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CIN: U74140DL2014PTC272484

REPORT FORMAT: V-L4 (Medium) | Version: 3.0_2015

File No.: RKA/FY16-17/772

Dated: 25.08.2016

VALUATION REPORT

OF

IMMOVABLE PROPERTY

SITUATED AT

KHASRA NO. 247, VILLAGE- LAKESARI, PARGANA BHAGWANPUR, TEHSIL-ROORKEE, DISTRICT-HARIDWAR

OWNERS/ PROMOTERS

M/STRADING ENGINEERS INTERNATIONAL LTD.

A/C: M/S TRADING ENGINEERS INTERNATIONAL LTD.

Chartered Engineers

□ Lender's Independent Engineer (LE)

□ Techno Engineering Consultants

REPORT PREPARED FOR

 Business Valuations STATE BANK OF INDIA, COMMERCIAL BRANCH, NEW-DELHI

Project Reports & Consultants

case of any query/ issue or escalation you may please contact incident Manager Olindustry/Trade Rehabilita onis associates.org. We will appreciate your feedback in order to improve our services.

■ NPA Management

& Account Monitoring

□ Panel Valuer Consultant for 20 Nationalized Banks/PSUs

REGISTERED OFFICE:

U-67, Upper Ground Floor, Upadhyay Block, Near Laxmi Nagar Metro Station Gate No. 2, Shakarpur, Delhi- 110092

Ph.: (011) 43027912, (011) 42641242, +91- 9999597597, Fax: (011) 42641242

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

Other Offices at a Gurgaon and Chariabad a Lucknow aboretty Moradabad Meeru) abhradun Agra Comp Offices at a Kalkatta Mumbai Bangaluru

PART A - CHARACTERISTICS DESCRIPTION OF THE PROPERTY

S.NO.	GONTENT	S	DESCRIPTION					
	INTRODUCTION:							
а.	Name of the Owner/s	ATT STATE OF THE PARTY OF THE P	M/s Trading Engineers International Limited					
b.	Property Address		Khasra N Tehsil-R	lo. 247, Village- oorkee, District-F	Lakesari, laridwar	Pargana Bha	agwanpur,	
C.	Address & Phone Number promoters	er of the owner/	Regd. Of 110030	fice- F-126, 3 rd F	loor, Lado	o Saray, New	Delhi-	
d.	Date of Survey	· ·	6 August 2016					
e.	Date of Valuation Report		25 Augus	st 2016	<u> </u>	,		
f.	Purpose of the Valuation		Periodic	Re-Valuation			<u>'.</u>	
g.	Report Type		Industria	Land & Building	value		<u> </u>	
h.	Type of the Property			Land & Building				
i.	Type of Developer			built from self resources	NA	· · · · · · · · · · · · · · · · · · ·		
			□ Copy	provided	Sale De	eed	,	
j.	Documents provided for r			NA.	-1.00			
	provided for t	oror on oc	☐ Docur	nents shown,	Approved Map NA			
			but copy	not provided	NA NA	<u> </u>		
211	PHYSICAL CHARACT	ERISTICS & L	OCATIO	N'ATTRIBUTES		E PROPER	ry was a	
	Brief description of the situated at the aforesaid mtr. (11493.46 sq. yds.) This is a free hold proper in working condition. This This Industrial building of 124870.13 sq. ft. (11600. area is taken as per the and is found same. Location of the property Highway, Haridway, hence	ty owned by M/s industry is in omprises of Gro 81 sq. mtr.). As building plan on	ing total la Trading I bund and the buildin ly which is	nd area of the particle and area of the particle and the and the particle	only havional through	d. Currently the cover available so	or 9610 sq. nis industry is ered area as the covered neasurement	
b	Highway, Haridwar, hence Landmark	e ensures good o		ly to the property buja Cement Fac			· .	
C.	Plot No.		NA NA	ouja Cement Fat	JULY, DITA	gwanpul		
d.	Rect. No.	Khasra No. 247						
e.	Village / Block	Village-Lakesari						
f.	Zone/ Ward/ Taluka	Pragana Bhagwanpur						
g.	Municipal ward No.	NA						
h.	District		Haridwar					
i	Street Notification		Industrial			•	·	
, j. T	Boundaries of the Propert	у						
1	North	South		East			/est	
·	Other Plant	Agriculture	Land	Agriculture	Land	Q Techno En	ośą/	

I. Type of land Details of the roads abutting the property (Name/ width) n. Independent access/ approach road/ main road to the property (Name/ width) 3. ITOWNPLANNING/ ZONING/PARAMETERS a. Master Plan Area/ Zone b. Development controls/ Authority c. Municipal limits d. Master plan currently in force e. Zoning regulations is property tax been paid for this property Property or Tax Id No. g. Is the area part of unauthorized area/ colony h. Any notification for Compounding/ Regularization i. Any notification for road widening k. Anynotification for road widening k. Anynotification for Demolition M. Any notification for Demolition FAR/ FSI permitted and consumed p. Number of floors permitted and consumed p. Number of floors permitted and consumed p. Number of floors permitted and consumed consumed consumed s. Status of Completion certificate t. Status of Completion certificate NA DOCUMENT DETAILS AND LEGAL SOWNERSHIP ASPECTS OF THE PROPER						
m. Details of the roads abutting the property (Name/ width) n. Independent access/ approach road/ main road to the property (Name/ width) 3.3 TOWN PLANNING/ ZONING PARAMETERS: a. Master Plan Area/ Zone NA/ b. Development controls/ Authority Area not falling under development authority lin description force NA/ e. Zoning regulations Industrial Is property tax been paid for this property are part of unauthorized area/ colony h. Any notification for Compounding/ Regularization Any notification for road widening No Any notification for land acquisition No Any notification for land acquisition No Any notification for Poemolition No Any notification for Poemolition No FAR/ FSI permitted and consumed Please refer to area chart description description do consumed p. Number of floors permitted and consumed f. Front/ Back/ Side Setback permitted and consumed g. Status of Occupational certificate NA DOCUMENT DETAILS AND DECAL OWNERSHIP ASPECTS OF THE PROPER	Urban developing On road level					
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a. Names of the Owner/s M/s Trading Engineers International Limited	TOTAL PROPERTY.					
h Ownership decuments provided						
c. Constitution of the Property Free Hold						
d. Transferability rights of the property Free hold, complete transferable rights						
e. Type of Land Industrial						
f. Any conversion of land use done NA						
g. Since how long owners owing the 13 Years						
Property						

			. .					
h.	Year of Acquisition/ Purc		2003					
i.	Property presently occur	oied/	M/s Trading Engineers International Limited					
	possessed by		g =g	, , , , , , , , , , , , , , , , , , ,				
j	Title verification		To be done by the Advocate					
<u>k.</u>	Details of leases if any		NA					
<u> </u>	Agreements of easemen	ts if any	NA					
m.	All legal documents, rece	eipts related	Tax name	Not Available				
	to electricity, water tax, p	roperty tax	Receipt number	Not Available				
	and any other building ta	xes to be	Receipt in the name of	Not Available				
	verified and copies as ap	plicable to	Tax amount	Not Available				
	be enclosed with the repo							
n.	Any known existing mort		Yes, To SBI	NA .				
	charges/ encumbrances property	on the						
0.	_1							
٥.	Whether the owners of the have issued any guarante	е ргорелу	No information available.	NA				
	corporate) as the case may	be (personal or	Bank to obtain details from					
p.	Any other aspect		the owner.					
· 1000 -	<u> </u>	HIPL I Try Series Series.	NA					
	ECONOMIC ASPECTS							
a.	Property presently occup	ied/ possesse	ed M/s Trading Engineers Inte	ernational Limited				
- 	by States			<u> </u>				
<u>b.</u>	Number of tenants	Tr. 7	NA					
C.	Reasonable letting value			BUSINESS MA				
d.	Details of ground rent pay		C NA C C	Section 1975				
e. f.	Amount of monthly rent re	eceived	NA. A Same Professional Profess	Street Remote				
	Expected market monthly		NA					
g. h,	Taxes and other outgoing	<u> S</u>	NA '					
i.	Property insurance	·	NA					
'	Monthly maintenance cha Security charges, etc.	irges	NA	- 				
j. k.	Any other aspect	 	NA NA					
		e : January na mpana pang pang mahang akan salipida pa	NA					
6	SOCIO CULTURAL A	SPECTSO	F.THE PROPERTY:					
a.	Population social group of	f the area	Industrial area	The second secon				
	(population, social stratification, age groups, economic levels, lo	regional origin,		-				
	slums/squatter settlements near	rby, etc.)						
7715	EUNCTIONAL AND UT	ILITARIAN	SERVICES FACILITIES &	AMENITIES WIFE STREET				
a.	Utility of spaces provided	within the	Yes					
	building		1					
. b.	Car parking facilities		Yes					
Ç.	Balconies		NA					
			Yes					
d.	Sewerage / sanitation		Yes					
d. e.	Drainage arrangements		Yes					
d.	Drainage arrangements Water Treatment Plant	Permanent		Techno Enginee				

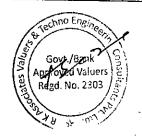
	arrangement	S A	uxiliary	No			<u> </u>			
<u>h.</u>	Class of elec		axillal y							
i.		itary & water su	nnly fittings	Industrial Industrial						
j.		conditioning	pply littings	NA		· 				
<u>k.</u>	HVAC syster		·	NA .						
1.	Fire safety pr		······································	NA NA						
m.	Security prov		·		urity guarde					
n.	Lift/ Elevators		 -	Yes/ Private security guards NA						
0.	Compound w	all/ Main Gate	,	Yes						
p.	Whether gate			No		· · · · · · · · · · · · · · · · · · ·				
q.	Internal deve									
	Garden/ Pa	ark/				<u> </u>				
	Land scrap	oing vvat	er bodies	Internal roads	Paver	nents	Boundary Wall			
	NA		. NA	Yes	N	0	Yes			
1 8.	INFRASTRI	JCTURE AVA	ILABILITY							
<u> </u>	in the water and the manager at the first	ucture availabil	即但他还可能完整。				新导版和			
i	7 iqua imi adii		/ater Supply	Yes			 _			
ii	Sewera	ge Treatment		No		<u> </u>				
iii			ter drainage	_i						
b.	Other Physica	al Infrastructure		100		.				
i		Solid waste m		No			·			
ii	33127		Electricity	 	O 11.0 D II	11 1 6 1 mm ym 1				
iii	Road and Pu	ublic Transport		Yes	<u>dur bu</u>		4.11			
iv		bility of other p		3: 4:		S Source of	·····································			
IV	· (水)	· (1.3) [1] [1] [2] [2] [2] [2] [2] [2] [2] [2] [2] [2	nearby	Transport, Marke	et, Hospital etc	Section 18	الم			
C.	Proximity & a	vailability of civ	ic amenities	& social infrastruct	ture					
	School	Hospital			Railway	•••				
	·		Market	Bus Stop	Station	Metro	Airport			
Notations, 3: a vincina	5 Km.	5 km.	2 km.	1 Km.	10 Km.	NA	NA			
9.	MARKETAE	ILITY ASPEC	TS:OF THI	E PROPERTY:						
а.		of surrounding	S. M. Carlotte, S. P. L. G. P. T. T. Cold.	None NA						
b.	Location attrib	outes		Road facing						
C.	Scarcity	:		Location of the p	property is goo	od; Land is ea	asily available in			
		<u> </u>		this area.			,			
d.	Other recreati			Yes/ Available in	the vicinity					
	(parks, open spa	ion related to d	amond and	Co many indust						
e .		kind of the subj	-	So many industr			ence demand of			
,	property in the	•		property will be re	emain in this a	rea.	İ			
f.		/ defect/ disadv	antages in	No	· · · ·					
]. 	the property/ I									
g	Any other fact	ors affecting m	arketability	NA	<u> </u>					
20. 2	ENGINFFRII	NG AND TEC	HNOLOGY	ASPECTS OF T	UE DOOR	TVZENOV	NOIS OF THE PROPERTY.			
		beginnenne horde	对海 斯·沙里图 (1995)							
		•				Adv Valle	ovi /Ban			
	DIZA (BYZA C					Sal Res	id. No. 2303			
	RKA/FY16-1	71772				18/	4/20/			

a. Type of construction & design pillars b. Quality of construction/ Materials and technology used centrology								
b. Quality of construction/ Materials and technology used Construction done using Pre-Cast RCC Internal - Good External - Go	a.	Type of construction & design	GI Shed mounted on iron trusses and brick wall & RCC					
technology used	<u> </u>	Quality of construction/ Motorials and						
Construction done using Pre-Cast RCC Internal - Good External - Good RCC & Tin Shed PCC, Wooden frame & panel doors, Floor height Please refer to Part-B (Covered area Details) No Visible damage in the building if any Vera of construction/ Age of building/ Remaining life expected RCS & Structural safety Ves Structural safety Ves Protection against natural disasters viz. earthquakes etc. Protection against natural disasters viz. earthquakes etc. Structural safety Pes as per approved Building Map/ Plan Building Plans are approved by the development authority Ves appears to be as per visual observation Details of eliterations deviations/ lilegal construction encroachment noticed in the structure from the original approved plan Status of environment frendly building materials like fly ash brick, other Green building techniques if any Provision of rainwater harvesting Use of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any Descriptive account on whether the building is modern, old fashioned, etc. plain looking or with decorative elements, hertage value if applicable, presence of landscape elements, etc.	J. J.	technology used	Regular masonry construction using standard quality					
d. Roof RCC & Tin Shed RCC & Tin She			<u></u>					
d. Roof e. Type of flooring PCC, f. Doors/ Windows Wooden frame & panel doors, g. Floor height N. Maintenance issues No No Visible damage in the building if any i. Year of construction/ Age of building/ Remaining life expected Remaining life expe	C.	Appearance/ Condition of structures						
d. Roof e. Type of flooring pCC. f. Doors/ Windows Wooden frame & panel doors, g. Floor height Please refer to Part-B (Covered area Details) h. Maintenance issues No i. Visible damage in the building if any j. Year of construction/ Age of building/ Remaining life expected k. Structural safety Protection against natural disasters viz. earthquakes etc. m. Is construction as per approved plan Status of Building Plans/ Maps O. Is Building Plans/ Maps Details of alterations/ deviations/ lilegal construction encroachment noticed in the structural from the original approved plan p. Details of alterations/ deviations/ lilegal construction the original approved plan g. Is this being regularized NA p. Is this being regularized NA p. Is this being regularized NA p. Provision of rainwater harvesting C. Use of solar heating and lighting systems, etc. d. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any p. 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.	1.	The state of the s						
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b. Provision of rainwater harvesting c. Use of solar heating and lighting systems, etc. d. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any 12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY a. Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.		materials like tly ash brick, other Green	·					
c. Use of solar heating and lighting systems, etc. d. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any 12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY a. Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.		*						
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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. Traditional Structure with Simple Looking								
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. Traditional Structure with Simple Looking Traditional Structure with Simple Looking	CENTRAL PROPERTY.							
building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	12.		QUALITY OF THE PROPERTY:					
plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	a.	Descriptive account on whether the	Traditional Structure with Simple Looking					
elements, heritage value if applicable, presence of landscape elements, etc.		building is modern, old fashioned, etc.,	· · · · · · · · · · · · · · · · · · ·					
presence of landscape elements, etc.		elements, heritage value if applicable	xechno Engine					
13/ Govt Reserve		presence of landscape elements, etc.						
		F 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Sout /axe Voluers (2)					

PART B - AREA DESCRIPTION OF THE PROPERTY

1.	Land Area		0.961 Hect.	Or 9610 sc	ı. mtr. (11493.46 sq. yds.)					
			Permissible		NA					
			(x% of Plot area)							
2.	Ground Coverage	Area	Proposed	- ′	NA					
	•	*-	(x%)							
			Present Sta	tus	NA	 				
			Permissible		NA					
			(x% of Plot ar	rea)	INEX					
3.	FAR		Proposed	Ca)	NA	· · · · · · · · · · · · · · · · · · ·	<u> </u>			
J .	. ,		(x%)		NA .					
			Present Stat	hue	NA					
	Constructed Area		T TOSCIII Olai	ius	IVA					
4.	Constructed Area (As per IS 3861-1966)		Covered Ar	rea	124870.13 sq.ft.					
S.No.	Block Name	Total Slabs		Year of	Type of construction	Structure	THE STATE OF THE S			
ş. T. Ş.	COMMENTS FOR IN	Floors	Height	constructio		condition	Area (in sq.ft)			
1	Washing Boom	Cinal.	13.66	3000	RCC framed pillar beam					
^	Washing Room	Single	13.6 Ft.	2008	column structure on RCC	Average	200.87			
					slab RCC framed pillar beam	 				
2	Pantry	SINGLE	13.6 Ft.	2008	column structure on RCC	Average	64			
		<u> </u>			slab	, croge	, , , , , , , , , , , , , , , , , , , 			
_		_			RCC load bearing structure					
3	Store .	SINGLE	13.6 Ft.	2008	on beam column and 9"	Average	157.28			
		······································			brick walls	<u> </u>	·.			
4	Kitchen	SINGLE	13.6 Ft.	2008	RCC load bearing structure					
		3,,,0,,,	13.010.	2000	on beam column and 9" brick walls	Average	288.89			
					GI shed roof mounted on					
5	Fabrication Shed-I	SINGLE	40 Ft.	2008	iron pillars, trusses frame	Average	26771.87			
	-				structure					
6	Dining tall	CINICIE			RCC load bearing structure					
U	Dining Hall	SINGLE	12 Ft.	2008	on beam column and 9"	Average	2337			
		 -			brick walls Gl shed roof mounted on					
		B14.5.			iron pillars, trusses frame		·			
	Working Shed	SINGLE	40 Ft.	2008	structure resting on brick	Average	28800			
					wall		Į į			
7	Bond Dec	614.5 : -			RCC load bearing structure	-				
,	Bond Room	SINGLE	18.9 Ft.	2008	on beam column and 9"	Average	375			
					brick walls	ļ				
8	Testing Room	SINGLE	18.9 Ft.	2008	RCC framed pillar beam column structure on RCC	Average	772 5			
					slab	waeiage	772.5			
				٠	GI shed roof mounted on		-			
9	Panels Assembling	SINGLE	9.6 Ft.	2008	iron pillars, trusses frame	Average	3600			
	Shed				structure resting on brick	UACIORE	3000			
			+		wall RCC load bearing structure					
10	Toilet Block	SINGLE	10 FT	2008	on beam column and 9"	Average	262.5			
_				·	brick walls	, werege	202.3			
						chno Engina				

1						Total	124870.13
24	Store	SINGLE	9.3 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	1192.5
23	Toilet Block	SINGLE	10 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	298.69
22	Comp. Shed	SINGLE	10 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	900
21	C.N.C. Shop	SINGLE	14 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Äverage A	3900
20	Fabrication Shed-II	SINGLE	35 Ft.	2008	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	44321.18
19	Cabin	SINGLE	12 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	268.11
17	Office	SINGLE	12 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	196.56
16	Conference Room	SINGLE	12 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	287.5
15	Stuffing Room	SINGLE	18.9 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	991.87
14	Chemical Store	SINGLE	18.9 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	671
13	Phosphating Area	SINGLE	18.9 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	3877.5
12	R.M. Store	SINGLE	18.9 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	3990
11	Passage	SINGLE	18.9 Ft.	2015	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	345.31



PART C - VALUATION OF THE PROPERTY

A		PROCEDURE OF VALUATION
(a)	Scope of the Valuation	To assess fair market value
(b)	Valuation Type	Land & Building Value
(c)	Valuation Methodology	Market Rate Approach
(d)	Property Use Factor	Industrial (x2)
(e)	Category of the Locality	Good

B .		VALUATION OF LAND Applicable	
	Specifications	Govt. Circle Rate (GLR)	Market Rate (PMR)
(a)	Prevailing Market Rate range	Rs.3,800/- per sq. mtr.	Rs.2,500/- to Rs.3,000/- per sq. mtr.
(b)	Details of the sources from where the information is gathered on the prevailing market Rate/Price trend of the property (from property search sites & local information)	Circle Rate List of Tehsil Roorkee/ Bhagwanpur For the Year 2016-17	As per general market trend and enquiries made in the area.
(c)	Rate adopted considering all characteristics of the land*	Ç Rs.3,800/- per sq / mtr. , , , ,	Rs.2,700/- per sq. mtr.
(d)	Total Land Area considered (documents vs site survey whichever is less)	0.961 Hect. Or 9610 sq. mtr. (11493.46 sq. yds.)	0.961 Hect. Or 9610 sq. mtr. (11493.46 sq. yds.)
(e)	Total Value of land (A)	9610 X Rs.3,800/- per sq. mtr. Rs.3,65,18,000/-	9610 X Rs.2,700/- per sq. mtr. Rs.2,59,47,000/-

C.			VAL	UATION	OF BUILDING CO	LVS TENT	<u>ICTION</u>	rikari Tirang			
	Block Name	Total Slabs/	Floor wise Height	Year of construction	(select from drop down)	Danger and selecti	State Office (PTSA) Contract	Rate	Adopted	D	epréciated
. 1	Washing Room	Single	13.6 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	200.87	Rs.	500.00		100,435.00
2	Pantry	SINGLE	13.6 Ft.	2008	RCC framed pillar beam column structure on RCC slab	Average	64	Rs.	550.00	Rs.	35,200.00
3	Store	SINGLE	13.6 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	157.28	Rs.	500.00	Rs.	78,640.00
4	Kitchen	SINGLE	13.6 Ft.	2008	RCC load bearing structure on beam column and 9" brick walls	Average	288.89	Rs.	550.00	Rs.	158,889.50
5	Fabrication Shed-I	SINGLE	40 Ft.	2008	GI shed roof mounted on iron pillars, trusses frame structure	Average	26771.87	Rs.	625.00	Rs. 1	6,732,418.75

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		·			·						
6	Dining Hall	SINGLE	12 Ft.	2008	RCC framed pillar beam column structure on RCC	Average	2337	Rs.	525.00	Rs	i. 1,226,925.00
-		 	 -		slab		<u> </u>				. 1,220,323.00
,	Working Shed	SINGLE	10.5		GI shed roof mounted on iron pillars, trusses frame	i					-
	WORKING SHEE	SINGLE	40 Ft.	2008	structure resting on brick		28800	Rs.	625.00	Rs	. 18,000,000.00
-		 -		-	wall		<u> </u>				
8	Bond Room	SINGLE	18.9 Ft.	2008	RCC load bearing structure on beam column and 9"						
<u> </u>					brick walls	Average	375	Rs.	500.00	Rs	. 187,500.00
9	Tooking D.				RCC load bearing structure		 	 		╁	
9	Testing Room	. SINGLE	18.9 Ft.	2008	on beam column and 9"	Average	772.5	Rs.	500.00	Rs.	386,250.00
			 	-	brick walls Gl shed roof mounted on	 	 	┷-		丄	
10	Panels Assembling	SINGLÈ	0.55		iron pillars, trusses frame						
	Shed	SINGLE	9.6 Ft.	2008	structure resting on brick	Average	3600	Rs.	550.00	Rs	. 1,980,000.00
-	 	 	 	 -	wall					L	
11	Toilet Block	SINGLE	10 FT	2008	RCC load bearing structure on beam column and 9"	1			<u> </u>	Γ	
	<u> </u>			2000	brick walls	Average	262.5	Rs.	500.00	Rs.	131,250.00
	,				GI shed roof mounted on			+		┼-	
12	Passage	SINGLE	18.9 Ft.	2015	iron pillars, trusses frame	Average	345.31	D.	420.00		447 400 55
1			1		structure resting on brick	Average	343.31	Rs.	420.00	HS.	145,030.20
				 	RCC load bearing structure	 				_	
13	R.M. Store	SINGLE	18.9 Ft.	2008	on beam column and 9"	Average	3990	Rs.	525.00	Re	2,094,750.00
<u> </u>	 		 	<u> </u>	brick walls			1.5.	323.00	'``3.	2,034,730.00
	İ				GI shed roof mounted on						<u> </u>
14	Phosphating Area	SINGLE	18.9 Ft.	2008	iron pillars, trusses frame structure resting on brick	Average	3877.5	Rs.	525.00	Rs.	2,035,687.50
	<u> </u>				wall			}			_,==,,==,
15	,		17.		RCC load bearing structure		1.	 -	1. 1.	_	
15	Chemical Store	. SINGLE	18.9 Ft.	2008	on beam column and 9"	Average	671	Rs.	550.00	Rs.	369,050.00
			 	 	brick walls RCC framed pillar beam	 		-		<u></u>	
16	Stuffing Room	SINGLE	18.9 Ft.	2008	column structure on RCC	Average	991.87	Rs.	600.00	Rs.	EOE 133 00
			 		slab		252.07	11.3.	500.00	ns.	595,122.00
17	Conference Room	SINGLE	12 Ft.	2000	RCC framed pillar beam						
		SINGLE	1271.	2008	column structure on RCC slab	Average	287.5	Rs.	700.00	Rs.	201,250.00
					RCC framed pillar beam			 			
18	Office	SINGLE	12 Ft.	2008	column structure on RCC	Average	196.56	Rs.	700.00	Rs.	137,592.00
 -			 	<u> </u>	slab			<u> </u>			
19	Cabin	SINGLE	12 Ft.	2008	RCC framed pillar beam column structure on RCC	Aug	250.44	_			
					slab	Average	268.11	Rs.	650.00	Rs.	174,271.50
					GI shed roof mounted on			 			
20	Fabrication Shed-II	SINGLE	35 Ft.	2008	iron pillars, trusses frame	Average	44321.18	Rs.	610.00	De 1	27,035,919.80
					structure resting on brick wall			"	010.00	113. 4	27,055,515.60
					RCC load bearing structure			 			
21	C.N.C. Shop	SINGLE	14 Ft.	2008	on beam column and 9"	Average	3900	Rs.	525.00	Rs.	2,047,500.00
			_		brick walls						
22	Comp. Shed	SINGLE	10 Ft.	2008	RCC load bearing structure on beam column and 9"	Average	900	Rs.	450 00	D-	405 000 00
					brick walls			11.3.	450.00	rt\$.	405,000.00
23	Toilet Block	SINGLE	10 Ft.	3000	RCC load bearing structure						
		JTOLL	10 Ft.	2008	on beam column and 9" brick walls	Average	298.69	Rs.	500.00	Rs.	149,345.00
34					RCC load bearing structure			 			
24	Store	SINGLE	9.3 Ft.	2008	on beam column and 9"	Average	1192.5	Rs.	500.00	Rs:	596,250.00
25					brick walls	Total	124070 12	18000	Fraire		
						rotar	124870.13	, ,	7,61,1	Rs. 7.	5,004,276.25

D.	COI	NSOLIDATED VALUE	
	Description	Value b	y adopting
	Valuation of the Property	GLR (Rs.)	PMR (Rs.)
(a)	Land (A)	Rs.3,65,18,000/-	Rs.2,59,47,000/-
(b)	Building (B)	NA	Rs. 7,50,04,276/-
(c)	Other architectural aesthetic developments, improvements (add lump sum cost)	NA	Rs.5,00,000/-
(d)	Total (Add (A+B)	Rs.3,65,18,000/-	Rs. 10,14,51,276/-
(e)	Rounded Off	•	Rs. 10,14,50,000/-
(f)	Realizable/ Fetch Value (Less 20% of Total Value)		Rs.8,11,60,000/-
(g)	Distress Sale Value (Less 30% of Total Value)		Rs. 7,10,15,000/-
(h)	Construction Cost for Insurance Purpose		Rs. 7,50,04,276/-

(Rupees Ten Crore Fourteen Lacs Fifty Thousand Only)

Regd. No. 2303 REMARKS

Basis of Valuation: Sales approach as per the market trend based on location & other property characteristics Best rates are adopted rationally considering many factors like nature of land, location, approach, market situation and trends. Information about the average rates are taken from the property agents, recent deals, demand-supply, internet

Construction rates are adopted as per existing condition, specifications and after calculating depreciation & improvements done over the period of years.

4. PMR Value: Best sellable Value that is paid in the market for the property when the buyer gets all the ownership rights of the property and property is free from any external/ internal encumbrance or defects like mortgage, tenancy, illegal possession, lease hold, situated in area proposed to be sealed by State/Central Government or Court and other factors like location, nearby development, etc

Realizable/ Fetch Value: Best sellable value that can be arrived for the property having any of the above external/ internal encumbrances or defects. It may vary from PMR value from case to case basis.

PART D - DISCLAIMER & DECLARATION

- 1. The information provided is true and correct to the best of my knowledge and belief.
- 2. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and the information came to knowledge during the course of the work.
- 3. If firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation, 2011 of the IBA, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- 4. If firm abide by the Code of Conduct as provided by the above referred Handbook.
- 5. I/ firm is a 'valuer' as per the provisions of the above referred Handbook in Category "Land & Building/ Plant & Machinery" and fulfill the education, experience and other criteria laid out therein.
- 6. If firm is an approved Valuer under SARFAESI Act 2002 and I am approved by the Bank.
- 7. No employee or member of R.K Associates has any direct/ indirect interest in the property.
- 8. Our authorized representative Mr. Vibhor has inspected the subject property on 06.08.2016
- 9. This report is prepared based on the documents/ information provided to us by the owner/ financer and we assume that all such information is true and correct. Distortion or misrepresentation of any facts in any form will lead to cancellation of this report right away.
- 10. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.
- 11. Legal aspects are not considered in this report. It's taken into account that the concerned Bank/
 Financial Institution has first got the legal verification cleared by the competent Advocate before moving for the project tie-up report.
- 12. Value varies with the purpose/ date/ condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in this Report.
- 13. This valuation work is undertaken by our Civil Engineer on the request from State Bank of India, Commercial Branch, New Delhi.

For R.K Associates

Er. R.K Agarwal

(Director/ Chief Value)

Place: New Delhi

Date: 25.08.2016

Note: This report contains 13 pages

Annexures with the Report:

1. R.K Associates important Notes

Reg 1. No. 2303

- 2. Location Map
- 3. Photographs

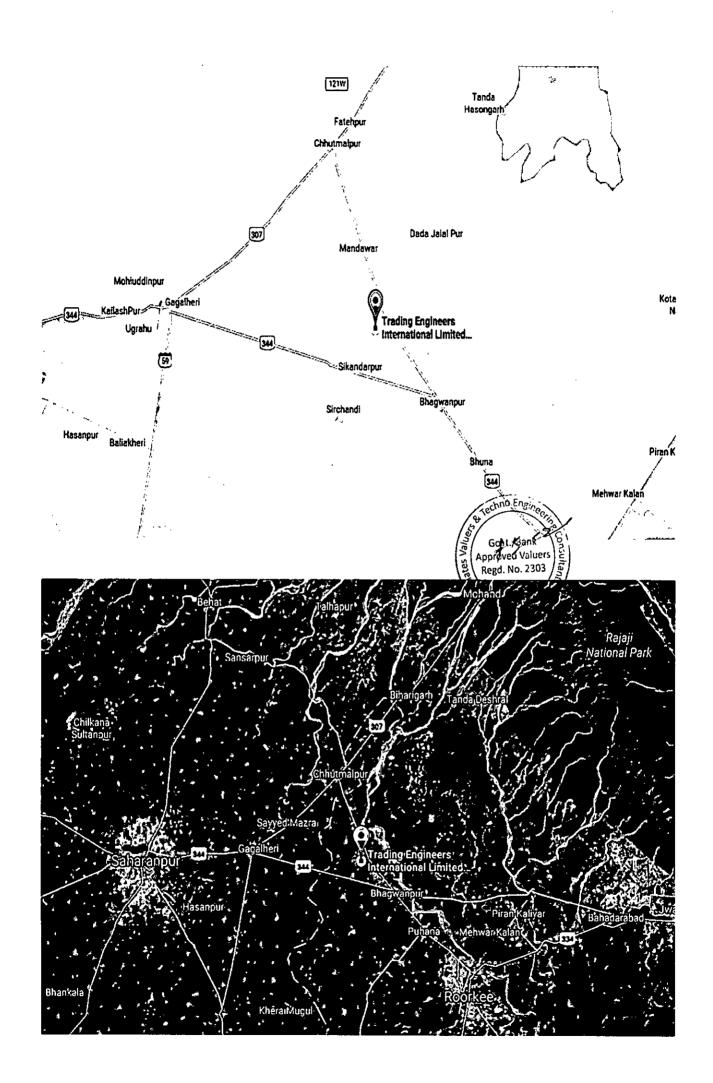
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TYPED BY: AE Deepak Prajapati REVIEWED BY: HOD Valuations

R.K ASSOCIATES IMPORTANT NOTES:

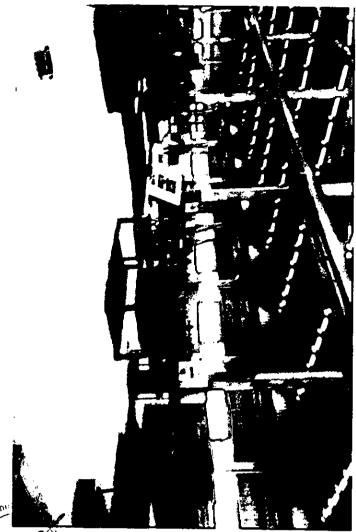
- 1. <u>DEFECT LIABILITY PERIOD</u> In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at <u>valuers@rkassociates.org</u> within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates Valuers Techno Engineering Consultants (P) Ltd. won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that 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.
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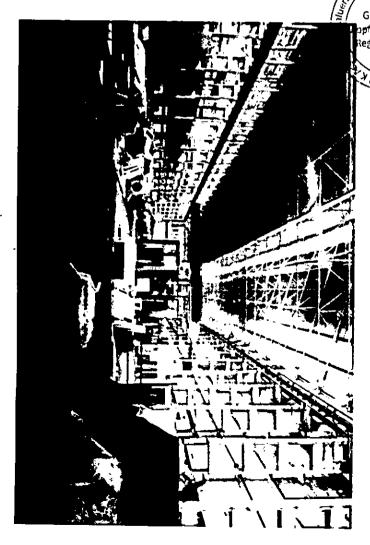
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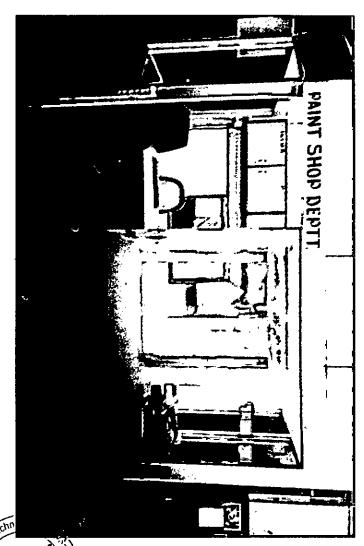


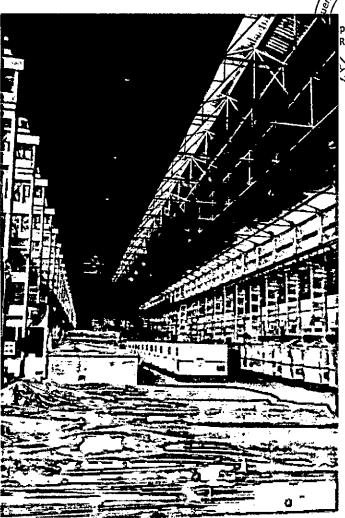




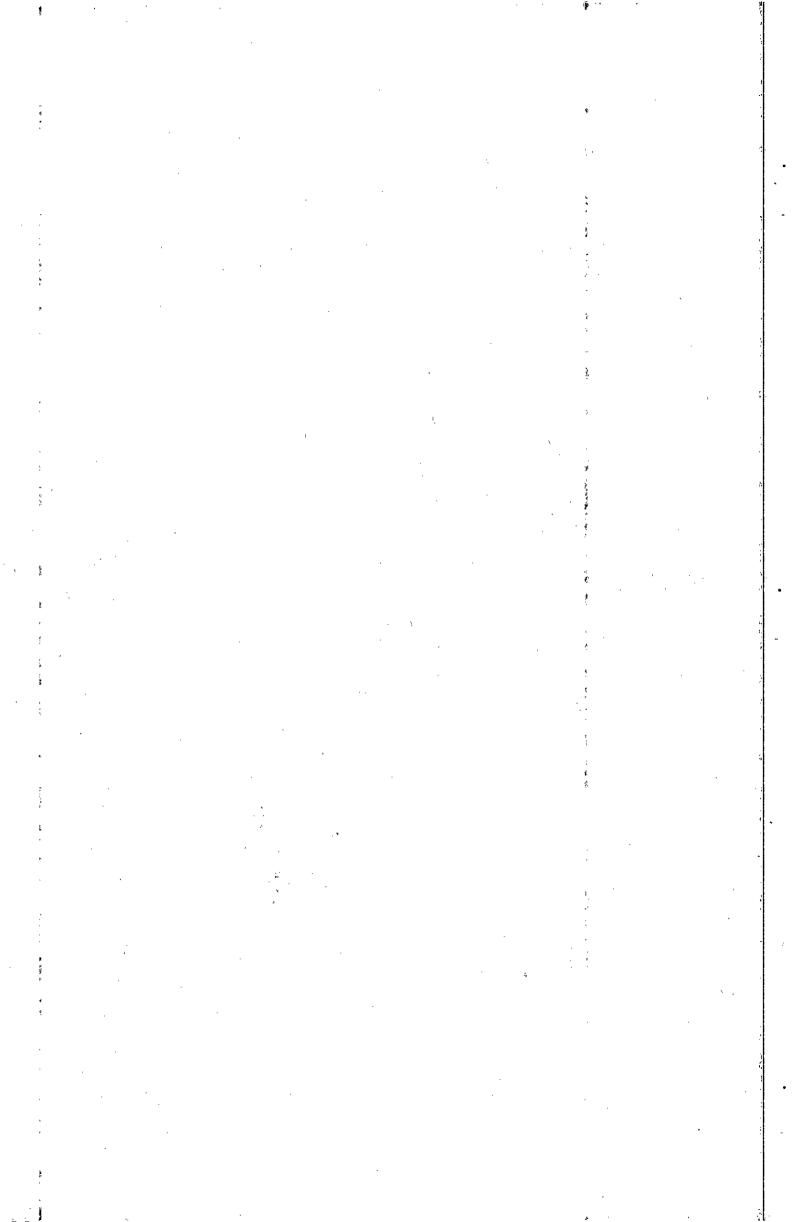






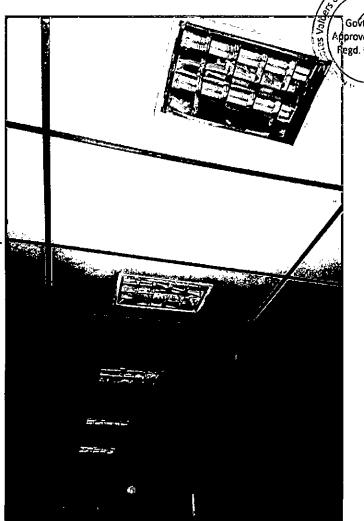


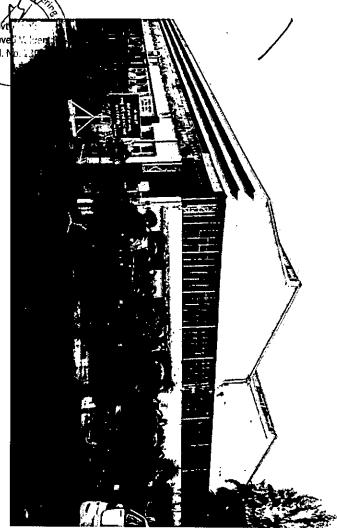












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10	110000	58000	00006	58000	37600	40800	33600	38000	32600	36000	31600	41000	25690
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8	25000	22000	28000	20000	14300	17500	14300	13800	12500	16500	13900	19200	12500
7	27000	25000	30000	25000	14800	18400	14800	14000	12800	18000	14800	19500	12800
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