

REPORT FORMAT: V-L1 (Basic - IDBI) | Version: 12.0_Nov.2022

CASE NO.: VIS (2024-25)-PL096-087-117

Dated: 03.06.2024

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	VACANT LAND
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PLOT

SITUATED AT

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

KHATA NO: 63, GATA NO: 97 VILLAGE KHAN-CHANDRAPUR, TEHSIL &
PARGANA AKBARPUR, KANPUR, UTTAR PRADESH
209101

REPORT PREPARED FOR

IDBI BANK LTD. ZONAL OFFICE GOMTI NAGAR LUCKNOW-226010

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

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

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

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

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CASE NO.: VIS (2024-25)-PL096-087-117

Other Offices at: Shahjahanpur | Kolkata | Bengaluru | Dehradun | Ahmedabad | Lucknow | Satellite & Shared Office: Moradabad | Meerut | Agra

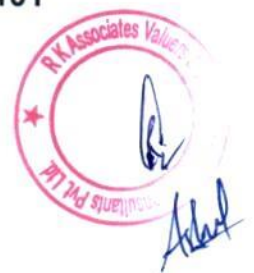
PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

**KHATA NO : 63, GAHTA NO: 97 KHAN-CHANDRAPUR, NEAR UMARAN
DHABA, RANIA, AKBARPUR, KANPUR, UTTAR PRADESH 209101**



PART B

IDBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	IDBI Bank Ltd. Zonal Office Gomti Nagar Lucknow-226010
Name of Customer (s)/ Borrower Unit	M/S Laxmi Oil and Vanaspati Private Limited
Work Order No. & Date	Through E-mail Dated: 18/05/2024

S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL			
a)	Purpose of Valuation	For Distress Sale of mortgaged assets under NPA a/c		
b)	Date of Inspection of the Property	24 May 2024		
	Date of Valuation Assessment	03/06/2024		
	Date of Valuation Report	03/06/2024		
c)	List of documents produced for perusal (Documents has been referred only for reference purpose)	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 documents requested.	Total 02 documents provided	Total 02 documents provided
		Sale/Lease deed	Provided	Dated: 05-09-2011
		Copy of TIR	Provided	Dated 28-12-2020
		Approved Map	Not Provided	---
		Last paid Municipal Tax Receipt	Not Provided	---
d)	Name of the owner(s)	M/S Laxmi Oil and Vanaspati Private Limited		
	Address/ Phone no.	M/S Laxmi Oil and Vanaspati Private Limited Parvati Bagla Road, Kanpur Nagar.		

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This Valuation report is prepared for the Industrial Land situated at the aforesaid address having a total land area admeasuring 21,750 Sq.mtr/10.61 bigha as per the sale deed provided to us. The builtup structure on the subject land is in demolished condition therefore, only industrial land value is considered. The subject property is situated near to National Highway-19 (Jhansi-Kanpur Highway). As per the TIR dated 25-11-2019, the land of area 0.1750 Hectares has been acquired by Govt. of India Shipping Transport and Highway Ministry. Hence the land remaining with M/S Laxmi Oil and Vanaspati Pvt. Ltd is 2 Hectares/ 9.76 Bigha and the same is considered for valuation.

The Subject property is a corner property and it is accessible from Two sides. This subject property is well suitable for Industrial purpose The Subject property is surrounded by agricultural lands and not located in a notified Industrial Area.

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.

VALUATION ASSESSMENT

M/S LAXMI OIL AND VANASPATI PRIVATE 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.

a.	Location of the property	
	Plot No. / Survey No.	Khata no : 63, Ghata number 97
	Door No.	---
	T. S. No. / Village	Khan-Chandrapur
	Ward / Taluka	---
	Mandal / District	Kanpur
	Postal address of the property	Khata No : 63, Gahta no: 97 Khan-Chandrapur, Near Umaran Dhaba, Rania, Akbarpur, Kanpur, Uttar Pradesh -209101
	Latitude, Longitude & Coordinates of the site	26°23'49.0"N 80°02'50.0"E
	Nearby Landmark	Umrans Dhaba
b.	City Categorization	Scale-B City Good
	Type of Area	Industrial
c.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Choose an item. Choose an item. Click here to enter text.
d.	Any information on encroachment	No
e.	In case it is an agricultural land, any conversion of land use done	As per documents it is not an Agriculture land
f.	Boundary schedule of the Property	
	Are Boundaries matched	No, boundaries are not mentioned in the documents.
	Directions	As per Sale Deed/TIR Actual found at Site
	North	Agricultural Land Agricultural Land
	South	Agricultural Land Agricultural Land
	East	Agricultural Land Agricultural Land
	West	NH-19 NH-19
g.	Property presently occupied/ possessed by	Owner
	If occupied by tenant, since how long?	NA
	Rent received per month	NA
h.	Latitude, Longitude & Coordinates of the site	26°23'49.0"N 80°02'50.0"E
CHARACTERISTICS OF THE SITE		
1.	Classification of the locality	Industrial
2.	Development of surrounding areas	Semi Urban
3.	Possibility of frequent flooding / submerging	No
4.	Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc.	
	School	Hospital
	Market	Bus Stop
	Railway Station	Metro
	Airport	
	~ 1.5 KM.	~ 2 KM.
	~ 2 KM.	---
	~ 3 K.M.	---
5.	Level of land with topographical conditions	Solid Land/ on road level
	Shape of land	Irregular

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Type of use to which it can be put	Best for Industrial		
Any usage restriction	Yes, only for industrial use		
Corner plot or intermittent plot?	It is a corner plot		
Road facilities			
Main Road Name & Width	NH-19 (Jhansi- Kanpur Highway)	Approx. 50 m wide.	
Front Road Name & width	NH-19 (Jhansi- Kanpur Highway)	Approx. 50 m wide.	
Type of Approach Road	Bituminous Road		
Distance from the Main Road	On the road		
Type of road available at present	Bituminous Road		
Is it a land – locked land?	No		
Water potentiality	Yes from borewell/ submersible		
Underground sewerage system	Not Applicable since it is a vacant plot/ land		
Is power supply available at the site?	No Electricity connection since it is a vacant land		
Advantages of the site	The subject property is abutting to NH-19 (Jhansi-Kanpur Highway) with good frontage and location.		
Special remarks, if any, like:			
Notification of land acquisition if any in the area	As per the TIR dated 25-11-2019, the land of area 0.1750 Hectares has been acquired by Govt. of India Shipping Transport and Highway Ministry. Hence the land remaining with M/S Laxmi Oil and Vanaspati Pvt. Ltd is 2 Hectares/ 9.76 Bigha and the same is considered for valuation.		
Notification of road widening if any in the area	As per the TIR dated 25-11-2019, the land of area 0.1750 Hectares has been acquired by Govt. of India Shipping Transport and Highway Ministry. Hence the land remaining with M/S Laxmi Oil and Vanaspati Pvt. Ltd is 2 Hectares/ 9.76 Bigha and the same is considered for valuation.		
Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	Not applicable		
Any other	None		
VALUATION OF LAND			
Size of plot	Please refer to Part C – Area description of the Property.		
North & South			
East & West			
Total extent of the plot			
Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Please refer to Part D - Procedure of Valuation Assessment section.		
Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)			
Assessed / adopted rate of valuation			
Estimated Value of Land			
VALUATION OF BUILDING			
Technical details of the building			
Type of Building (Residential / Commercial/ Industrial)	NA, Industrial Land considered as vacant.		
	Structure	Slab	Walls



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Type of construction (Load bearing / RCC/ Steel Framed)	NA, Industrial Land considered as vacant.	NA, Industrial Land considered as vacant.	NA, Industrial Land considered as vacant.
Architecture design & finishing	Interior	Exterior	
	NA, Industrial Land considered as vacant.	NA, Industrial Land considered as vacant.	
Class of construction	NA, Industrial Land considered as vacant.		
Year of construction/ Age of construction	NA, Industrial Land considered as vacant.	NA, Industrial Land considered as vacant.	
Number of floors and height of each floor including basement, if any	NA, Industrial Land considered as vacant.		
Plinth area floor-wise	NA, Industrial Land considered as vacant.		
Condition of the building	Interior	Exterior	
	NA, Industrial Land considered as vacant.	NA, Industrial Land considered as vacant.	
Maintenance issues	NA, Industrial Land considered as vacant.		
Visible damage in the building if any	NA, Industrial Land considered as vacant.		
Type of flooring	NA, Industrial Land considered as vacant.		
Class of electrical fittings	NA, Industrial Land considered as vacant.		
Class of plumbing, sanitary & water supply fittings	NA, Industrial Land considered as vacant.		
Map approval details			
Status of Building Plans/ Maps and Date of issue and validity of layout of approved map / plan	NA, Industrial Land considered as vacant.		
Approved map / plan issuing authority	NA, Industrial Land considered as vacant.		
Whether genuineness or authenticity of approved map / plan is verified	NA, Industrial Land considered as vacant.		
Any other comments on authenticity of approved plan	NA, Industrial Land considered as vacant.		
Is Building as per copy of approved Map provided to Valuer?	NA, Industrial Land considered as vacant.		
Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the approved plan	<input type="checkbox"/> Permissible alterations	NA, Industrial Land considered as vacant.	
	<input type="checkbox"/> Non permissible alterations	NA, Industrial Land considered as vacant.	
Is this being regularized	NA, Industrial Land considered as vacant.		
SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF			
Foundation	NA, Industrial Land considered as vacant.		
Basement			
Superstructure			
Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)			
RCC works			
Plastering	NA, Industrial Land considered as vacant.		
Flooring and Skirting	NA, Industrial Land considered as vacant.		



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	Special finish as marble, granite, wooden paneling, grills, etc	NA, Industrial Land considered as vacant.
	Roofing including weather proof course	NA, Industrial Land considered as vacant.
	Drainage	NA, Industrial Land considered as vacant.
	Compound wall	No
	Height	---
	Length	---
	Type of construction	---
	Electrical installation	NA, Industrial Land considered as vacant
	Type of wiring	
	Class of fittings (superior / ordinary / poor)	
	Number of light points	
	Fan points	
	Spare plug points	
	Any other item	
	Plumbing installation	NA, Industrial Land considered as vacant.
	No. of water closets and their type	
	No. of wash basins	
	No. of urinals	
	No. of bath tubs	
	No. of water closets and their type	
	Water meter, taps, etc.	
	Any other fixtures	



ENCLOSURE: I

PART C	AREA DESCRIPTION OF THE PROPERTY
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Land Area considered for Valuation	20,000 Square Meter/2 Hectare/9.76 bigha	
Area adopted on the basis of	Property documents & site survey both	
Remarks & observations, if any	The land area mentioned in the documents is 2.175 hectare. But as per TIR the 0.1750 area of land is acquired and remaining area is 2 hectares/9.76 bigha only. which is cross checked during site visit and via google map tools.	
Constructed Area considered for Valuation (As per IS 3861-1966)	NA, Industrial Land considered as vacant.	---
Area adopted on the basis of	None	
Remarks & observations, if any	---	

Note:

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.

Verification of the area measurement of the property is done based on sample random checking only.

Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.



ENCLOSURE: II

PART D

PROCEDURE OF VALUATION ASSESSMENT

1. GENERAL INFORMATION									
i. Important Dates	<table border="1"> <thead> <tr> <th>Date of Appointment</th> <th>Date of Inspection of the Property</th> <th>Date of Valuation Assessment</th> <th>Date of Valuation Report</th> </tr> </thead> <tbody> <tr> <td>18 May 2024</td> <td>24 May 2024</td> <td>3 June 2024</td> <td>3 June 2024</td> </tr> </tbody> </table>	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report	18 May 2024	24 May 2024	3 June 2024	3 June 2024
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18 May 2024	24 May 2024	3 June 2024	3 June 2024						
ii. Client	IDBI Bank Ltd. Zonal Office Gomti Nagar Lucknow-226010								
iii. Intended User	IDBI Bank Ltd. Zonal Office Gomti Nagar Lucknow-226010								
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 Distress Sale of mortgaged assets under NPA a/c								
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 than 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	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done								
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 sample random measurements verification & photographs).								

2. ASSESSMENT FACTORS										
i. Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.									
ii. Nature of the Valuation	Fixed Assets Valuation									
iii. Nature/ Category/ Type/ Classification of Asset under Valuation	<table border="1"> <thead> <tr> <th>Nature</th> <th>Category</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>VACANT LAND</td> <td>INDUSTRIAL</td> <td>INDUSTRIAL PLOT</td> </tr> <tr> <td>Classification</td> <td colspan="2">Only Industrial use land</td> </tr> </tbody> </table>	Nature	Category	Type	VACANT LAND	INDUSTRIAL	INDUSTRIAL PLOT	Classification	Only Industrial use land	
Nature	Category	Type								
VACANT LAND	INDUSTRIAL	INDUSTRIAL PLOT								
Classification	Only Industrial use land									
iv. Type of Valuation (Basis of Valuation as per IVS)	<table border="1"> <tbody> <tr> <td>Primary Basis</td> <td>Market Value & Govt. Guideline Value</td> </tr> <tr> <td>Secondary Basis</td> <td>On-going concern basis</td> </tr> </tbody> </table>	Primary Basis	Market Value & Govt. Guideline Value	Secondary Basis	On-going concern basis					
Primary Basis	Market Value & Govt. Guideline Value									
Secondary Basis	On-going concern basis									
v. Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State Reason: Asset under free market transaction state									
vi. Property Use factor	<table border="1"> <thead> <tr> <th>Current/ Existing Use</th> <th>Highest & Best Use (in consonance to surrounding use, zoning and statutory)</th> <th>Considered for Valuation purpose</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory)	Considered for Valuation purpose						
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VALUATION ASSESSMENT

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		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	Middle Class (Ordinary)		
ix.	Property Physical Factors	Shape	Size	Layout
		Irregular	Medium	Normal Layout
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics
		Scale-B City	Good	Good location within locality
		Semi Urban	Normal	Near to Highway
			Within urban developing zone	Road Facing
		Property Facing		
		West Facing		
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity
		Yes from borewell/ submersible	Underground	Yes
		Availability of other public utilities nearby		Road and Public Transport connectivity
		Transport, Market, Hospital etc. are available in close vicinity		Easily available
		Availability of communication facilities		
		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.)	Medium Income Group.		
xiii.	Neighbourhood amenities	Good		
xiv.	Any New Development in surrounding area	None	---	
xv.	Any specific advantage in the property	The subject property is abutting to NH-19 (Jhansi-Kanpur Highway) with good frontage and corner location.		
xvi.	Any specific drawback in the property	None		
xvii.	Property overall usability/ utility Factor	Good		
xviii.	Do property has any alternate use?	No		
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly		
xx.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property		
		Comments: ---		



VALUATION ASSESSMENT

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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 Market Approach	Approach of Valuation Method of Valuation Market Comparable Sales Method																																										
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)	<table border="1"> <tr> <td>1</td> <td>Name:</td> <td>Anant vijay infra developers</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>7800785200</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>~10 Bigha</td> </tr> <tr> <td></td> <td>Location:</td> <td>On highway</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Rs. 1.25 Crore to 1.50 Cr. per bigha</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>The property consultant informed that the industrial land abutting highway NH-19 will be available at the above-mentioned rates and land at a distance of ~500 to 1 Km away from highway will be available at Rs. 80 lakhs to Rs. 1 crore per bigha.</td> </tr> <tr> <td>2</td> <td>Name:</td> <td>Vimal Properties</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>708026005</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>5-10 Bigha</td> </tr> <tr> <td></td> <td>Location:</td> <td>Nearby</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Rs. 1 Crore to 1.5 Cr. per bigha</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>----</td> </tr> </table> <p>NOTE: The given information above can be independently verified to know its authenticity.</p>		1	Name:	Anant vijay infra developers		Contact No.:	7800785200		Nature of reference:	Property Consultant		Size of the Property:	~10 Bigha		Location:	On highway		Rates/ Price informed:	Rs. 1.25 Crore to 1.50 Cr. per bigha		Any other details/ Discussion held:	The property consultant informed that the industrial land abutting highway NH-19 will be available at the above-mentioned rates and land at a distance of ~500 to 1 Km away from highway will be available at Rs. 80 lakhs to Rs. 1 crore per bigha.	2	Name:	Vimal Properties		Contact No.:	708026005		Nature of reference:	Property Consultant		Size of the Property:	5-10 Bigha		Location:	Nearby		Rates/ Price informed:	Rs. 1 Crore to 1.5 Cr. per bigha		Any other details/ Discussion held:	----
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	Any other details/ Discussion held:	----																																											
xxviii.	Adopted Rates Justification	As per our discussion with the property dealers and habitants of the subject location we have gathered the following information: - <ol style="list-style-type: none"> There are good availability of Similar Property near to the subject locality. the industrial land abutting highway NH-19 will be available at the above-mentioned rates and land at a distance of ~500 to 1 Km away from highway will be available at Rs. 80 lakhs to Rs. 1 crore per bigha and in the subject location 1bigha=2450 Sq.yds. Based on the above information, we are of the view to adopt a rate of Rs. 1,40,00,000/- per bigha for the purpose of this valuation assessment. <p>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.</p>																																											

VALUATION ASSESSMENT

M/S LAXMI OIL AND VANASPATHI PRIVATE LIMITED

	Related postings for similar properties on sale are also annexed with the Report wherever available.		
xxix.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: ---	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable. This subject property is situated abutting to the Highway.	
		Adjustments (-/+): +5%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	Adequately available
		Remarks:	
		Adjustments (-/+): 0%	
xxx.	Any other special consideration	The subject property is a corner plot with good frontage on highway.	
		Adjustments (-/+): +5%	
xxxii.	Any other aspect which has relevance on the value or marketability of the property	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.	
		Adjustments (-/+): 0%	
xxxiii.	Final adjusted & weighted Rates considered for the subject property	Rs. 1,54,00,000/- per bigha	
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.	
xxxiv.	Basis of computation & working		
	<ul style="list-style-type: none">Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on		

the verbal information which has to be relied upon.

- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxv.

ASSUMPTIONS

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We

(Handwritten signature and stamp)

	assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
e.	Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
f.	Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
g.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.
xxxvi.	SPECIAL ASSUMPTIONS
	None
xxxvii.	LIMITATIONS
	None

1.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs. 7,000/- per Sq.mtr	Rs. 1.25 crore to Rs. 1.5 crore/- bigha
b.	Rate adopted considering all characteristics of the property	Rs. 7,000/- per Sq.mtr	Rs. 1,54,00,000/- per bigha
c.	Total Land Area considered (documents vs site survey whichever is less)	20,000 Sq.mtr	20,000 Sq.mtr/9.76 bigha
d.	Total Value of land (A)	Rs. 7,000/- per Sq.mtr X 20,000 Sq.mtr	Rs. 1,54,00,000/- per bigha X 9.76 bigha
		Rs. 14,00,00,000/-	Rs. 15,03,04,000/-

2.	VALUATION OF BUILDING
----	-----------------------

VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY			
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area		



VALUATION ASSESSMENT

M/S LAXMI OIL AND VANASPATI PRIVATE LIMITED

	landscaping, Land development, Approach road, etc.)		
e.	Depreciated Replacement Value (B)	NA	NA
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. 		

3. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land value (A)	Rs. 14,00,00,000/-	Rs. 15,03,04,000/-
2.	Building (B)	---	---
3.	Additional aesthetic work value(C)	---	---
4.	Total Add (A+B+C)	---	Rs. 15,03,04,000/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	Rs. 14,00,00,000/-	Rs. 15,03,04,000/-
8.	Rounded Off	---	Rs. 15,03,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Fifteen Crore Three Lakhs Only/-
10.	Expected Realizable Value (@ ~15% less)	---	Rs. 12,77,55,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 11,27,25,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	7%	
13.	Concluding Comments/ Disclosures if any		
	<div>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</div> <div>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</div> <div>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.</div> <div>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.</div>		

- 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.

14. IMPORTANT KEY DEFINITIONS

Fair Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

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

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

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the 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: III- Google Map
- Enclosure: IV- References on price trend of the similar related properties available on public domain, if available
- Enclosure: V- Photographs of the property
- Enclosure: VI- Copy of Circle Rate
- Enclosure: VII- Important property documents exhibit
- 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. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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



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

IF REPORT IS USED FOR BANK/ FIs

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

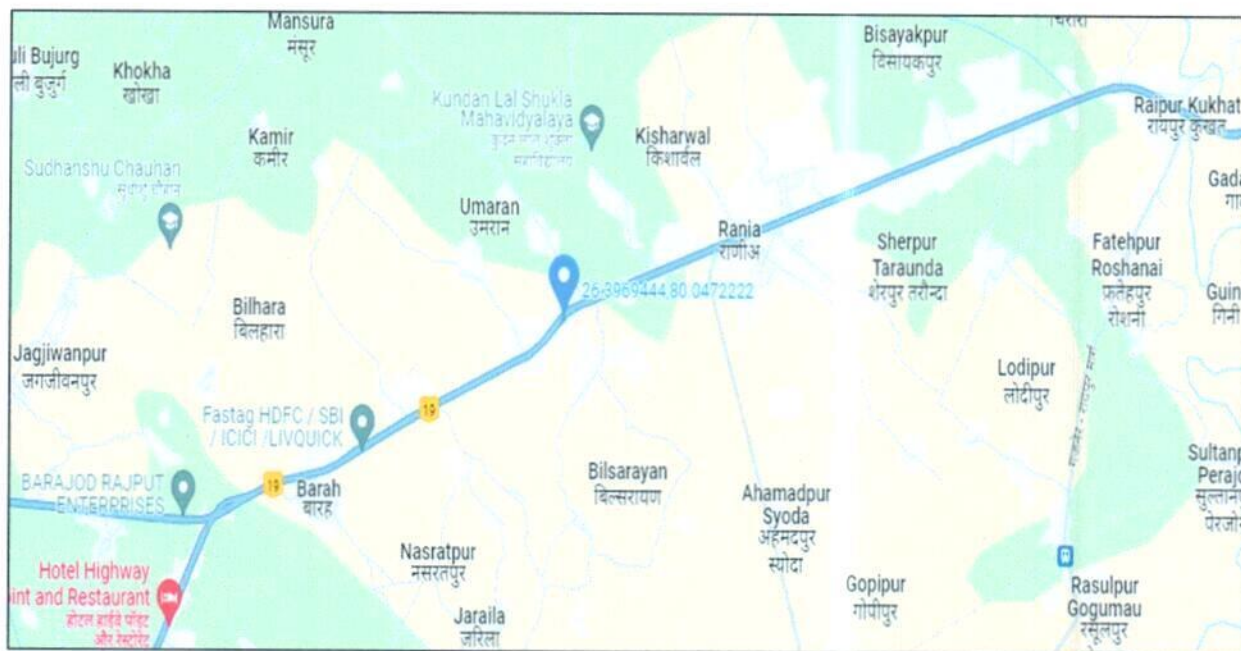
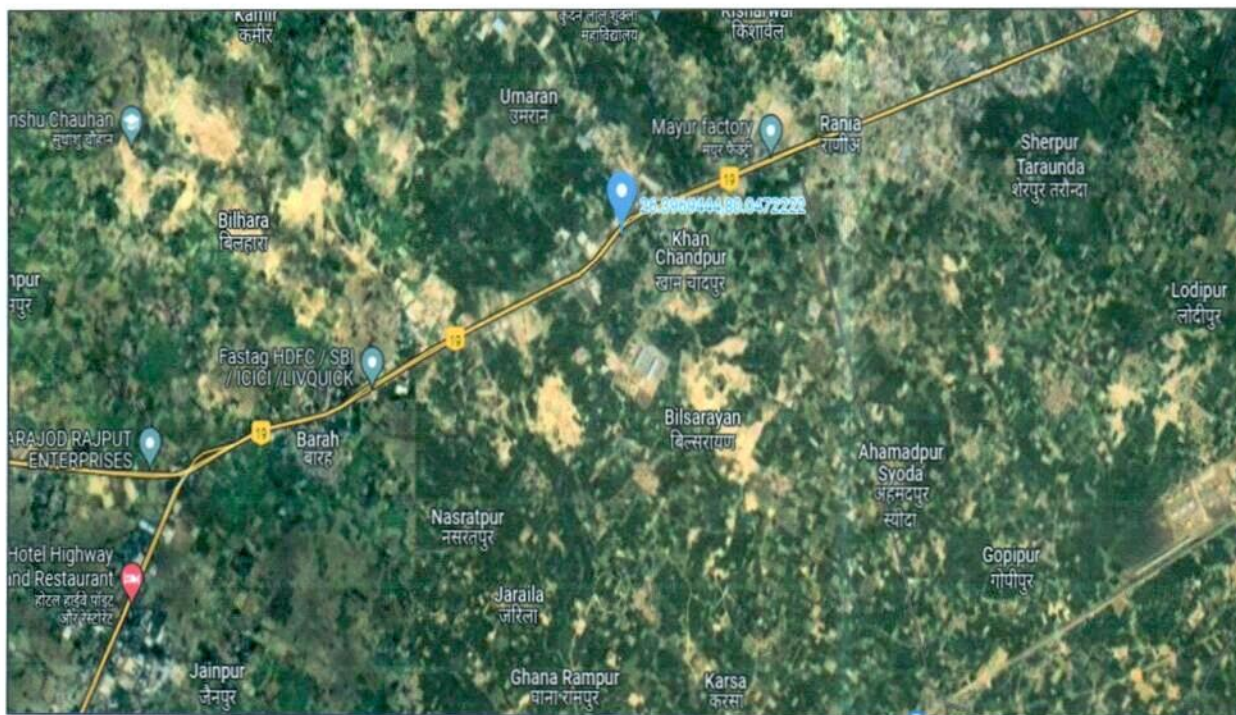
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Sachin Pandey	Ashil Baby	Rajani Gupta
		



ENCLOSURE: III – GOOGLE MAP LOCATION



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

magicbricks

Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.60 Cr EMI - ₹ 72k | Get Loan offers from 34+ banks

Industrial Land For Sale in Rania, Kanpur [View on map](#)

3 Floors allowed

Plot Area

2050 sqm +

Any Construction Done

Yes

Status

Legal & Infra Status

Boundary Wall

Yes

Overlooking

Main Road

Transaction Type

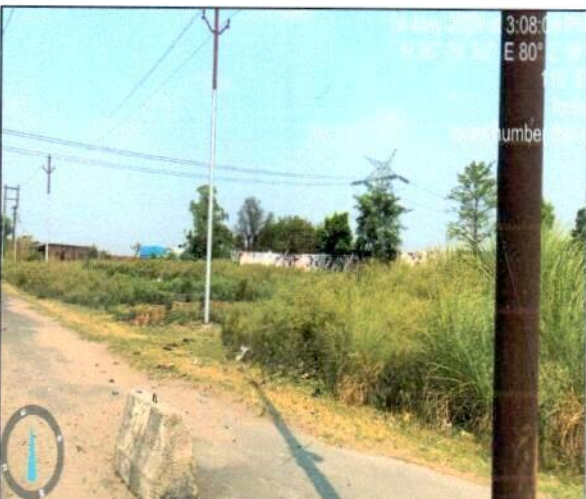
Resale

Contact Owner

Get Phone No.

(Circular stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. with a signature across it)

ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



ENCLOSURE: VI – COPY OF CIRCLE RATE

प्रारूप - 2

उप जिला अकबरपुर जिला कानपुर देहात के अधीन विभिन्न भागों (नगरीय, अर्धनगरीय तथा ग्रामीण क्षेत्र) में वर्गानुक्रम में आकृषक भूमि की दरे प्रति वर्गमीटर (बेसिक वेल्थ)

सीपटवेयर में आवंटित किया गया पी कोड	मोहल्ले या राजस्व ग्राम के नाम	परगना या वार्ड या हल्का का नाम	अर्धनगरीय क्षेत्र	आकृषक भूमि की दरे प्रतिवर्ग मी० ० से ५ मी० तक चौड़े रास्ते कच्चे मार्ग पर	आकृषक भूमि की दरे प्रतिवर्ग मी० ० से ५ मी० तक चौड़े रास्ते खरंजा मार्ग, सी०सी० रोड/ डामर रोड
1	2	3	4	प्रचलित दर	प्रचलित दर
718	ककरदही	मिथा	ग्रामीण क्षेत्र	3600	4100
4048	खरगपुर बितूर	मिथा	ग्रामीण क्षेत्र	3000	3300
712	खोखा	अकबरपुर	ग्रामीण क्षेत्र	3000	3300
502	खानचन्दपुर	अकबरपुर	अर्धनगरीय क्षेत्र	6200	7000
704	गजपुर	अकबरपुर	ग्रामीण क्षेत्र	3300	3600
25	गजम्बरपुर	मिथा	ग्रामीण क्षेत्र	3000	3300
460	गजनैर	अकबरपुर	ग्रामीण क्षेत्र	5500	6000
630	गुडसर	मिथा	ग्रामीण क्षेत्र	3000	3300
705	गुजराई	अकबरपुर	ग्रामीण क्षेत्र	3300	3600
4062	गुरुगवा	मिथा	ग्रामीण क्षेत्र	3000	3300
644	गहलीजवी	मिथा	ग्रामीण क्षेत्र	3000	3300
441	गहोलिया	अकबरपुर	ग्रामीण क्षेत्र	3300	3600
606	गहौल	अकबरपुर	ग्रामीण क्षेत्र	3300	3600



ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Copy of Lease Deed

25061/11

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 25000 पच्चीस हजार रुपये




Rs. 25000 TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

B 084988

श्री गणेशाय नमः

1-   

A. N. SRIVASTAVA




A. N. SRIVASTAVA

A. N. SRIVASTAVA

कार्यालय का नाम-उपनिबन्धक, कार्यालय अकबरपुर रमाबाई नगर।

2- लेखपत्र निष्पादन की तिथि - 08.09.2011

3- लेखपत्र प्रस्तुतीकरण तिथि - 15.09.2011



$\frac{25000/- + 5000/-}{89} = \frac{30000}{89} = 337.08$

महोदय/महोदयजी, सम्मानित,

कम संख्या: (2) जनसंख्या स्थान का प्रकार

मूल्य रु. 333000/- (शब्दों में लिखें)

नम: मेस्सी लक्ष्मी आम्हा 2505 वनस्पति रजि. आम्हा -

पता/को का पता मु/17 (1) पाली बागुहा रोड कानपुर नगर

पत्र द्वारा डाइरेक्टर श्री. रमेश चंद्र आम्हाल 20/05/2011 को वीरेंद्र कुमार अम्हाल


दिनांक 05/09/2011 मिला 1551/1 जवाब देती सिमिल लाइन डांगी -

05 SEP 2011 05/09/2011

उप निदेशन कार्यालय आम्हाल
 रमावाइ नगर

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

Copy of TIR

R.K. Agarwal (Advocate) Ganga Prasad Yadav (Advocate) Upasana Agarwal (Advocate)	CE, B&T, DEPT. COMMERCE - KANPUR RHT S.E. PROSECUTOR, INDEITY TAX COMMISSIONERS, ASMA KANPUR & M.P.P. S.E. PROSECUTOR, COMMERCE, HONORS, CENTRAL, CROSE KANPUR & LAKSHMI, N.S.P. - 12 STANERVS, COUNSEL TO STATE BANK OF INDIA STANERVS, COUNSEL TO PUBLIC NATIONAL BANK STANERVS, COUNSEL TO STATE OF BIHAR FLAT NO. 204, 8th FLOOR, PARK BUST T/208, VAWADOP, NAGAR, KANPUR, NAGAR (OFFICE) - 5045471, MOBL. - 915079175
Ref. No. _____ Date: 25.11.2025	
To, The Manager, IDBI Bank, M. G. Marg The Mall Kanpur	
A. Name of the : M/s Laxmi Oil and Vanaspati Borrower/Co- applicant Pvt. Ltd. B. Name of the Mortgagor : M/s Laxmi Oil and Vanaspati Pvt. Ltd.	
<p>I/We, R.K. Agarwal Advocate's has/have investigated the title of M/s Laxmi Oil and Vanaspati Pvt. Ltd. (Name of Mortgagor) to the immovable properties (Industrial land at Khata No. 63, Arazi No. 97 Village Khanchandrapur, Kanpur Dehat (Akbarpur Ramabai Nagari) area 2.175 Hect. on the basis of the title deed/s and other documents (more particularly described in Schedule-I), Encumbrance Certificates, the discussions I/We had with the Mortgagor, the Revenue Authorities and searches carried out by us in the office of Sub-Registrar of Assurance, inspection of the records (relating to the litigation) in the Court's which has jurisdiction over the said immovable properties and sit inspection.</p> <p style="text-align: right;"></p>	



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1- Description of the immovable properties :-

Boundary of Industrial land at Khata No. 63 Arazi No. 97
Village Khanchandrapur, Kanpur Dehat (Akbarpur
Ramabai Nagar) area 2175 Hect.

Note: Out of which 1750 Hect. has been acquired by
Govt. Of India Shipping Transport and High way
Ministry. Hence only now available land for
creation of E.M. is 2 Hect.

towards East by Agricultural Land

towards West by National Highway

towards North by Agricultural Land

towards South by Agricultural Land

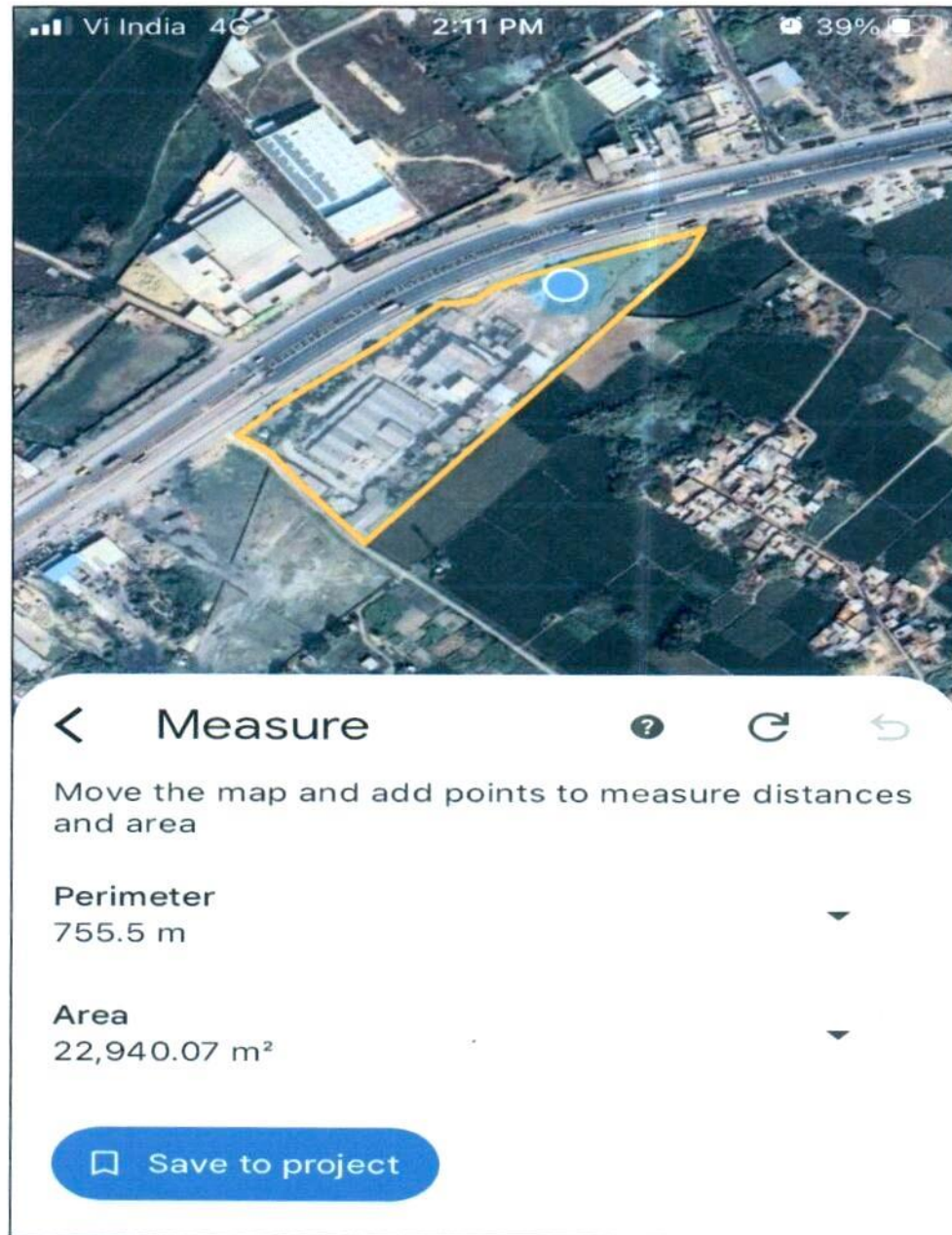
2- Devolution of Title

The property in question was sold by UPFC & PCC P to
Subhash Chandra Gupta & Raj Kumar Gupta Sons of
Nashim Narayan Gupta vide Sale Deed Registered on
05.11.2007 Book No. 1 Vol. 1325 Pages 45 to 106 (104) at Sl
No. 5092 before Sub Registrar Akbarpur Kanpur Dehat
(Ramabai Nagar)

Now the above property was sold by above two persons to
Laxmi Oil and Vanaspathi Mills Pvt. Ltd. in book No. Vol.
2331 at pages 301 to 486 at Sl. No. 5061 registered on



GOOGLE MAP AREA MEASUREMENT OF THE SUBJECT PROPERTY



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S. No.	Particulars	Valuer comment	
1.	Background information of the asset being valued	This is an Industrial Vacant Land Located in the aforesaid address having originally land area 21,750 sq.mtr. But as per the TIR dated 25-11-2019, the land of area 0.1750 Hectares has been acquired by Govt. of India Shipping Transport and Highway Ministry. Hence the land remaining with M/S Laxmi Oil and Vanaspati Pvt. Ltd is 2 Hectares/ 9.76 Bigha and the same is considered for valuation.as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.	
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.	
3.	Identity of the experts involved in the valuation	Survey Analyst: Er. Sachin Pandey Valuation Engineer: Er. Ashil Baby L1/ L2 Reviewer: Er. Rajani Gupta	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.	
5.	Date of appointment, valuation date and date of report	Date of Appointment:	18/5/2024
		Date of Survey:	24/5/2024
		Valuation Date:	3/6/2024
		Date of Report:	3/6/2024
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Sachin Pandey on 24/5/2024 .	
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 & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</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.</p> <p>During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p>	

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		This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please refer to Part E of the Report and Valuer's Important Remarks enclosed herewith.

Date: 3/6/2024

Place: Noida


Signature

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

ENCLOSURE: VIII

PART E

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

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	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

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	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.	Defect Liability Period is 15 DAYS. 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 valuers@rkassociates.org 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 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.
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.