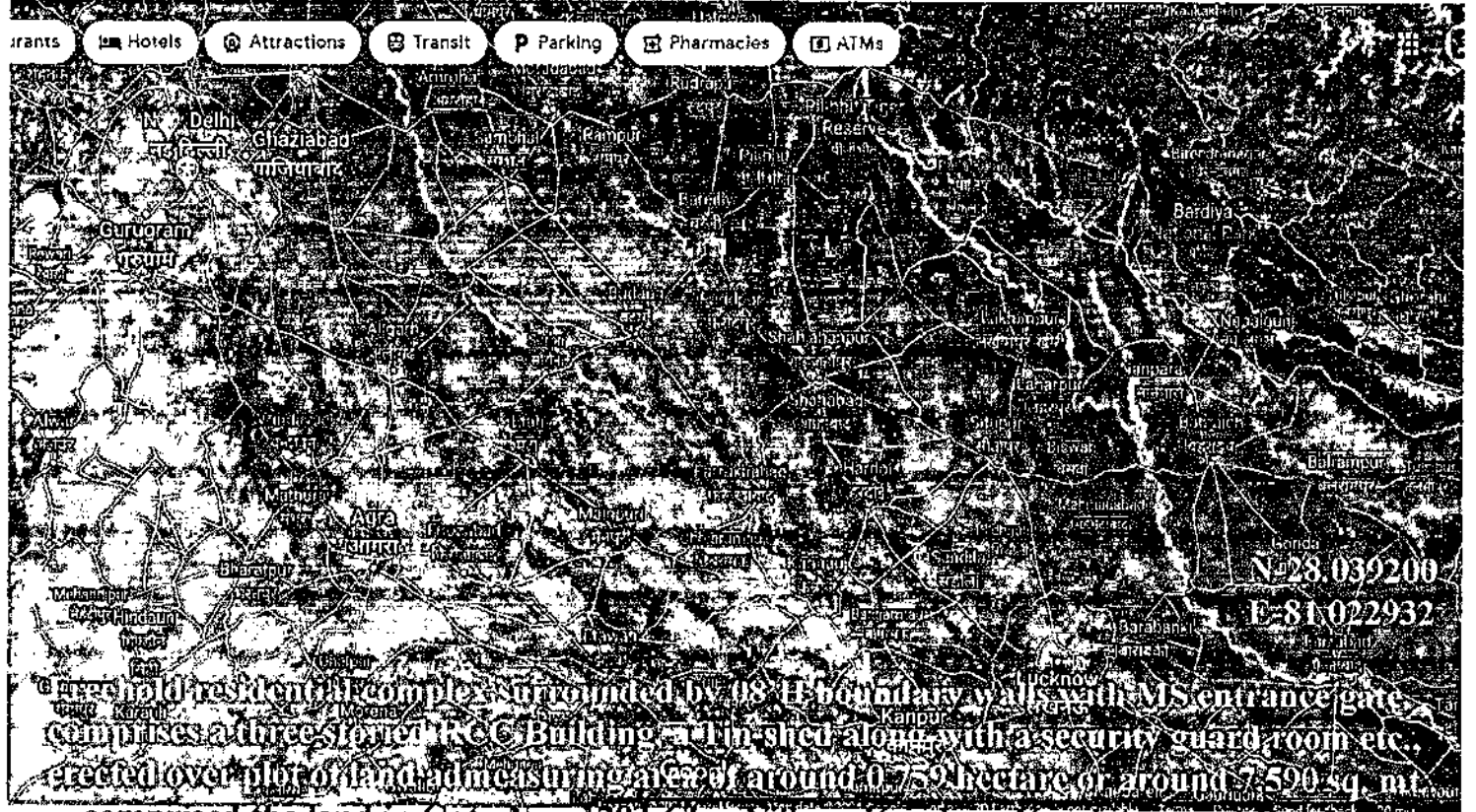
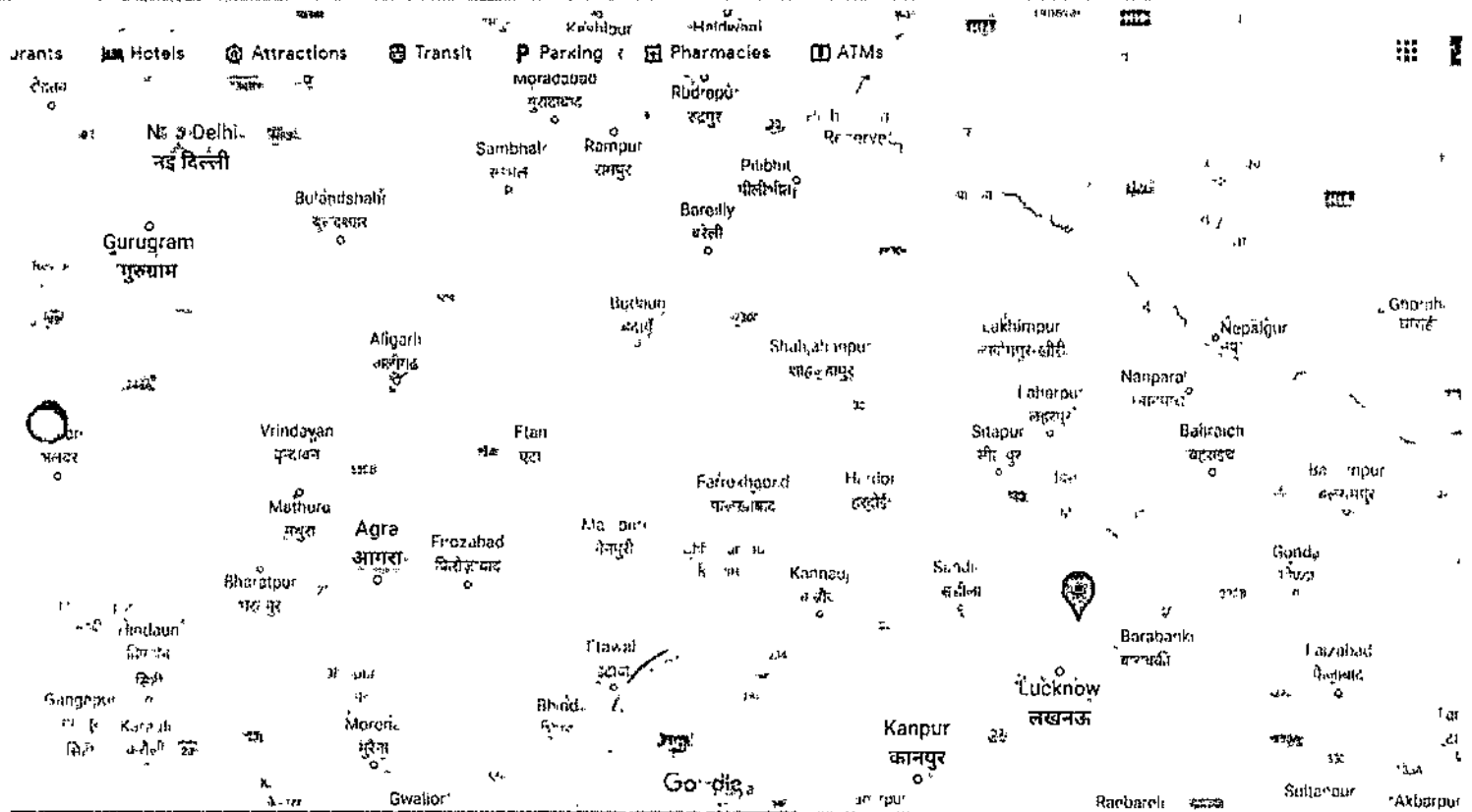
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Locator

Acc.: $\pm 10M$

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



comprised the land in Gata No.: 1293-Cha, Village-Kursi, on Kursi-Agason Road,
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/071

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 FREEHOLD RESIDENTIAL COMPLEX SURROUNDED BY 08'H BOUNDARY WALLS WITH MS ENTRANCE GATE COMPRISES A THREE STORIED RCC BUILDING, A TIN-SHED ALONG-WITH A SECURITY GUARD ROOM ETC., ERECTED OVER PLOT OF LAND ADMEASURING AREA OF AROUND 0.759 HECTARE OR AROUND 7,590 SQ. MT., COMPRISED THE LAND IN GATA No.: 1293-CHA, VILLAGE-KURSI, ON KURSI-AGASOND ROAD, 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. 6,03,00,000/- |
| ii) | Net Realizable Sale Value of the property | : | Rs. 5,13,00,000/- |
| iii) | Distress Sale Value of the property | : | Rs. 4,52,00,000/- |
| iv) | Insurance Value of the property | : | Rs. 4,27,00,000/- |

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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 0.759 hectare or around 7,590 sq. mt., comprised land in Gata No.: 1293-Cha, situated at Village-Kursi, 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.: 1293-Cha, Village-Kursi, 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 part a freehold residential complex surrounded by 08'H boundary walls with MS entrance gate comprises a three storied RCC Building, a Tin-shed along-with a security guard room etc., erected over plot of land admeasuring area of around 0.759 hectare or around 7,590 sq. mt., comprised the land in Gata No.: 1293-Cha, Village-Kursi, on Kursi-Agasond Road, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P. During visit to the site on dated: 26-07-2021, we found that a three storied RCC building is being

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		utilized as an accommodation for company workers/ laborers and tin shed as found was utilized as a common cooking area. The property is situated into a partially developed area of Village-Kursi, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P.; avails all the amenities in nearby with good surface connectivity.
7.	Location of the property	
	a) Plot No. / Survey No.	: Residential Complex, Gata No.: 1293-Cha, Village-Kursi, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P.
	b) Door No.	: -
	c) T.S. No. / Village	: Village-Kursi.
	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	: Kursi to Agasond Road.
	West	: Nala/ Agriculture Land of Village-Agasond.
	North	: Agriculture Land of Institute of Environment & Management.
	South	: Nala/ Agriculture Land of Village-Agasond.
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-28.039200 Longitude: E-81.022932 Acc.: $\pm 10M$.

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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).
19.	Extent of the site	:	0.759 hectare or 7,590 sq. mt. (approx) (Refer previous valuation report, dated: 17-10-2020)
20.	Extent of the site considered for valuation	:	7,590 sq. mt.
21.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Company 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	:	Partially Developed.
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.

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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	:	0.759 hectare or 7,590 sq. mt. (approx) (Refer previous valuation report, dated: 17-10-2020)
3.	Extent of the site considered for valuation	:	7,590 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. 2,200/- per sq. mt.
7.	Estimated value of the land	:	Land Area x FMR 7,590 sq. mt. x Rs. 2,200/- per sq. mt. i.e. Rs. 1,66,98,000/-

Total Value of the Land is Rs. 1,66,98,000/-

PART-B (VALUATION OF BUILDING)

1.	Technical details of the building	:	
	a) Type of the building (Residential/Commercial/Industrial)	:	Residential.
	b) Type of construction (Load bearing/RCC/Steel framed)	:	Load bearing structure, RCC column, RCC/ Tin Sheet roofing etc., with brick filler walls.
	c) Year of construction	:	2008-09.
	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.

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	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.
	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/ Tin Sheet 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	: Tile, PCC, CC 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	: -

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The property in question is a part a freehold residential complex surrounded by 08'H boundary walls with MS entrance gate comprises a three storied RCC Building, a Tin-shed along-with a security guard room etc., erected over plot of land admeasuring area of around 0.759 hectare or around 7,590 sq. mt., comprised the land in Gata No.: 1293-Cha, Village-Kursi, on Kursi-Agasond Road, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P.

During visit to the site on dated: 26-07-2021, we found that a three storied RCC building is being utilized as an accommodation for company workers/ laborers and tin shed as found was utilized as a common cooking area. The property is situated into a partially developed area of Village-Kursi, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P.; avails all the amenities in nearby with good surface connectivity.

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)
1.	Labor Quarters-GF (RCC)	13703	10	12	1300	1,78,13,900/-	0.80	1,42,51,120/-
2.	Guard Rooms-GF (RCC)	742	10	12	1200	8,90,400/-	0.80	7,12,320/-
3.	Shed-GF (ACC)	4650	10	12	300	13,95,000/-	0.70	9,76,500/-
4.	Labor Quarters-FF (RCC)	13703	10	12	1200	1,64,43,600/-	0.80	1,31,54,880/-
5.	Labor Quarters-SF (RCC)	13703	10	12	1200	1,64,43,600/-	0.80	1,31,54,880/-
6.	Labour Quarters-Mumty (RCC)	740	8	12	800	5,91,200/-	0.80	4,73,600/-
								4,27,23,300/-

Hence, Total Value of the Building/ Structure is Rs. 4,27,23,300/-

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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-
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. 2,00,000/-
	Total	:	Rs. 2,00,000/-

PART-F (SERVICES)

1.	Water supply arrangements	:	-
2.	Drainage arrangements	:	-
3.	Compound walls	:	Rs. 5,00,000/-
4.	C.B. deposits, fittings etc.	:	-
5.	Pavements	:	Rs. 2,00,000/-
6.	Swimming Pool	:	-
	Total		Rs. 7,00,000/-

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TOTAL ABSTRACT OF THE ENTIRE PROPERTY:

Part-A	Land	:	Rs. 1,66,98,000/-
Part-B	Building	:	Rs. 4,27,23,300/-
Part-C	Extra Items	:	Rs. Nil.
Part-D	Amenities	:	Rs. Nil.
Part-E	Miscellaneous	:	Rs. 2,00,000/-
Part-F	Services	:	Rs. 7,00,000/-
<hr/>			
	Total	:	Rs. 6,03,21,300/-
	Or, Say	:	Rs. 6,03,00,000/-

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 freehold residential complex surrounded by 08'H boundary walls with MS entrance gate comprises a three storied RCC Building, a Tin-shed along-with a security guard room etc., erected over plot of land admeasuring area of around 0.759 hectare or around 7,590 sq. mt., comprised the land in Gata No.: 1293-Cha, Village-Kursi, on Kursi-Agasond Road, Pargana-Kursi, Tehsil-Fatehpur, District-Barabanki, U.P., is Rs. 6,03,00,000/-

Net Realizable Sale Value of the property is Rs. 5,13,00,000/-

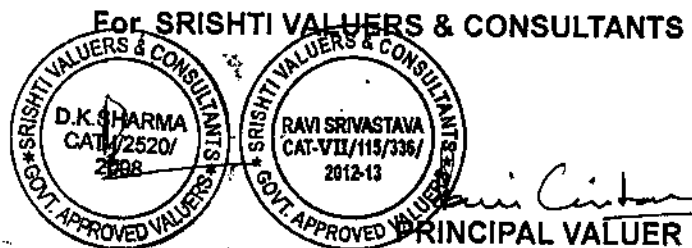
Distress Sale Value of the property is Rs. 4,52,00,000/-

Insurance Value of the property may be taken as Rs. 4,27,00,000/-

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. 6,03,00,000/- (Rs. Six Crores Three Lacks only).

Place: Delhi.

Date: 02-08-2021



The undersigned has inspected the property detailed in the valuation report, dated 24/07/21 on

17/9/22. We are satisfied that the fair and reasonable market value of the property is Rs. 6.03 Crore (Rs. 6,03,00,000/-).

NRV - Rs. 5.13 Crore

Date:

[Signature]
12/8/22

(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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