

REPORT FORMAT: V-L2 (Medium - SBI) | Version: 12.0_Nov.2022

CASE NO. VIS (2024-25)-PL217-184-245

DATED: 15/07/2024

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PROJECT LAND & BUILDING

SITUATED AT
PLOT NO. A53/2, SIKANDRABAD INDUSTRIAL AREA, DISTRICT:
BULANDSHAHR, U.P- 203205

REPORT PREPARED FOR
STATE BANK OF INDIA, IFB BRANCH, TOLSTOY MARG, NEW
DELHI

- Important: In case of any query/ issue/ concern or escalation you may please contact Incident Manager @ valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*
- NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be accepted & correct.*
- Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.*
- 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

CORPORATE OFFICE:

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

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

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

CASE NO. VIS (2024-25)-PL217-184-245

Page 1 of 40

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

**PLOT NO. A53/2, SIKANDRABAD INDUSTRIAL AREA, DISTRICT:
BULANDSHAHR, U.P- 203205**



VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	State Bank of India, IFB Branch, Tolstoy Marg, New Delhi
Name of Customer (s)/ Borrower Unit	M/s. R.S. Infra Projects Pvt. Ltd.
Work Order No. & Date	Through email dated 6th December, 2023

S.NO.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of Property Owner	M/s. R.S. InfraProjects Pvt. Ltd. through its managing director Mr. Satyavir Singh						
	Address & Phone Number of the Owner	W-729, Pocket P-4, Jalvayu Vihar, Greater Noida						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	19 December 2023						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Ram Kumar</td><td>Employee</td><td>7055214237</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Ram Kumar	Employee	7055214237
Name	Relationship with Owner	Contact Number						
Mr. Ram Kumar	Employee	7055214237						
d.	Date of Valuation Report	15 July 2024						
e.	Name of the Developer of the Property	---						
	Type of Developer	Self.						

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY
	<p align="center">BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION</p> <p>This opinion on valuation report is prepared for the leasehold industrial property situated at the Plot No. A53/2, UPSIDC Industrial Area Sikandrabad, District- Bulandshahar, Uttar Pradesh for a plot having total land area admeasuring 23,332.76 sq. mtr. which has been cross verified by Google satellite tool measurement for which screenshot has been attached below.</p> <p>This is a leasehold property leased by UPSIDC for 70 years from 13th February 2013, as per the Lease Deed provided to us. The subject property is a medium scale electrical transmission and microwave tower with a capacity of 1500 MT per month. Major structures include of main fabrication unit, galvanization unit, main office room, utility area etc. Details of the building structures is given below in the report. As per the information gathered during site survey construction of all structure started on 2013 and ended in 2014. Condition and maintenances of the structures are average. Internal road are made of interlocking concrete paver block.</p> <p>The subject property is situated in notified industrial area. Abutted by internal road made of interlocking concrete paver block, the property is ~600 mtr. away from main GT Road. All other basic civic amenities are within close vicinity.</p> <p>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.</p> <p>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</p>

VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

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 attribute of the property				
i.	Nearby Landmark	Ultratech cement Factory		
ii.	Postal Address of the Property	Plot No. A53/2, Sikandrabad Industrial Area, District: Bulandshahr, U.P- 203205		
iii.	Type of Land	Solid Land/ on road level		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL 28°28'19.9"N 77°40'21.8"E		
vi.	Details of the roads abutting the property			
	(a) Main Road Name & Width	GT Road	~135 ft.	
	(b) Front Road Name & width	Internal Industrial road	~25 ft.	
	(c) Type of Approach Road	Concrete Paver Block Road		
	(d) Distance from the Main Road	~600 mtr.		
vii.	Description of adjoining property	The adjoining plots are used for agricultural Purposes.		
viii.	Plot No. / Survey No.	A53/2		
ix.	Zone/ Block	---	---	
x.	Sub registrar	---		
xi.	District	Bulandshahr		
xii.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.		
(a) List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)		Documents Requested	Documents Provided	Documents Reference No.
		Total 05 documents requested.	Total 02 documents provided	Total 02 documents provided
		Property Title document	Lease Deed	Dated: 13th February, 2013
		Approved Building Plan	Approved Map	Dated 23rd May, 2013
		Last paid Electricity Bill	None	---
		Fire NOC	Fire NOC	Dated: 23rd December, 2020
(b) Documents provided by		Bank		
		Name	Relationship with Owner	Contact Number
		----	-----	-----
(c) Identification procedure followed of the property		<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input checked="" 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		

VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

		<input type="checkbox"/>	Identification of the property could not be done properly
		<input type="checkbox"/>	Survey was not done
(d) Type of Survey	Full survey (inside-out with approximate measurements & photographs).		
(e) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly		
(f) Is the property merged or colluded with any other property	No ----		
(g) City Categorization	Scale-C City	Semi Urban	
(h) Characteristics of the locality	Ordinary	Average	
(i) Property location classification	Near to Highway	Normal location within locality	---
(j) Property Facing	South Facing		
b. Area description of the Property <i>Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.</i>	Land	Construction	
		Covered Area	
	23,332.76 sq.mtr.	7,580.25 sq. mtr. / 81,594 sq. ft.	
c. Boundaries schedule of the Property			
i. Are Boundaries matched	Yes from the available documents.		
ii.	Directions	As per Lease Deed/TIR	Actual found at Site
	North	Plot No. A53/1	Plot No. A53/1
	South	25 mtr. wide road	Entrance / Approach Road
	East	Other's Land	Swanli Village / Other's land
	West	10 mtr. wide P.W.D Road	Internal Road / Plot 19-23
3. TOWN PLANNING/ ZONING PARAMETERS			
a.	Master Plan provisions related to property in terms of Land use	----	
	i. Any conversion of land use done	As per documents it is not an Agriculture land.	
	ii. Current activity done in the property	Industrial purpose	
	iii. Is property usage as per applicable zoning	Industrial	
	iv. Any notification on change of zoning regulationZ	NA	
	v. Street Notification	----	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/FSI	---	---
	ii. Ground coverage	---	---
	iii. Number of floors	---	---
	iv. Height restrictions	---	---
	v. Front/ Back/Side Setback	---	---
	vi. Status of Completion/ Occupational certificate	Completion certificate is not provided	Industry is operational during site visit

c.	Comment on unauthorized construction if any	NA		
d.	Comment on Transferability of developmental rights	Lease hold, have to take NOC in order to transfer		
e.	i. Planning Area/ Zone	Not notified		
	ii. Master Plan Currently in Force	----		
	iii. Municipal Limits	UPSIDC		
f.	Developmental controls/ Authority	Sanctioned by competent authority as per copy of Map provided to us		
g.	Zoning regulations	Industrial		
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	Industrial as per visual observation and as per surrounding area conditions		
i.	Comment of Demolition proceedings if any	Not in our knowledge		
i.	Comment on Compounding/ Regularization proceedings	No		
j.	Any other aspect	---		
	i. Any information on encroachment	No		
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)		
4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Lease Deed	Approved Building Plan	---
b.	Names of the Legal Owner/s	M/s. R.S. InfraProjects Pvt. Ltd. through its managing director Mr. Satyavir Singh		
c.	Constitution of the Property	Lease hold, have to take NOC in order to transfer		
d.	Agreement of easement if any	Yes, Through the deed dated 9/12/2016		
e.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could not be found on public domain		
f.	Notification of road widening if any and area under acquisition	No such information came in front of us and could not be found on public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Not Known to us		
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not Known to us		
k.	Building plan sanction:			
	i. Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us		
	ii. Authority approving the plan	UPSIDC		
	iii. Any violation from the approved Building Plan	Building as per copy of approved Map provided	---	
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA	
<input type="checkbox"/> Not permitted alteration		NA		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural land		
m.	Whether the property SARFAESI complaint	Yes		

VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Property Tax	Related documents are not shared
		Water Tax	Related documents are not shared
		Electricity bill	Related documents are not shared
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii. Is property tax been paid for this property	Information sought but not provided	
	iv. Property or Tax Id No.	No information	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as informed by owner/ owner representative.	
p.	Qualification in TIR/Mitigation suggested if any	Cannot comment since copy of TIR not made available to us	
q.	Any other aspect	This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.	
	i. Property presently occupied/ possessed by	Owner	

5. ECONOMIC ASPECTS OF THE PROPERTY		
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	Related documents are not shared
d.	Property Insurance details	Related documents are not shared
e.	Monthly maintenance charges payable	Related documents are not shared
f.	Security charges, etc.	Related documents are not shared
g.	Any other aspect	NA
6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Medium Income Group.



VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No				
7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES							
a.	Description of the functionality & utility of the property in terms of:						
	i.	Space allocation	Yes				
	ii.	Storage spaces	Yes				
	iii.	Utility of spaces provided within the building	Yes				
	iv.	Car parking facilities	Yes, Within the premises				
	v.	Balconies	No				
b.	Any other aspect						
	i.	Drainage arrangements	Yes				
	ii.	Water Treatment Plant	No				
	iii.	Power Supply arrangements	Permanent	Yes			
			Auxiliary	Yes			
	iv.	HVAC system	Yes				
	v.	Security provisions	Yes				
	vi.	Lift/ Elevators	No				
	vii.	Compound wall/ Main Gate	Yes				
	viii.	Whether gated society	Yes				
Internal development							
	Garden/ Park/ Land scaping	Water bodies	Internal roads	Pavements	Boundary Wall		
	No	No	Yes	Yes	Yes		
8. INFRASTRUCTURE AVAILABILITY							
a.	Description of Aqua Infrastructure availability in terms of:						
	i.	Water Supply	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. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.				
	ii.	Sewerage/ sanitation system					
	iii.	Storm water drainage					
b.	Description of other Physical Infrastructure facilities in terms of:						
	i.	Solid waste management	Yes				
	ii.	Electricity	Yes				
	iii.	Road and Public Transport connectivity	Yes				
	iv.	Availability of other public utilities nearby	school, Market, Hospital etc. available in close vicinity				
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~ 750 mtr.	~4 kms.	~ 1.5 km.	---	NA	NA	~40 kms
	Availability of recreation facilities (parks, open spaces etc.)			Not available in near vicinity.			
9. MARKETABILITY ASPECTS OF THE PROPERTY							

VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

a.	Marketability of the property in terms of		
	i. Location attribute of the subject property	Good	
	ii. Scarcity	---	
	iii. Demand and supply of the kind of the subject property in the locality	Good demand of such properties in the market.	
	iv. Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment	
b.	Any other aspect which has relevance on the value or marketability of the property		
	i. Any New Development in surrounding area	No	
	ii. Any negativity/ defect/ disadvantages in the property/ location	No	
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY		
a.	Type of construction	Structure Please refer to the building sheet attached	Slab Please refer to the building sheet attached
			Walls Please refer to the building sheet attached
b.	Material & Technology used	Material Used Please refer to the building sheet attached	Technology used Please refer to the building sheet attached
c.	Specifications		
	i. Roof	Floors/ Blocks Ground floor	Type of Roof GI Sheet
	ii. Floor height	30 M and 3 M	
	iii. Type of flooring	PCC and Vitrified tiles	
	iv. Doors/ Windows	Simple wooden work	
	v. Class of construction/ Appearance/ Condition of structures	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. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.	
	vi. Interior Finishing & Design		
	vii. Exterior Finishing & Design		
	viii. Interior decoration/ Special architectural or decorative feature		
	ix. Class of electrical fittings		
	x. Class of sanitary & water supply fittings		
d.	Maintenance issues	No maintenance issue, structure is maintained properly	
e.	Age of building/ Year of construction	~ 9-10 years	2013-14
f.	Total life of the structure/ Remaining life expected	45	35
g.	Extent of deterioration in the structure	Deterioration could not be found out, structure is well maintained.	
h.	Structural safety	---	
i.	Protection against natural disasters viz. earthquakes etc.	---	
j.	Visible damage in the building if any	No visible damages in the structure	
k.	System of air conditioning	---	
l.	Provision of firefighting	---	
m.	Copies of the plan and elevation of the building to be included	Not included since not provided to us	



VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

11. ENVIRONMENTAL FACTORS		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No, normal Construction materials used
b.	Provision of rainwater harvesting	No
c.	Use of solar heating and lighting systems, etc.	No
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, regular vehicular pollution present
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.	Plain looking simple structure
13. VALUATION		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Part D: Procedure of Valuation Assessment of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Guideline Value	
	1. Land	Rs.16,33,29,320/- (Land value only)
	2. Building	---
	ii. Indicative Prospective Estimated Fair Market Value	Rs.38,06,00,000/-
	iii. Expected Estimated Realizable Value	Rs.32,35,10,000/-
	iv. Expected Forced/ Distress Sale Value	Rs.28,54,50,000/-
	v. Valuation of structure for Insurance purpose	Rs.6,69,06,763/-
e.	i. Justification for more than 20% difference in Market & Circle Rate	The guide line value of only land is available in the Gujarat Government website. The value of building as well as Land is considered in the Fair market Value. The latest Guideline rate of land available in the Govt. website is of the year 2011. The above points Justify the 20% Difference in Guide line value and Fair Market Value of the subject property.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Part D: Procedure of Valuation

VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

		Assessment of the report and the screenshots of the references are annexed in the report for reference.
14. Declaration	<ul style="list-style-type: none"> a. The information provided by us is true and correct to the best of our knowledge and belief. b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks. c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available. d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation. e. No employee or member of R.K Associates has any direct/ indirect interest in the property. f. Our authorized Engineer/ surveyor Mr. Babul Akhtar Gazi & Mr. Nischay Gautam have personally inspected the property on 19/12/2023 the work is not subcontracted to any other valuer and is carried out by us. g. Firm is an approved Valuer of the Bank. h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past. i. We have submitted the Valuation Report directly to the Bank. 	
15. ENCLOSED DOCUMENTS		
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not in scope of the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc.	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none"> a. Part C: Area Description of the Property b. Part D: Procedure of Valuation Assessment c. Google Map d. References on price trend of the similar related properties available on public domain, if available e. Photographs of the property f. Copy of Circle Rate g. Important property documents exhibit h. Annexure: VI - Declaration-Cum-Undertaking i. Annexure: VII - Model Code of Conduct for Valuers j. Part E: Valuer's Important Remarks
k.	Total Number of Pages in the Report with enclosures	41

VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

ENCLOSURE: I

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	23,332.76 sq.mtr.	
	Area adopted on the basis of Remarks & observations, if any	Property documents & site survey both As per the approved map provided the area that comes under road widening is 1087.62 Sq.mtr. So therefore, net plot area is 49,194.38 Sq.mtr.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	7,580.25 sq. mtr. / 81,594 sq. ft.
	Area adopted on the basis of Remarks & observations, if any	Site survey measurement We have adopted the covered area on basis of Site survey measurement since slight alteration have been observed during site survey measurement from area mentioned in the approved map which is approved including future expansion. We have considered only existing building area which we found at the site during site survey. Although we have considered the area as per site survey since existing covered area is well within permissible FAR	

Note:

1. Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. 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	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		6-12-2023	6-12-2023	22-12-2023	15-07-2024
ii.	Client	State Bank of India, IFB Branch, Tolstoy Marg, New Delhi			
iii.	Intended User	State Bank of India, IFB Branch, Tolstoy Marg, New Delhi			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for accordingly 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 checked="" 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?	Yes.			
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).			

2. ASSESSMENT FACTORS				
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		LAND & BUILDING	INDUSTRIAL	INDUSTRIAL LAND AND BUILDING
		Classification	Only Industrial use land	
iv.	Type of Valuation (Basis of Valuation as per IVS)	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	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use,	Considered for Valuation purpose

		zoning and statutory norms)		
		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	Rural Income Group		
ix.	Property Physical Factors	Shape	Size	Layout
		Trapizoidal	Medium	Normal Layout
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics
		Scale-C City	Ordinary	Near to Highway
		Semi Urban	Average	Normal location within locality
			Within notified Industrial Area	2 Side Open
		Property Facing		
		South Facing		
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity
				Road and Public Transport connectivity
		Yes	Underground	Yes
				Easily available
		Availability of other public utilities nearby		Availability of communication facilities
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Within Notified Industrial Area.		
xiii.	Neighbourhood amenities	Average		
xiv.	Any New Development in surrounding area	None		
xv.	Any specific advantage in the property	The subject property is having road from 2 sides (in south and west direction)		
xvi.	Any specific drawback in the property	No		
xvii.	Property overall usability/ utility Factor	Normal		
xviii.	Do property has any alternate use?	No		
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary		



VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

xx.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property		
		Comments: ---		
xxi.	Is independent access available to the property	Clear independent access is available		
xxii.	Is property clearly possessable upon sale	Yes		
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxv.	Approach & Method of Valuation Used	Land	Approach of Valuation	Method of Valuation
			Market Approach	Market Comparable Sales Method
xxvi.		Building	Cost Approach	Depreciated Replacement Cost Method
xxvii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxviii.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1.	Name:	M/s. Ganga Properties
			Contact No.:	+91- 93123 50855
			Nature of reference:	Property Consultant
			Size of the Property:	~5 Acres
			Location:	Similar
			Rates/ Price informed:	Around Rs.10,000/- to Rs.15,000/- per sq.mtr.
			Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that the plots are available for sale within the abovementioned range.
		2.	Name:	M/s. Chhabra Properties
			Contact No.:	+91- 09990995345
			Nature of reference:	Property Consultant
			Size of the Property:	Not Specified
			Location:	Similar
			Rates/ Price informed:	Around Rs.12,000/- to Rs.13,000/-per sq.mtr.
			Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that the plots are available for sale near main road within the abovementioned range.
	NOTE: The given information above can be independently verified to know its authenticity.			
xxix.	Adopted Rates Justification	As per our discussion with the property dealers and habitants of the subject location we have gathered the following information:- 1. Rates for the plots having similar size from ~ 2 acres to ~5 acres as our subject property will be around ~Rs.12,000/- to Rs.15,000/- per sq. mtr. in Notified industrial area.		

VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

		2. The Allotment rates in Sikandrabad industrial area Rs.4,250/- per sq. mtr. Based on the above information and keeping in mind the availability, size and location of plots in subject locality we are of the view to adopt a rate of Rs.12,000/- per sq.mtr. for the purpose of this valuation assessment	
	NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record. Related postings for similar properties on sale are also annexed with the Report wherever available.		
xxx.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: ---	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand Moderate	Supply Adequately available
		Remarks:	
		Adjustments (-/+): 0%	
xxxi.	Any other special consideration	Reason: The subject property has road from 2 sides considered as corner location. 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.12,600/- per Sq. mtr.	
xxxiv.	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.	
xxxv.	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.

xxxvi. **ASSUMPTIONS**



VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

- 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 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.

xxxvii. **SPECIAL ASSUMPTIONS**

None

xxxviii. **LIMITATIONS**

None

3.	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.12,000/- to Rs. 15,000/- per sq.mtr
b.	Rate adopted considering all characteristics of the property	Rs.7,000/- per sq.mtr	Rs.12,600/- per sq.mtr
c.	Total Land Area considered (documents vs site survey whichever is less)	23,332.76 sq. mtr.	23,332.76 sq. mtr.
d.	Total Value of land (A)	23,332.76 sq. mtr. x Rs.7,000/- per sq.mtr	23,332.76 sq. mtr. x Rs.12,600/- per sq.mtr
		Rs.16,33,29,320/-	Rs.29,39,92,776/-



2.

VALUATION OF BUILDING

BUILDING VALUATION OF M/S. R.S. INFRAPROJECTS PVT. LTD. | PLOT NO. A53/2, SIKANDRABAD INDS. AREA, BULANDSHAHR, U.P.

SR. No.	Floor	Name of building	Type of Structure	Area (in sq. ft)	Approx. Height per floor (in ft.)	Total Economical Life (in years)	Plinth Area Rate (in per sq.ft)	Gross Replacement Value (INR)	Depreciated Replacement Market Value (INR)
1	Ground Floor	Fabrication	GI shed over steel structure bounded by brick wall with PCC flooring	47,954	~30	45	₹ 1,300	₹ 6,23,39,706	₹ 4,98,71,765
2	Ground Floor	Galvanization	Tin shed over steel structure with PCC flooring	18,837	~30	40	₹ 1,300	₹ 2,44,88,100	₹ 1,89,78,278
3	Ground +First Floor	Main Office Room	RCC structure bounded by brick wall with vitrified tile flooring	5,920	10	60	₹ 1,500	₹ 88,80,300	₹ 75,48,255
4	Ground +First Floor	GI office building	Load bearing structure with GI shed roof on steel girders bounded by brick wall with tiles flooring	2,422	10	60	₹ 1,100	₹ 26,64,090	₹ 22,64,477
5	Ground	Utility Area	Tin shed over steel structure with PCC flooring	3,095	15	40	₹ 700	₹ 21,66,255	₹ 16,78,848
6	Ground +First Floor	Dispatch Office	RCC structure bounded by brick wall with vitrified tile flooring	2,691	11	40	₹ 1,500	₹ 40,36,500	₹ 31,28,288
7	Ground	Security & admin room	RCC structure bounded by brick wall with PCC flooring	148	9	60	₹ 1,300	₹ 1,92,407	₹ 1,63,546
8	Ground	Meter & HT room	RCC structure bounded by brick wall with PCC flooring	527	9	60	₹ 1,300	₹ 6,85,667	₹ 5,82,817
TOTAL				81,594				₹ 10,47,67,358	₹ 8,36,33,454

Remarks:

- All the details pertaining to the building area statement such as area, floor, etc has been taken from sample measurement taken during site survey since site plan is approved for existing area as well as the area for future expansion. We have only considered the existing area.
- All the structure that has been taken in the area statement belonging to M/s. R. S. Infraprojects. Pvt. Ltd.
- The valuation is done by considering the depreciated replacement cost approach.
- Age of the building has been taken as per the information received from site survey



VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

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.)	----	₹ 29,45,000 (Lump sum)
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	Boundary Wall and Internal road	₹ 29,45,000 (Lump sum)
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. 		

750



VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

4. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land value (A)	Rs.16,33,29,320/-	Rs.29,39,92,776/-
2.	Building (B)	---	Rs.8,36,33,454/-
3.	Additional aesthetic work value(C)		Rs.29,45,000/-
4.	Total Add (A+B+C)	---	Rs.38,05,71,230/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	Rs.16,33,29,320/- (Land value only)	Rs.38,05,71,230/-
8.	Rounded Off	---	Rs.38,06,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Thirty Eight Crore & Six Lakhs Only
10.	Expected Realizable Value (@ ~15% less)	---	Rs.32,35,10,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs.28,54,50,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	
13.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>		

- 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- SBI Annexure: VI - Declaration-Cum-Undertaking
- Enclosure: IX- SBI Annexure: VII - Model Code of Conduct for Valuers
- Enclosure: X- 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.

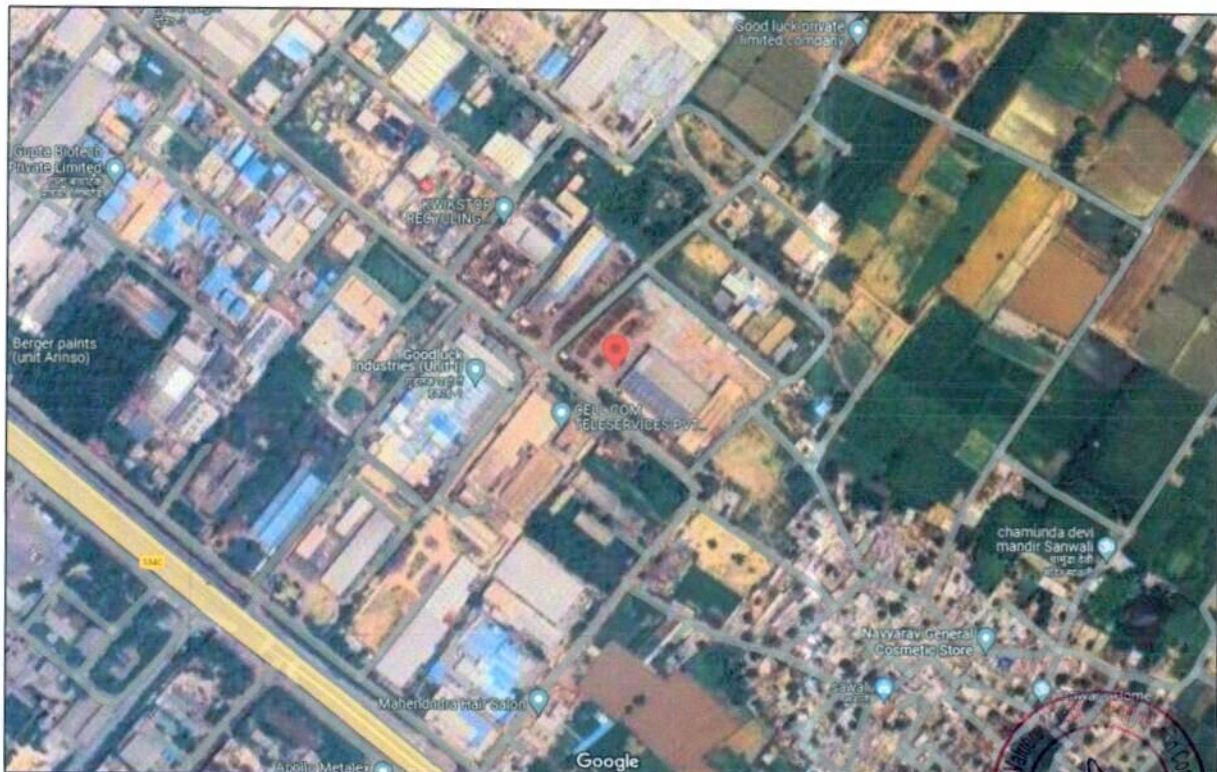
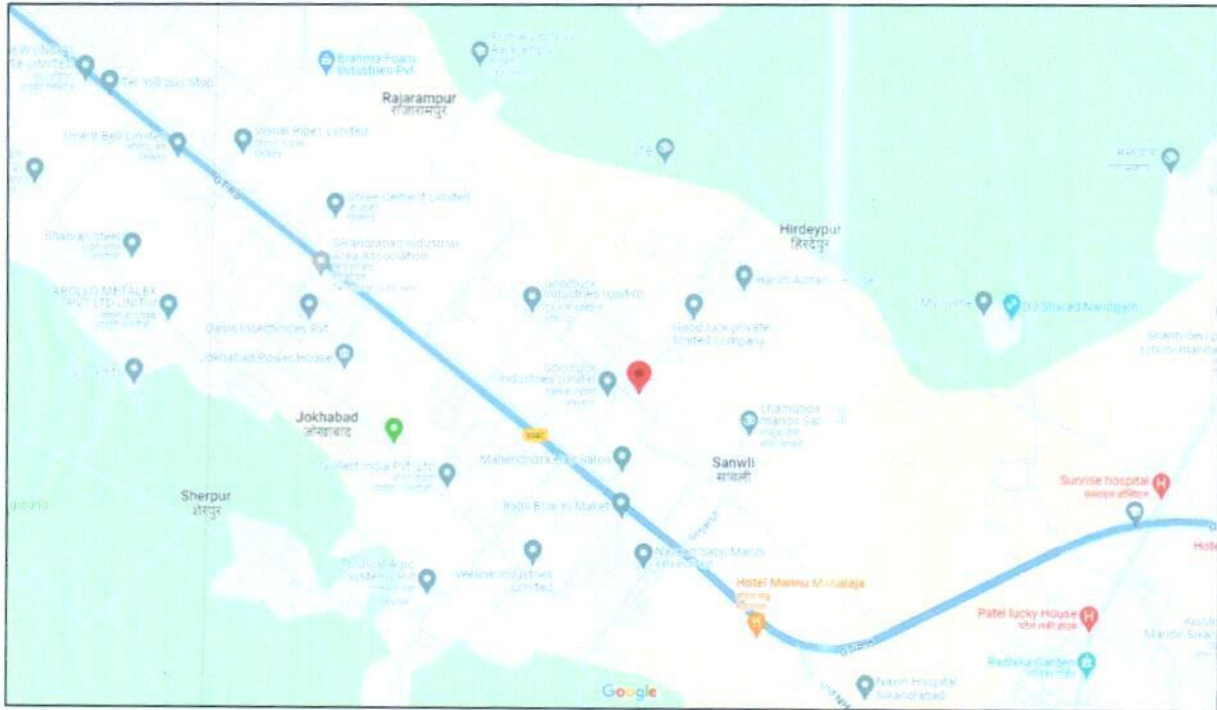
Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Babul Akhtar Gazi & Nischay Gautam	Babul Akhtar Gazi	Rajani Gupta
 		

VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

ENCLOSURE: III – GOOGLE MAP LOCATION



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

99acres

Commercial Buy ▾

Sikandrabad Industrial Area ✕

Add more

📍

🔍

Post property **FREE**

👤

Min Budget ▾

Max Budget ▾

Type of property

Clear ^

+ Ready to move offices

+ Bare shell offices

+ Shops & Retail

+ Commercial/Institutional Land



Photo not available
[Request Photos](#)

Industrial land / Plot for sale in Sikandrabad Industria...

₹ 30.36 Cr 6.52 acres

26404sqmtr shed factory is available for sale in sikandrabad indust... [more](#)

[READY TO MOVE](#)
 [RESALE](#)
 [INDUSTRIAL LANDS/ PLOTS](#)

Posted on 05th Aug, 2023 by Dealer
Shubhlaabh Propmart Pvt Ltd

[View Phone Number](#)
 [Contact Dealer](#)

99acres

Commercial Buy ▾

Sikandrabad Industrial Area ✕

Add more

🔍

Post property FREE

👤

+ Ready to move offices

+ Bare shell offices

+ Shops & Retail

+ Commercial/Institutional Land

+ Agricultural/Farm Land

+ 7 more

Area

Clear ▾

Posted by

▾

Photos not available

Request photos

Buniyad Builders Pvt Ltd

FEATURED DEALER

Posted on 07th Jul, 2023

View Phone Number

Contact Dealer

Industrial land / Plot for sale in Sikandrabad Industrial Area

₹ 13 Cr

2.37

Grade A Building

Recently Renovated

Rain Water Harvesting

P...

Immediately available, sikandrabad industrial area, greater noida...more

GAIDA APPROVED

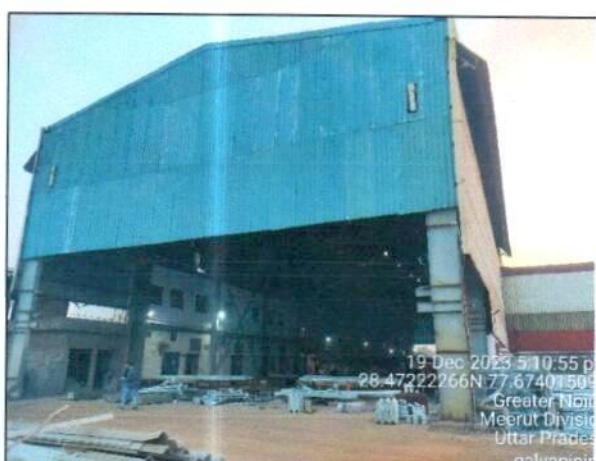
READY TO MOVE

RESALE

INDUSTRIAL LANDS/PLOTS

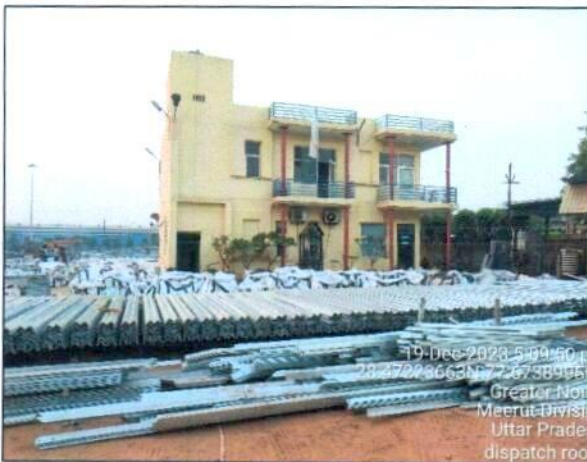


ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.



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

VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.



प्रारूप-4क
कार्यालय उपनिबन्धक सिकन्दाबाद के अन्तर्गत आने वाले
ग्रामों की औद्योगिक दरें –

➤ उत्तर प्रदेश राज्य औद्योगिक विकास निगम के क्षेत्रान्तर्गत आने वाले
ग्राम की औद्योगिक दरें (प्रति वर्ग मी० रुपये में) :-

U.P.S.I.D.C की औद्योगिक दरें-

- यू०पी०एस०आई०डी०सी० की औद्योगिक दरें (प्रति वर्गमीटर) = 7000.00

- उत्तर प्रदेश राज्य औद्योगिक विकास निगम के

द्वारा विकसित क्षेत्रों की आवासीय दरें। =8000.00

➤ उत्तर प्रदेश राज्य औद्योगिक विकास निगम के क्षेत्र से बाहर राजस्व
ग्रामों की औद्योगिक दरें (प्रति वर्गमी० रुपये में)

अंधैल, ककोड देहात, ककोड अन्दर नगर पंचायत, चन्देरू, जोखानाद, झाझर,
निजामपुर, नेकनामपुर उर्फ विशनपुर, वैरबादशाहपुर, मंडावरा, राजारामपुर,
राजपुर खुर्द, सांवली, सिकन्दाबाद अन्दर नगर पालिका, सिकन्दाबाद देहात,
शेरपुर, हृदयपुर

औद्योगिक दरें (प्रति वर्ग मी० रुपये में) :- 3200.00

➤ ऐसे क्षेत्र/राजस्व ग्राम जहां पर औद्योगिक सम्पत्ति के मूल्यांकन हेतु
दर निर्धारित नहीं है। उन क्षेत्रों/राजस्व ग्रामों में औद्योगिक सम्पत्ति
का मूल्यांकन निर्धारित अकृषक सम्पत्ति की दर का 50 प्रतिशत करके
किया जायेगा।


(ब्रिजेश कुमार)
उपनिबन्धक
सिकन्दाबाद


(संजय कुमार)
तहसीलदार
सिकन्दाबाद


(राकेश कुमार)
उपजिलाधिकारी
सिकन्दाबाद


(एन०पी० मिश्रा)
सोम०नि०
बुलन्दशहर


(विवेक कुमार मिश्रा)
अवर जिलाधिकारी (वि/स०)
बुलन्दशहर


(ती०पी० सिंह)
जिलाधिकारी
बुलन्दशहर



ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Lease deed of Plot No. A53/2:

LEASE-DEED

Industrial Area Sikandrabasti

Plot No. A-53/2

THIS LEASE-DEED made on the 13th day of Feb
in the year two thousand and Twenty corresponding to Saka
Samvat..... between U. P. State Industrial Development Corporation Limited,
a Company within the meaning of the Companies Act, 1956 and having its registered office at
A-1/4, Lakhanpur, Kanpur (hereinafter called the Lessor which expression shall, unless the context
does not so admit, include its successors and assigns) of the one part, AND

Shri..... S/o.....
R/o.....
proprietor of the single owner firm/Karta of Joint Hindu Family firm of.....
OR

1	Shri.....	aged.....	years
	S/o.....		
	R/o.....		
2	Shri.....	aged.....	years
	S/o.....		
	R/o.....		
3	Shri.....	aged.....	years
	S/o.....		
	R/o.....		
4	Shri.....	aged.....	years
	S/o.....		
	R/o.....		

[Handwritten signatures and stamps are visible at the bottom of the form.]



(2)

5. Shri..... aged..... years
S/o.....
R/o.....

6. Shri..... aged..... years
S/o.....
R/o.....

7. Shri..... aged..... years
S/o.....
R/o.....

constituted the registered partnership firm of..... through
Shri..... aged..... years
S/o.....
R/o..... constituted
duly constituted attorney under the deed dated.....

OR

M/s. R.S. Infra Projects Pvt. Ltd.
a company within the meaning of the Company Act, 1956 and having its registered office at
Plot No. 10/2, Sakinaka, Indraprastha, Delhi - 110028 through its managing
Director/Secretary/duly constituted attorney Shri. Harman Singh
S/o Shri. Harman Singh
R/o Plot No. 10/2, Sakinaka, Indraprastha, Delhi - 110028

OR

a society registered under the Co-operative Societies Act,
M/s..... through its
Chairman/Secretary duly authorised attorney Shri..... S/o.....
Shri..... R/o.....
hereinafter called the Lessee
(which expression shall, unless the context does not so admit, include his heirs, executors,
M/s. R.S. Infra Projects Pvt. Ltd.
Authorized Secretary



VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

8. Rs. on the day of 20....
9. Rs. on the day of 20....
10. Rs. on the day of 20....

Provided that if the Lessee pays the instalments and the interest on the due date and there are no overdues, a rebate will be admissible @ ... % per annum in the interest.

NOTE: (1) The interest shall be payable half-yearly on the 1 st day of January and 1 st day of July each year, the first of such payments to be made on the day of 20....

(2) Liability for payment of the premium in instalments, including the interest referred to above, shall be deemed to have accrued from the date of the reservation/allotment letter numbering 4046-42/102/RUB/105/A-53/2-3/38 Dt: 17.12.2012

(3) The payments made by the Lessee will be first adjusted towards the interest due, if any, and thereafter towards the premium due, if any and the balance, if any, shall be appropriated towards the lease rent notwithstanding any directions/request of the Lessee to the contrary.

And of the rent hereinafter reserved and of the covenants provisions and agreement herein contained and on the part of the lessee, to be respectively paid, observed & performed, the Lessor doth hereby demise to the Lessee, all the land of plot numbered as 4046-42 situated within the Industrial Area at Almudabad in Village Almudabad Pargana/Tehsil Sikar District Sikar Containing by admeasurement 2.00.000.76.00 be the same a little more or less, and bounded -

on or towards the North by Plot No. 153/1
on or towards the South by 25.00.00.00.00
on or towards the East by Other Land
on or towards the West by 13.00.00.00.00

and which said plot of land is more clearly delineated and shown in the attached plan and therein marked red TO HOLD the said plot of land hereinafter referred to as the demise premises) with their appurtenances unto the Lessee for the term of ninety years from 17.12.2012 day of July

17.12.20.... except and always reserving to the Lessor and his successors or assigns:-

(a) A right to lay water mains, drains, sewers or electric wires under or over the demise premises, if deemed necessary by the Lessor or his successor or assigns in developing the area.

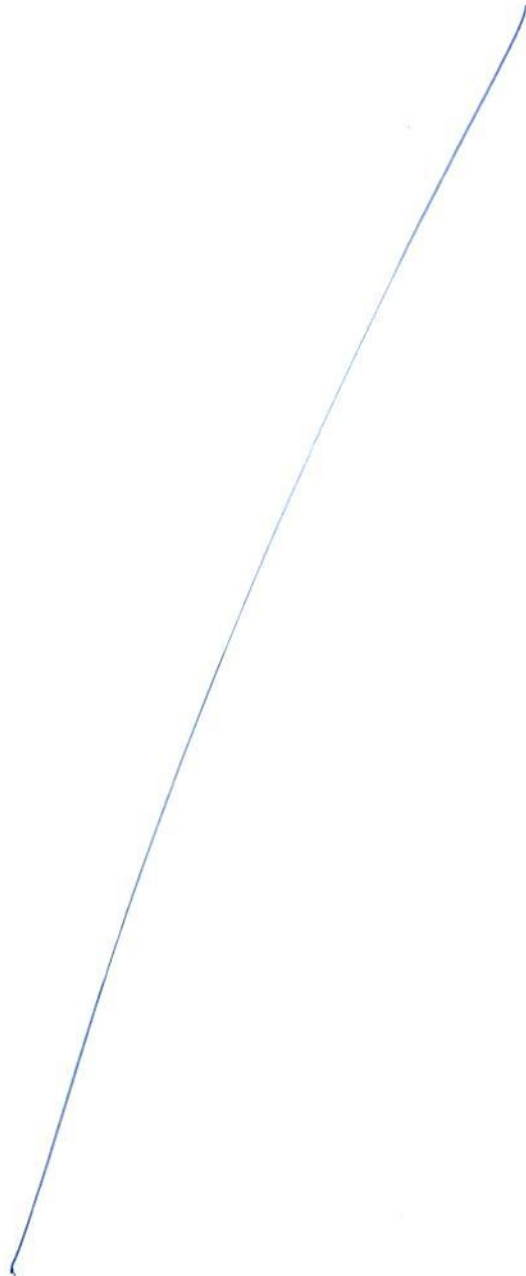
[Signature]

For & S. *[Signature]* Pvt. Ltd.



VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.



ENCLOSURE VIII: ANNEXURE: VI - DECLARATION-CUM-UNDERTAKING

- The information furnished in our valuation report dated 15/7/2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- We have no direct or indirect interest in the property valued.
- Our authorized Engineer/ surveyor Mr. Babul Akhtar Gazi & Mr. Nischay Gautam have personally inspected the property on 19/12/2023 the work is not subcontracted to any other valuer and is carried out by us.
- We have not been convicted of any offence and sentenced to a term of imprisonment.
- We have not been found guilty of misconduct in professional capacity.
- We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- I am the authorized official of the firm / company, who is competent to sign this valuation report.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This is an industrial land & building property located at aforesaid address having total land area as 23,332.76 sq.mtr. 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.
2.	Purpose of valuation and appointing authority	Please refer to Part-C of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	Survey Analyst: Babul Akhtar Gazi & Nischay Gautam Valuation Engineer: Babul Akhtar Gazi L1/ L2 Reviewer: 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: 6/12/2023
		Date of Survey: 19/12/2023
		Valuation Date: 22/12/2023
		Date of Report: 15/7/2024

VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Babul Akhtar Gazi & Nischay Gautam bearing knowledge of that area on 19/12/2023. Property was shown and identified by Owner's representative and nearby people
7.	Nature and sources of the information used or relied upon	Please refer to Part-C 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-C 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>
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.

VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

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

Date: 15/7/2024

Place: Noida

Signature

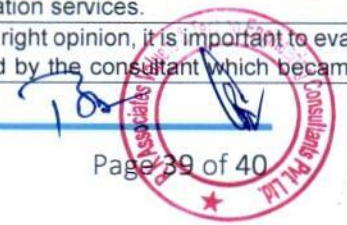


(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)

ENCLOSURE IX

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 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



VALUATION ASSESSMENT

M/S. R.S. INFRAPROJECTS PVT. LTD.

	basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	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 upto 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 atleast 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.