

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

CASE NO. VIS (2024-25)-PL298-258-342

Dated: 21.08.2024

FIXED ASSETS VALUATION REPORT

OF

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

SITUATED AT

PLOT NO. 134 & 135, sector 6A, IIE SIDCUL HARIDWAR

REPORT PREPARED FOR

STATE BANK OF INDIA, SME, RANIPUR, HARIDWAR

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

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

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

■ Corporate 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

FILE NO.: VIS (2024-25)-PL172-142-182

Page 1 of 40

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT
PLOT NO. 134 & 135, SECTOR 6A, IIE SIDCUL HARIDWAR



PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	State Bank of India, SME, Ranipur, Haridwar
Name of Customer (s)/ Borrower Unit	M/s. Omega Printopack Pvt. Ltd.
Work Order No. & Date	Dated 16 th August, 2024

S.NO.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of Property Owner	M/s. Omega Printopack Pvt. Ltd. Director Sandeep Kumar Jain, Pradeep Kumar Jain & Anuj Kumar Jain						
	Address & Phone Number of the Owner	IIE, Ranipur, Haridwar						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	16 th August 2024						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Ankit Kumar</td><td>Representative</td><td>+91-7055651100</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Ankit Kumar	Representative	+91-7055651100
Name	Relationship with Owner	Contact Number						
Mr. Ankit Kumar	Representative	+91-7055651100						
d.	Date of Valuation Report	21 st August 2024						
e.	Name of the Developer of the Property	Not known						
	Type of Developer	Not known						

2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY	
	<p align="center">BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION</p> <p>This Valuation report is prepared for the under construction Industrial property situated at the aforesaid address. The subject property was purchased via Lease deed through its director Mr. Sandeep Kumar Jain, Pradeep kumar Jain & Mr. Anuj Kumar Jain having total land area of 2,000 sq. mtr for the term of 90 years from 24/06/2016 through its director Mr. Sandeep Kumar Jain, Pradeep kumar Jain & Mr. Anuj Kumar Jain.</p> <p>As per the approved map the subject property is proposed to be construct of B+G +4 RCC structure with total built-up area of 6591.84 Sq.m. The current stage of construction is superstructure work of Basement, Ground floor and service floor completed, column work on FF is in progress.</p> <p>As mentioned in TIR Provided that M/s. Omega Printopack Pvt Ltd has an absolute, clear and marketable title over the schedule property (ies) Except the charge in favour of SIDBI and Paripassu charge of YES Bank, we request bank to check.</p> <p>The subject property is located on a 60ft wide road in a well notified industrial area.</p> <p>In case of discrepancy in the address 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 client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. In case required, Bank may further engage district administration/ tehsil level to verify the identification of the property if it is the same matching with the document pledged.</p> <p>Valuation is conducted of the property as shown on the site by the Bank/ customer of which photographs is also attached with the report and same is to be considered in this report irrespective of any details taken from any documents which might have been updated, changed or incorrect.</p>	
a.	Location attribute of the property	
i.	Nearby Landmark	Kilpro Ltd
ii.	Postal Address of the Property	Address: Plot No. 134 & 135, Sector 6A, IIE Sidcul Haridwar

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

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: 29°57'44.2"N 78°03'36.9"E		
vi.	Details of the roads abutting the property			
	(a) Main Road Name & Width	Industrial Road	Approx. 60 ft. wide	
	(b) Front Road Name & width	Industrial Road	Approx. 60 ft. wide	
	(c) Type of Approach Road	Bituminous Road		
	(d) Distance from the Main Road	Approx. 1 Km		
vii.	Description of adjoining property	All adjacent properties are used for industrial purpose		
viii.	Plot No. / Survey No.	Plot No. 134 & 135		
ix.	Zone/ Block	Industrial Zone	---	
x.	Sub registrar	---		
xi.	District	Haridwar		
xii.	Any other aspect	Getting cizra map or coordination with revenue officers for site identification is not covered in this Valuation services.		
		Documents Requested	Documents Provided	Documents Reference No.
		Total 05 documents requested.	Total 04 documents provided	Total 04 documents provided
	(a) List of documents produced for perusal (<i>Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner</i>)	Property Title document	Lease Deed	Dated-: 24/06/2016
		Approved Map	Approved Layout	Dated-: 24/06/2023
		Copy of TIR	Copy of TIR	Dated-: 10/07/2020
		Latest Electricity Bill	None	---
		NOC to Mortgage	NOC to Mortgage	Dated-: 23/01/2021
		Bank		
		Name	Relationship with Owner	Contact Number
	(b) Documents provided by	Mr. Rakesh Ranjan	Banker	+91-9717679415
	(c) Identification procedure followed of the property	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
	(d) Type of Survey	Full survey (inside-out with approximate sample random measurements verification & 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	Yes The plot no 134 & 135 are merged		
	(g) City Categorization	Scale-B City		Urban developing



VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

	(h) Characteristics of the locality	Average		Within Industrial Area	
	(i) Property location classification	Road Facing	On Wide Road	None	
	(j) Property Facing	West 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	
				Built-up Area	
		2,000 sq. mtr.		Total Proposed Builtup area =6,591.84 sq. mtr. Actual Constructed Area as on date- 3,289.17 sq. mtr.	
c.	Boundaries schedule of the Property				
i.	Are Boundaries matched	Yes from the available documents			
ii.	Directions	As per Documents		Actual found at Site	
	East	Wipro Ltd		Other's Property	
	West	Road 18 mtr		Road 18 mtr	
	North	Plot No. 133		Plot No. 133	
	South	Plot No. 136		Plot No. 136	
3.	TOWN PLANNING/ ZONING PARAMETERS				
a.	Master Plan provisions related to property in terms of Land use	Industrial			
i.	Any conversion of land use done	NO			
ii.	Current activity done in the property	Used for Industrial purpose			
iii.	Is property usage as per applicable zoning	Yes, used as Industrial as per zoning			
iv.	Any notification on change of zoning regulation	No information available			
v.	Street Notification	Industrial			
b.	Provision of Building by-laws as applicable	PERMITTED		CONSUMED	
i.	FAR/FSI	1.58		Under construction	
ii.	Ground coverage	54.81%		Under construction	
iii.	Number of floors	B+G+4		Under construction	
iv.	Height restrictions	---		Under construction	
v.	Front/ Back/Side Setback	7.5m/5.5m/3m/4.5m		Under construction	
vi.	Status of Completion/ Occupational certificate	Under construction		Under construction	
c.	Comment on unauthorized construction if any	No.			
d.	Comment on Transferability of developmental rights	Lease hold, have to take NOC in order to transfer			
e.	i. Planning Area/ Zone	IIE, SIDCUL, Haridwar			
	ii. Master Plan Currently in Force	Haridwar Master Plan - 2025			
	iii. Municipal Limits	IIE, SIDCUL, Haridwar			
f.	Developmental controls/ Authority	IIE, SIDCUL, Haridwar			
g.	Zoning regulations	Industrial			
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	Notified Industrial area so all adjacent land use is Industrial			
i.	Comment of Demolition proceedings if any	No demolition proceedings found in public domain			

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

i.	Comment on Compounding/ Regularization proceedings	Nil		
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	Copy of TIR	None
b.	Names of the Legal Owner/s	M/s. Omega Printopack Pvt. Ltd. Director Sandeep Kumar Jain, Pradeep Kumar Jain & Anuj Kumar Jain		
c.	Constitution of the Property	Lease Hold		
d.	Agreement of easement if any	Not required		
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	Property already mortgage.	As mentioned in TIR M/s. Omega Printopack Pvt Ltd has/have an absolute, clear and marketable title over the schedule property (ies). Except the charge in favour of SIDBI and Paripassu charge of YES Bank, we request bank to check the needful.	
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	NA	
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	---		
	iii. Any violation from the approved Building Plan	No		
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	No	
		<input type="checkbox"/> Not permitted alteration		
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Property Tax	No relevant document provided	
		Water Tax	No relevant document provided	
		Electricity Bill	No relevant document provided	
	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	No relevant document provided		
	iv. Property or Tax Id No.	No relevant document provided		



VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

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	Can't comment since not a legal expert
q.	Any other aspect	Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. dept. of the property is not covered under this valuation and have to be taken care by legal expert/ Advocate. 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 this should not be construed as a professional opinion.
i.	Property presently occupied/ possessed by	Present Lessee

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	No relevant document provided
d.	Property Insurance details	No relevant document provided
e.	Monthly maintenance charges payable	No relevant document provided
f.	Security charges, etc.	No relevant document provided
g.	Any other aspect	No
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.	Notified Industrial area
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	NA, since property is under construction
ii.	Storage spaces	NA, since property is under construction
iii.	Utility of spaces provided within the building	NA, since property is under construction
iv.	Car parking facilities	NA, since property is under construction
v.	Balconies	NA, since property is under construction
b.	Any other aspect	
i.	Drainage arrangements	NA, since property is under construction

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

	ii.	Water Treatment Plant	NA, since property is under construction					
	iii.	Power Supply arrangements	Permanent	NA, since property is under construction				
	Auxiliary		NA, since property is under construction					
	iv.	HVAC system		NA, since property is under construction				
	v.	Security provisions		Yes/ Private security guards				
	vi.	Lift/ Elevators		NA, since property is under construction				
	vii.	Compound wall/ Main Gate		No, demarcated with temporary boundary covered by green net				
	viii.	Whether gated society		No				
Internal development								
		Garden/ Park/ Landscaping	Water bodies	Internal roads	Pavements	Boundary Wall		
		U/C	U/C	U/C	U/C	U/C		
8.	INFRASTRUCTURE AVAILABILITY							
a.	Description of Aqua Infrastructure availability in terms of:							
	i.	Water Supply		NA, since property is under construction				
	ii.	Sewerage/ sanitation system		NA, since property is under construction				
	iii.	Storm water drainage		NA, since property is under construction				
b.	Description of other Physical Infrastructure facilities in terms of:							
	i.	Solid waste management		Yes, by the local Authority				
	ii.	Electricity		Yes				
	iii.	Road and Public Transport connectivity		Yes				
	iv.	Availability of other public utilities nearby		Transport, Market, Hospital etc. available in close vicinity				
c.	Proximity & availability of civic amenities & social infrastructure							
		School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
		~ 1 KM	~ 3 KM	~ 3 KM	~ 1 KM	~ 8 KM	---	---
	Availability of recreation facilities (parks, open spaces etc.)			Since the property located in notified industrial area so no recreation facilities available in near vicinity.				
9.	MARKETABILITY ASPECTS OF THE PROPERTY							
a.	Marketability of the property in terms of							
	i.	Location attribute of the subject property		Average				
	ii.	Scarcity		Similar kind of properties is available.				
	iii.	Demand and supply of the kind of the subject property in the locality		Moderate				
	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		None					
	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	Slab	Walls			



VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

		RCC Framed structure	Reinforced Cement Concrete	Brick walls
b.	Material & Technology used	Material Used		Technology used
		Grade B Material		RCC Framed structure and
c.	Specifications			
	i. Roof	Floors/ Blocks	Type of Roof	
		Please refer to the building sheet attached	Please refer to the building sheet attached	
	ii. Floor height	Please refer to the building sheet attached		
	iii. Type of flooring	NA, since property is under construction		
	iv. Doors/ Windows	NA, since property is under construction		
	v. Class of construction/ Appearance/ Condition of structures	Internal - NA, since property is under construction		
		External - NA, since property is under construction		
	vi. Interior Finishing & Design	NA, since property is under construction		
	vii. Exterior Finishing & Design	NA, since property is under construction		
	viii. Interior decoration/ Special architectural or decorative feature	NA, since property is under construction		
	ix. Class of electrical fittings	Internal / NA, since property is under construction		
	x. Class of sanitary & water supply fittings	Internal / NA, since property is under construction		
d.	Maintenance issues	Not applicable since it is a under construction property		
e.	Age of building/ Year of construction	Under construction	Under construction	
f.	Total life of the structure/ Remaining life expected	60 years	60 years	
g.	Extent of deterioration in the structure	NA, since property is under construction		
h.	Structural safety	Structure built on RCC technique and steel structure ,so it can be assumed as structurally stable. However no structural stability certificate is available		
i.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure and steel structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.		
j.	Visible damage in the building if any	NA, since property is under construction		
k.	System of air conditioning	NA, since property is under construction		
l.	Provision of firefighting	NA, since property is under construction		
m.	Copies of the plan and elevation of the building to be included	Enclosed with the report		
11. ENVIRONMENTAL FACTORS				
a.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No		
b.	Provision of rainwater harvesting	Proposed as per approved map		
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, property is in Industrial area and therefore pollution is present		
12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY				



VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

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 (Land only)	Rs.3,00,00,000/-
	ii. Indicative Prospective Estimated Fair Market Value (Land+ Building)	Rs.6,39,00,000/-
	iii. Expected Estimated Realizable Value	Rs.5,43,15,000/-
	iv. Expected Forced/ Distress Sale Value	Rs.4,79,25,000/-
	v. Valuation of structure for Insurance purpose	NA, Since it is under construction
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
	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 Assessment of the report and the screenshots of the references are annexed in the report for reference.
14.	Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p> <p>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.</p> <p>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.</p> <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p>



VALUATION ASSESSMENT
M/S. OMEGA PRINTOPACK PVT LTD

		<p>f. Our authorized surveyor Deepak Joshi has visited the subject property on 16/8/2024 in the presence of the owner's representative with the permission of owner.</p> <p>g. Firm is an approved Valuer of the Bank.</p> <p>h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>i. We have submitted the Valuation Report directly to the Bank.</p>
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
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with 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)	<p>i. Part C: Area Description of the Property</p> <p>ii. Part D: Procedure of Valuation Assessment</p> <p>iii. Google Map</p> <p>iv. References on price trend of the similar related properties available on public domain, if available</p> <p>v. Photographs of the property</p> <p>vi. Copy of Circle Rate</p> <p>vii. Important property documents exhibit</p> <p>viii. Annexure: VI - Declaration-Cum-Undertaking</p> <p>ix. Annexure: VII - Model Code of Conduct for Valuers</p> <p>x. Part E: Valuer's Important Remarks</p>
i.	Total Number of Pages in the Report with enclosures	39



ENCLOSURE: I

PART C

AREA DESCRIPTION OF THE PROPERTY

1. NA	Land Area considered for Valuation	2,000 sq. mtr.	
	Area adopted on the basis of Remarks & observations, if any	Property documents & site survey both Area adopted on the basis of documents provided which was cross verified during site survey.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Built-up Area	Total Proposed Builtup area =6,591.84 sq. mtr. Actual Constructed Area as on date- 3,289.17 sq. mtr.
	Area adopted on the basis of Remarks & observations, if any	Property documents & site survey both The total Built-up area has been taken from Approved map which was cross verified during site survey.	

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. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. 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
		16 August 2024	16 August 2024	21 August 2024	21 August 2024
ii.	Client	State Bank of India, SME, Ranipur, Haridwar			
iii.	Intended User	State Bank of India, SME, Ranipur, Haridwar			
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 any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done			
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	Type of Survey conducted	Full survey (inside-out with approximate 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 & Building	
		Classification	Income/ Revenue Generating Asset		
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, zoning and statutory norms)	Considered for Valuation purpose	
		Industrial	Industrial	Industrial	

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

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. dept. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Middle Class (Ordinary)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Rectangle	Medium	Normal Layout	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Average	Near to main Road	B+G+1
		Industrial Area	Normal	None	
			Within urban developing zone	None	
		Property Facing			
		West Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes, From Submersible/Jal Board Supply	Yes	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.)	Notified Industrial area			
xiii.	Neighbourhood amenities	Average			
xiv.	Any New Development in surrounding area	None	---		
xv.	Any specific advantage in the property	None			
xvi.	Any specific drawback in the property	None			
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	No, demarcated with temporary boundary covered by green net			
xx.	Is the property merged or colluded with any other property	Yes			
		Comments: The Plot No. 134 & 135 of the same owner are merged.			

R.K. Associates Valuers & Techno Engineers



VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

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	Assessment of Premium charges on transfer of Lease hold rights methodology
		Building	Cost Approach	Depreciated Replacement Cost Method
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)		
xxvii.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1.	Name:	M/s. Ashrana Properties
			Contact No.:	+91-9410963583
			Nature of reference:	Property Consultant
			Size of the Property:	1,000 sq. mtr.
			Location:	Nearby the subject property
			Rates/ Price informed:	Around Rs.15,000/- - Rs.18,000/- 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 industrial plot will be available at the above mentioned rate.
		2.	Name:	M/s. Radhe Radhe Properties
			Contact No.:	+91-9410274363
			Nature of reference:	Property Consultant
			Size of the Property:	1,500 sq. mtr.
			Location:	Nearby the subject property.
			Rates/ Price informed:	Around Rs.15,000/- - Rs.18,000/- 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 industrial plot will be available at the above mentioned rate.
		NOTE: The given information above can be independently verified to know its authenticity.		
xxviii.	Adopted Rates Justification	As per our discussion with the property dealers and habitants of the subject location we have gathered the following information:- 1. There is availability of industrial land (having similar size as the subject property). 2. Rates for industrial plots in the nearby surrounding of the subject property is Rs.15,000/- to Rs.18,000/- per sq. mtr.		

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

		3. The allotment rate of IIE Haridwar is Rs.10,000/- per sq. mtr. Based on the above information and keeping in mind the availability of plots in subject locality we are of the view to adopt a rate of Rs16,000/- 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.	
xxix.	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%
xxx.	Any other special consideration	Reason: --- Adjustments (-/+): 0%	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	NA Valuation of the same asset/ property can fetch different values under different circumstances & situations such as arm's length transaction Vs lien sale, distress sale, etc. Market value may change with change in market conditions due to political, socio-economic or local factors. It may appreciate or it may devalue. All such risks should be taken into consideration while taking any decision based on this report. For e.g., 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%	
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs.16,000/- per sq mtr	
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.	
xxxiv.	Basis of computation & working		

- Valuation of the asset is done as found & identified by the client/ owner/ owner representative to our engineers on site during site inspection 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 by us representing hypothetically as buyer or seller for the similar type of properties in the subject location. Based on this information and various factors of the property, a 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 comparable rates are based on the verbal/ informal/ secondary/ tertiary information collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings. This third-party information is relied upon as 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.
- 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 suggested indicative value is 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. In Indian real estate sector, most of the deals takes place includes both formal & informal payment components. Deals in complete formal payment component may realize relatively less value on transaction 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

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

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.
- The ownership, address in the report is only for illustration purpose which is taken from the documents provided to us. In case of any update in information, change of zoning, delimitation activity or inaccuracy in the documents or incorrect/ fabricated/ out-of-date documents provided to us or for any other reason beyond our control then we shall not be held responsible for it.

xxxv. ASSUMPTIONS

- Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true, complete, and correct without any fabrication and has been relied upon in good faith.
- Local verbal enquiries during micro market research came to our knowledge taken on record are assumed to be true & correct.
- The assets and interests valued are assumed to be 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.
- If this valuation is for the Bank, then it is assumed that the valuation has been asked only after satisfying the authenticity of the documents given to us and 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.
- Payment condition during transaction of the subject property in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- 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.
- 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 are out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxvi. SPECIAL ASSUMPTIONS

None

xxxvii. LIMITATIONS

None



VALUATION ASSESSMENT
M/S. OMEGA PRINTOPACK PVT LTD

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.15,000/- per sq.mtr	Rs.15,000/- to Rs.18,000/- per sq.mtr
b.	Rate adopted considering all characteristics of the property	Rs.15,000/- per sq.mtr	Rs.16,000/- per sq.mtr
c.	Total Land Area considered (documents vs site survey whichever is less)	2,000 sq. mtr.	2,000 sq. mtr.
d.	Total Value of land (A)	15,000 sq. mtr. x Rs.2,000/- per sq.mtr	2,000 sq. mtr. x Rs.16,000/- per sq.mtr
		Rs.3,00,00,000/-	Rs.3,20,00,000/-



VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

INDICATIVE & ESTIMATED PROSPECTIVE FAIR MARKET VALUE

BUILDING VALUATION FOR M/S. OMEGA PRINTOPACK PVT LTD.										
SR. No.	Particulars	Type of Structure	Area (in sq.mtr)	Area (in sq.ft)	Height (in ft.)	Total Economical Life (in years)	Stage of Construction	Plinth Area Rate (in per sq.ft)	Gross Replacement Value (INR)	Depreciated Replacement Market Value (INR)
1	Basement	RCC	1,096.39	11,801	~ 10	60	Superstructure and plaster work Completed	1000	1,18,01,432	1,18,01,432
2	Ground Floor	RCC	1,096.39	11,801	~ 15	60	Superstructure and external brickwork Completed	900	1,06,21,289	1,06,21,289
3	Ground Service Floor	RCC	1,096.39	11,801	~ 10	60	Structure work completed	800	94,41,146	94,41,146
4	First Floor		1,096.39				column work is in progress			
5	Second Floor		1,096.39				Yet to Be Constructed			
6	Second Service Floor		1,096.39				Yet to Be Constructed			
7	Guard Room & Meter Room		13.50				Yet to Be Constructed			
			6591.84	35,404			Yet to Be Constructed		3,18,63,867	3,18,63,867
Notes:										
1. All the details pertaining to the building area statement such as area, floor, type of structure etc. has been taken as per the Approved Map and information provided by client during survey.										
2. Construction year of the plant has been taken from the information provided by the client during site survey.										
3. The valuation is done by considering the depreciated replacement cost approach.										
4. All the building and structures belongs to M/s. Omega Printopack Pvt Ltd										



VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	----
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, green area development, External area landscaping, Land development, Approach Road, etc.)	----	----
e.	Depreciated Replacement Value (B)	----	----
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. 		



VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK 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.3,00,00,000/-	Rs.3,20,00,000/-
2.	Total Construction (B)	---	Rs.3,18,63,867/-
3.	Additional Aesthetic Works Value (C)	---	---
4.	Total Add (A+B+C)	Rs.3,00,00,000/-	Rs.6,38,63,867/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.6,38,63,867/-
8.	Rounded Off	---	Rs.6,39,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Six Crore Thirty-Nine Lakh Only/-
10.	Expected Realizable Value (@ ~15% less)	---	Rs.5,43,15,000/-
11.	Expected Distress Sale Value (@ ~25% less)	---	Rs.4,79,25,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	~ 66%	
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 e.g., 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>		

(Signature)

(Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.)

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

- 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.

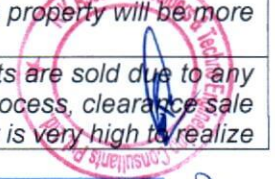
Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

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 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.

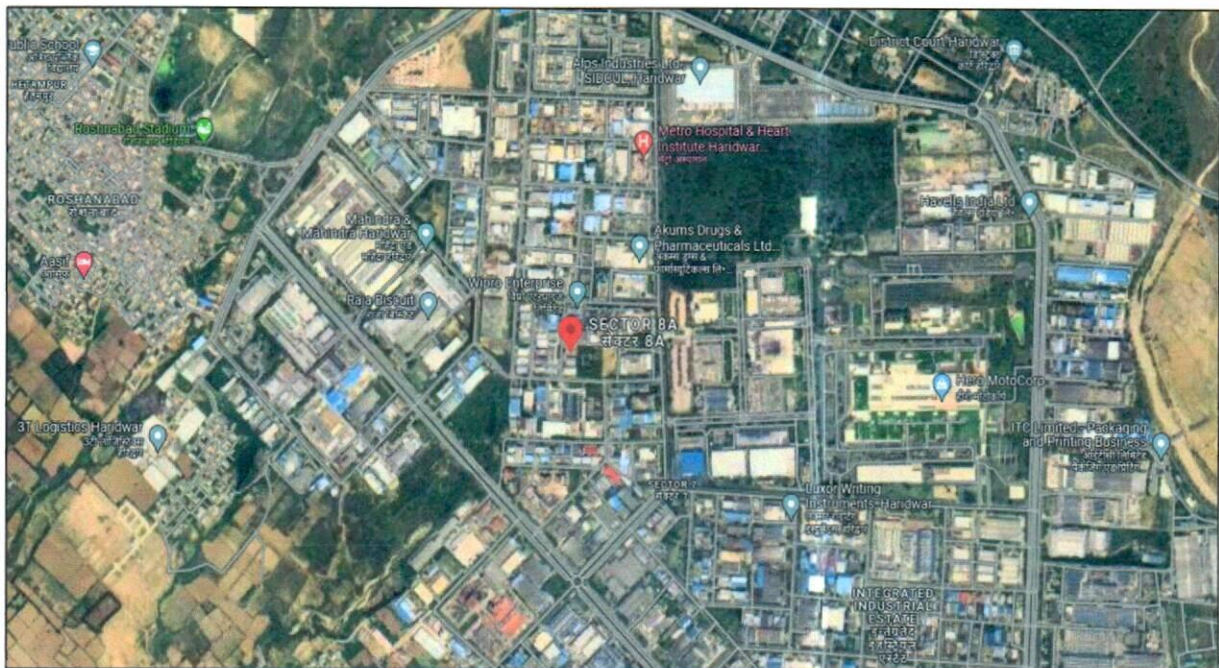
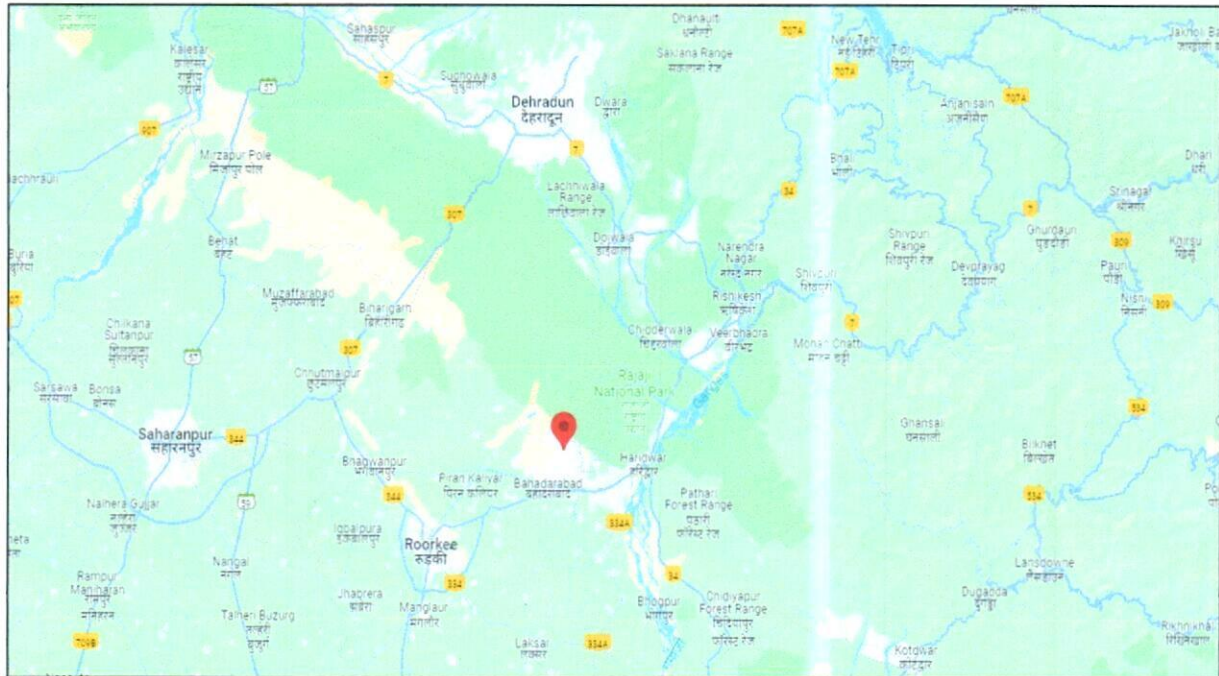
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Deepak Joshi	Deepak Kumar Singh	Rajani Gupta
		



ENCLOSURE: III – GOOGLE MAP LOCATION



VALUATION ASSESSMENT
M/S. OMEGA PRINTOPACK PVT LTD

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

No similar references available on public domain



VALUATION ASSESSMENT M/S. OMEGA PRINTOPACK PVT LTD

ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



ENCLOSURE: VI – COPY OF CIRCLE RATE AND ALLOTMENT LETTER

Skip to Main Content Skip to Navigation Screen Reader Access E-Auction Global Investors Summit 2023 TOLL FREE: 1800-180-4248 f in

State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.
A Government of Uttarakhand Enterprise

Home About SIIDCUL Policies & Procedures Parks Land Availability Investor Zone Downloads Tenders Recruitments RTI Contact Us

Land Rate
Land Availability > Land Rate

S.No.	Name of Industrial Estate	Industrial (Reserve Price)	Residential (Reserve Price)	Commercial (Reserve Price)	Institutional (Reserve Price)
1.	IIE Pantnagar	7000 per sqmt	15750 per sqm	20000 per sqm	13750 per sqm
2.	IIE Haridwar	10000 per sqmt	17500 per sqm	20000 per sqm	13750 per sqm
3.	IIE Sitarganj Phase- II	2750 per sqmt	5000 per sqm	7000 per sqm	4500 per sqm
4.	IIE Escort Farm, Kashipur	3000 per sqmt	7500 per sqm	10000 per sqm	6000 per sqm
5.	IIE Kotdwar	3200 per sqmt	6500 per sqm	10000 per sqm	7500 per sqm
6.	IIE IT Park, Dehradun	12000 per sqmt	17500 per sqm	18900 per sqm	16000 per sqm

क्र. सं.	नगर पालिका स्थित वार्डों की श्रेणी	नगर पालिका परिषद शिवालिक नगर क्षेत्र के वार्ड/मौहल्ले का नाम	सामान्य दर (BASE RATE)					
			अकृषि भूमि (प्रति वर्ग मीटर)	बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लॉट (सुपर एरिया प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (सुपर एरिया प्रति वर्ग मीटर) दुकान/रेस्टोरेन्ट/कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	गैर वाणिज्यिक भवन की दर (प्रति वर्ग मीटर) प्रथम श्रेणी (लिनडर पोश)	द्वितीय श्रेणी (टीन पोश)
1	2	3	4	5	6	7	8	9
4	D-1	वार्ड नं०-12 रामधाम कालोनी (आंशिक)/ गंगा नगरी इण्डस्ट्रियल एरिया, वाणिज्यिक बस्ती रामधाम कालोनी देव नगर दर्शन नगर, रंता कृपाल नगर फ्रेंड्स कालोनी	15000	29500	75000	55000	14000	12000
	D-2	वार्ड नं०-13 नवोदयनगर रोशनाबाद/ नवोदय नगर रोशनाबाद, जिला मुख्यालय एवं आवासीय कालोनी, नवोदय विद्यालय, जिला कारागार, पुलिस लाइन, शिबकुल क्षेत्र						
5	E-1	वार्ड नं०-8 सुभाषनगर पश्चिमी (आंशिक)/ टीएस गली नं०-बी-9 से गली नं०-बी-11 एवं गली नं०-डी-1 से गली नं०-डी-9 तक सुभाषनगर	12000	26500	65000	48000	14000	12000
	E-2	वार्ड नं०-9 सुभाषनगर पश्चिमी पूर्वी (आंशिक)/ गली नं०-डी-1 से गली नं०-बी-8 तक सुभाषनगर						
	E-3	वार्ड नं०-10 सुभाषनगर पश्चिमी सैन्ट्रल (आंशिक)/ गली नं०-ए-1 से गली नं०-ए-09 तक सुभाषनगर						
	E-4	वार्ड नं०-11 सुभाषनगर पश्चिमी पूर्वी (आंशिक)/ गली नं०-ए-9 से 14 तक एवं गली नं०-सी-1 से अग्रहा चौक एवं मन्दिर के सामने तक						

(बीर सिंह बुदियाल)
अपर जिलाधिकारी (वित्त एवं राजस्व),
हरिद्वार।

[46]

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

LEASE DEED

50/9/20 11E-123222

Regional Manager
State Industrial Dev. Corp. of U.A. Ltd.
I.E. Handwar

State Ind

LEASE DEED

Industrial Area, 11E-Handwar
Plot No. 134, 135 Sector 6A

THIS LEASE DEED made on the 24th day of June in the year two thousand and 2010 and corresponding to Saka Samvat 2010 between State Infrastructure and Industrial Development Corporation of Uttarakhand Limited (SIIDCUL), a company within the meaning of the Companies Act, 1956, and having its registered office at Secretariat Dehbandi (Uttarakhand) and Head Office at (hereinafter referred to as the "Lessor") which expression shall unless the context does not so admit, include its successors and assigns) of the one part,
AND
Shri/Smt./Km. _____ aged about _____ years, S/o _____
R/o _____
OR
Shri/Smt./Km. _____ aged about _____ years, S/o _____ Proprietor of proprietary firm by the name of _____ Karta of Joint Hindu Family Firm, by the name of _____ having its office at _____
OR
1. Shri/Smt./Km. _____ aged _____ years, S/o _____ R/o _____

Regional Manager
State Industrial Dev. Corp. of U.A. Ltd.
I.E. Handwar

For Omega Printopack Pvt. Ltd.
Din Pritam Anuj

(2)

2. Shri/Smt./Km. _____ aged _____ years, S/o _____ R/o _____
3. Shri/Smt./Km. _____ aged _____ years, S/o _____ R/o _____
4. Shri/Smt./Km. _____ aged _____ years, S/o _____ R/o _____
5. Shri/Smt./Km. _____ aged _____ years, S/o _____ R/o _____
6. Shri/Smt./Km. _____ aged _____ years, S/o _____ R/o _____

Having its office at _____ a registered/Unregistered partnership firm namely _____ commissioning, as per its requirement on the terms and conditions as may be stipulated, by such State Electricity Board or any other authority/Company, in this regard _____ under the Indian Partnership Act, 1932 and duly authorised by the Partnership Deed dated _____ duly authorised by General Power of Attorney executed and registered on _____ as Document No. _____ Book No. _____ Volume No. _____ at pages _____ to _____ with sub-Registrar of Assurances, _____

OR

_____ a Society registered under the Societies Registration Act, 1860 or the relevant State enactment, having its office at _____ through Mr. _____ the Secretary/President of the said society, duly authorised by Article _____ of the Memorandum of Association of the said Society;

OR

Omega Printopack Pvt. Ltd. a Private/public limited company incorporated under the Indian Companies Act, 1956 and having its registered office at _____ through its Director Mr. _____ who has been duly authorised by a resolution passed by the Board of Directors of the said Company, in its Meeting held on _____ Hereinafter referred to as the "Lessee" (which expression shall, unless the context does not so admit, include its legal heirs, executors, administrators, successors and permitted assigns, as the case may be), of the other part;

1. Sandeep Kumar Jain
2. Pradeep Kumar Jain
3. Anil Kumar Jain

State Industrial Dev. Corp. of U.A. Ltd.
I.E. Handwar

For Omega Printopack Pvt. Ltd.
Din Pritam Anuj

WHEREAS:

A. The State of Uttarakhand has conveyed title, rights and interest in the land admeasuring 2000 Sq.mts situated at Village Solepur R. P. Handwar / Baramuli District, Uttarakhand to the Lessor, vide G.O. No. _____ issued on _____ including details of Khata Nos. specified in the said G.O., for the purpose of setting up an Integrated Industrial Estate/Industrial Area and the Lessor has subdivided the above land into plots and intends to grant leasehold right in such subdivided plots for the purpose of erecting on each plot a factory/Unit, according to the Rules and Byelaws under the Factories Act, 1948 and building plans, as approved by the Corporation, Municipality or other competent authorities, as may be applicable.

B. The amount of premium mentioned in Clause 1 hereinafter is provisional and the Lessee shall pay the additional premiums as hereinafter provided in Clause 2.2(a) and Clause 2.2(b), as and when determined by the Lessor.

C. The Lessor has agreed to grant of lease and the Lessee has agreed to take on lease a plot of land admeasuring 2000 Sq.mts bearing Plot No. 134, 135 Sector 6A Industrial Area Handwar District, Uttarakhand. The details of the said plot are described in Schedule A annexed hereto, subject to the terms and conditions hereinafter manufacturing Printing & Packaging and allied ancillary activities, incidental thereto ("the Unit"), as per the design and building plan, approved by the Corporation/Municipal or other concerned local authority, within the Industrial Area, Handwar District, Uttarakhand.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

I. LEASE:

1.1 Subject to the provisions of this Deed, the Lessor hereby grants lease of the plot of land admeasuring 2000 Sq.mts bearing Plot No. 134, 135 ("the Demised Land") Industrial Area Handwar Uttarakhand to the Lessee and the Lessee hereby accepts the lease for the Demised Land for a period of Ninety (90) years ("Term") from the date hereof, except and always reserving to the Lessor the right to:

(a) (i) Within the period of Twenty Four (24) months from the date of letter of allotment of the Demised Land i.e. 03-02-16 ("Stipulated Period") the Lessee shall build and erect construction, execute works and complete installation of plant and machinery and commence production in its Unit.

Regional Manager
State Industrial Dev. Corp. of U.A. Ltd.
I.E. Handwar

For Omega Printopack Pvt. Ltd.
Din Pritam Anuj

(5)

of the Demised Land, on the same terms and conditions as in the case of the present Lease, in an industrial area developed by the Lessor, suitable for the needs and requirement of the Lessee. Also, in case the Lessor requires the entire Demised Land for the purpose of mining minerals, the Lessee shall be entitled to lease of land for an alternate plot of land, equivalent to the area of the Demised Land, on the same terms and conditions as in the case of the present Lease, in an industrial area developed by the Lessor, suitable for the needs and requirements of the Lessee. In addition the Lessee shall be entitled to compensation, including towards cost of relocation.

2. PAYMENT AND TERMS OF PAYMENT:

2.1 The Lessee hereby agrees to pay an amount of Rs. 6000 per square meter, amounting to Rs. 1,20,00,000/- (Rupees One crore twenty lac only) for the Demised Land as provisional land premium. In addition, to the above, the Lessee hereby agrees to pay Locational Charges, if applicable, @ 5% of the provisional land premium (for plots situated on roads with width of 45 metres and above) and an additional 5% of the provisional land premium, towards plot having two or more side road.

2.2 Out the provisional land premium, the Lessee has hereby paid, a part thereof, amounting to Rs. 60,00,000/- (Rupees Sixty lac only), the receipt whereof of the Lessor hereby accepts and acknowledges. The balance amount of the provisional land premium of Rs. 60,00,000/- (Rupees Sixty lac only) for the Demised Land is to be paid in 11 half yearly installment, along with interest @ 15% per annum on the total outstanding provisional land premium for the Demised Land as on the date of payment of installment, from time to time as follows:

(a) Rs. 15,00,000/- on the 01-01 20 17
(b) Rs. 15,00,000/- on the 01-07 20 17
(c) Rs. 15,00,000/- on the 01-01 20 18
(d) Rs. 15,00,000/- on the 01-07 20 18

Provided that if the Lessee pays the installments and the interest on the due date and there are no over dues on any account the Lessor will grant to the Lessee, a rebate @ 3% per annum on the interest.

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

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

TIR

ALKA CHOPRA
ADVOCATE
CIVIL COURTS, HARIDWAR
COUNSEL FOR -
NEW INDIA ASSURANCE CO. LTD.
THE ORIENTAL INSURANCE CO. LTD.
RELIANCE GENERAL INSURANCE CO. LTD.
STATE BANK OF INDIA
PUNJAB NATIONAL BANK
SYNDICATE BANK
ALLAHABAD BANK
CENTRAL BANK OF INDIA
ALMORA URBAN CO-OPERATIVE BANK LTD.
UTTERAKHAND GRAMIN BANK

MO. 9997268830
F-11, KRISHNA NAGAR,
P.O. GURUKUL KANGRI,
HARIDWAR-249404

DATE 10.07.2020

AC/SBU/774/NEC/20
ANNEXURE- B - REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.

01.	A). Name of the branch/business unit/ office seeking opinion B). Reference no. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded. C). Name of the borrower	State Bank of India, SME, 'Ranipur Haridwar' As per instructions. M/S Omega Printopack Pvt. Ltd. Director Sandeep Kumar Jain & Pradeep Kumar Jain & Anuj Kumar Jain R/o IIE Ranipur Haridwar.
02.	A). Name of the unit/concern/company/person offering the property (ies) as security B). Constitution of the unit/ concern/person/ body authority offering the property for creation of charge. C). State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	M/S Omega Printopack Pvt. Ltd. Director Sandeep Kumar Jain & Pradeep Kumar Jain & Anuj Kumar Jain R/o IIE Ranipur Haridwar. Pvt. Ltd. Co. As a borrower
03.	Complete or full description of the immovable property (ies) offered as security including following details A). Survey no. B). Door no. (in case of house property) C). Extension including plinth/ built up area in case of house property D). Locations like of the place, village, city, registration, sub-district etc. Boundaries	An Industrial property bearing Industrial plot no. 134, 135 Sector 6A, having total area of 2000.00 Sq. mtr. Situated at IIE SIDCUL, Haridwar. Plot no. 134, 135 Sector 6A To be ascertained from the Report of value. Having total area of 1000.00 Sq. mtr., Bounded as: East-wipo Ltd, West-Road 18 mtr., North- Plot No. 133, South-Plot No. 136
04.	A). Particulars of the documents scrutinized serially and chronologically. B). Nature of documents verified and as to whether they are original or certified copies or registration extracts duly certified. Note: only originals or certified extracts from the registering/land revenue/other authorities be examined.	Certify Copy of Registered lease deed registered at Bahi No. 1, Zild No. 2774, Pages No. 175-234, Document No. 5020 on dated 24-06-2016 in the office of sub-registrar Haridwar M/S Omega Printopack Pvt. Ltd. Director Sandeep Kumar Jain & Pradeep Kumar Jain & Anuj Kumar Jain R/o IIE Ranipur Haridwar.

05.	Whether certified copy of all the documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the file.)	Yes
06.	A). Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system? B). If such online/computer records are available whether any verification or cross-checking are made and the comments/ findings in this regard. C). Whether the genuineness of the stamp paper if possible to be verified from any online portal and if so whether such verification was made?	Yes Yes No
07.	A). Property offered as security falls within the jurisdiction of which sub-registrar office? B). Whether it is possible to have registration of documents in respect of the property in question. At more than one office of sub-registrar/district registrar/judicial. If so, please name all such offices. C). Whether search has been made at all the office named at (B) above? D). Whether the search in the office of registering authorities or any other record reveal registration of multiple title documents in respect of the property in question?	Sub-Registrar Haridwar. No NA No
08.	Chain of title tracing the title from the oldest title deed to the latest deed establishing title of the property in question from the predecessors in title to interest of the current titleholder And wherever minor's interested or other clog on title is involved search should be made for a further period, depending on the need for clearance of such clog on the title. In the case of property offered as security for loan of Rs. 1.00 Crore and above, search of title encumbrances for a period of not less than 50 year is mandatory. (separate sheet can be used)	M/S Omega Printopack Pvt. Ltd. Director Sandeep Kumar Jain & Anuj Kumar Jain R/o IIE Ranipur Haridwar Purchased the said property from State Infrastructure & Industrial Development Corporation of Uttaranchal Ltd. (SIDCUL), A company Act, 1956 and having its registered office at Secretariat Haridwar by way of registered Lease deed in Bahi No. 1, Zild No. 2774, Pages No. 175-234, Document No. 5020 on dated 24-06-2016. The property in question with other property was the property of State Infrastructure & Industrial Development Corporation of Uttaranchal Ltd. (SIDCUL), A company Act, 1956 and having its registered office at Secretariat Haridwar. The chain of title is complete. I Further certify that the provision of the SARFAESI Act 2002 are applicable to this Property.
09.	Nature of the title of the intended mandatory over the property (Whether full ownership rights leasehold rights occupancy possessory rights or sum or govt. Grantee/ allotted etc.)	Leasehold Rights.
10.	If leasehold whether A). Lease deed is duly stamped and registered B). Lease is permitted to mortgage leasehold right	Yes Yes Yes

Alka Chopra
Advocate
Civil Courts, Haridwar
COUNSEL FOR -
New India Assurance Co. Ltd
The Oriental Insurance Co. Ltd
Reliance General Insurance Co. Ltd.
National Insurance Co. Ltd.
Punjab National Bank
Syndicate Bank

Mo. 9997268830
F-11, Krishna Nagar,
P.O. Gurukul Kangri,
Haridwar-249404

CERTIFICATE OF TITLE

I have examined the photocopy/ies Title Deeds intended to be deposited relating to the schedule property (ies) and offered as security by way of "Registered/ Equitable/ English Mortgage" (*Please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creations of Registered/ Equitable Mortgage and I further certify that:

- I have examined the documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors
- I confirm having made a search in the Land/ Revenue Records. I also confirm having verified and checked the records of the relevant Government offices/ Sub Registrar office property / Revenue Records, Municipal/ Panchayat office, Land Acquisition office registrar of companies office, wuf/Board (wherever Applicable). I do not find anything adverse, which would prevent the title Holders from creating a valid mortgage. I am liable/ responsible if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
- Following security of property / Municipal Records and relative Title Deeds Certified Copies of such title deeds obtained from the concerned Registrar office and encumbrances Certificate. I hereby certify the genuineness of the Title Deeds. Suspicious / Doubt, if any, has been clarified by making necessary enquiries.
- There are prior Mortgage / Charges / encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01.01.1990 to 10-07-2020 pertaining to the Immovable Property (ies) covered by above said Title Deeds. The property is not free from all encumbrances.
- In case of second / subsequent charge in favor of the Bank, there are no other mortgage / charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
- Minor (s) and his/their interest in the property (ies) is to the extent of (specify the share of the Minor with name). (Strike out if not applicable).
- The mortgage if created will be available to the bank for the liability of the intending borrower: M/S Omega Printopack Pvt. Ltd. Director Sandeep Kumar Jain & Pradeep Kumar Jain & Anuj Kumar Jain R/o IIE Ranipur Haridwar.

Pradeep Kumar Jain & Anuj Kumar Jain R/o IIE Ranipur Haridwar has an absolute, clear and marketable title over the schedule property (ies).

8. I certify M/S Omega Printopack Pvt. Ltd. Director Sandeep Kumar Jain & Pradeep Kumar Jain & Anuj Kumar Jain R/o IIE Ranipur Haridwar has/have an absolute, clear and marketable title over the schedule property (ies). Except the charge in favor of SIDBI and Paripassu Charge of Yes Bank I further Certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.

9. In case of creation of Mortgage by deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage.

- Original Registered lease deed registered at Bahi No. 1, Zild No. 2774, Pages No. 175-234, Document No. 5020 on dated 24-06-2016.
- Certified Copy of Registered lease deed registered at Bahi No. 1, Zild No. 2774, Pages No. 175-234, Document No. 5020 on dated 24-06-2016
- Permission from SIDCUL
- NOC from SIDBI & Yes Bank
- Search Receipt No 22/17 & 84/82 on Dated 10-07-2019 of Sub Registrar, Haridwar
- NEC Date 10/07/2020
- The Bank will be able to enforce SARFAESI Act 2002, if required against the property offered as security.

There are no legal impediments for creating of the mortgage under any applicable law/ rules in force.

SCHEDULE OF THE PROPERTY/ IES

Sub: An Industrial property bearing Industrial plot no. 134, 135 Sector 6A having total area of 2000.00 Sq. mtr., Situated at IIE SIDCUL, Haridwar.

Bounded as:
East-wipo Ltd,
West-Road 18 mtr.,
North- Plot No. 133,
South-Plot No. 136

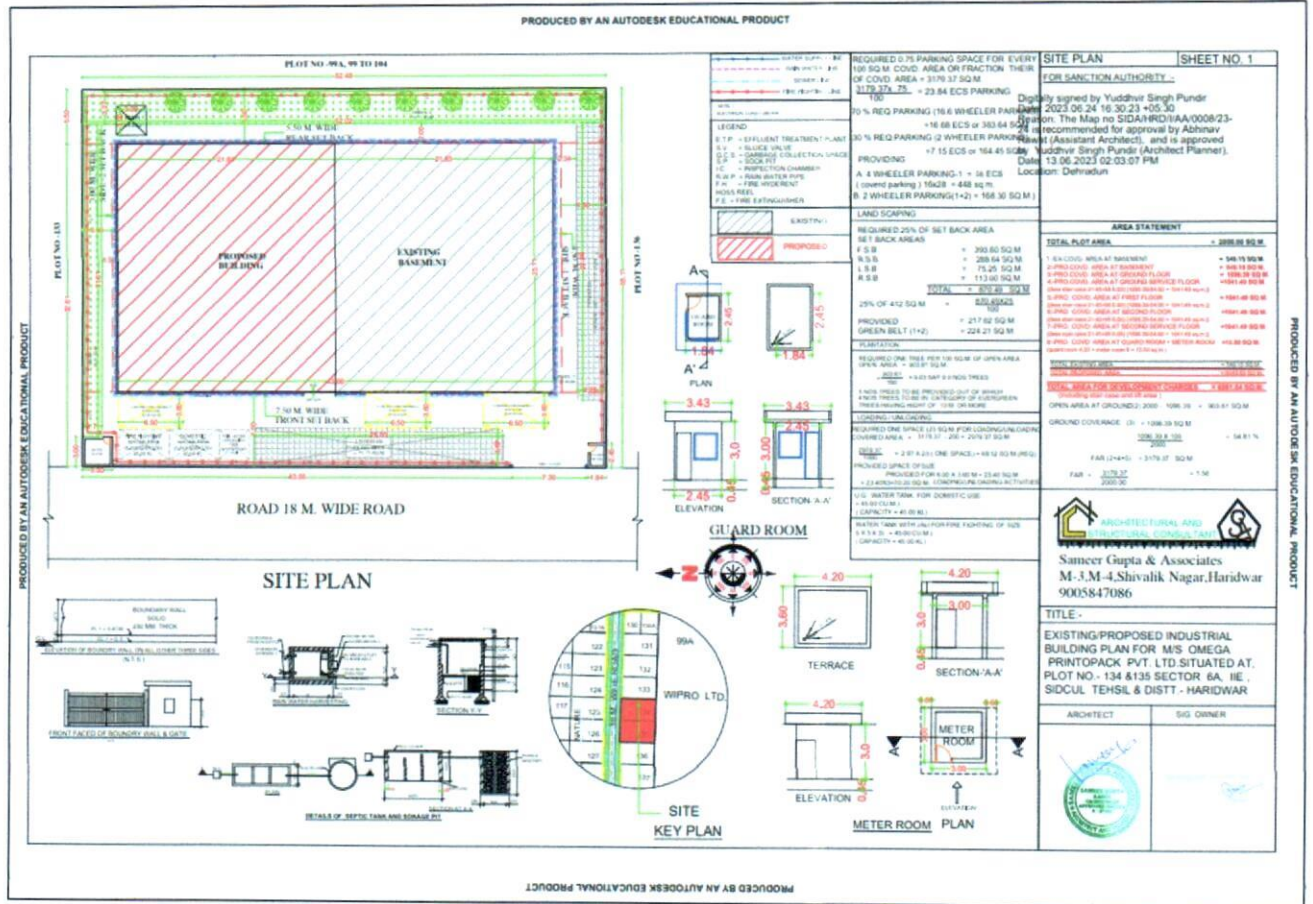
Date: 10.07.2020
Place: HARIDWAR

ALKA CHOPRA
Signature of the Advocate
R.K. Associates Valuers & Techno Engineering Consultants Pvt Ltd

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

APPROVED MAP



VALUATION ASSESSMENT
M/S. OMEGA PRINTOPACK PVT LTD

**STATE INFRASTRUCTURE & INDUSTRIAL DEVELOPMENT
CORPORATION OF UTTARAKHAND LTD.**
5th floor, Pentagon Mall, SIIDCUL, Haridwar.
Web site : www.siidcul.com

Dated 23 /Jan/2021

Ref. No. 1234 /RM/SIIDCUL/2021

To,
M/s Omega Printopack Pvt Ltd,
Plot No. 134&135 Sector-6A,
IIE, SIIDCUL, Haridwar.-249403.

Sub: No Objection to the mortgage of industrial Plot No. 134&135 Sector 6A IIE SIIDCUL Haridwar, in
favour of State Bank of India, Haridwar.

Dear Sir,

Kindly refer to your request letter dated 11/01/2021 for permission to mortgage Plot No. 134&135 Sector 6A IIE SIIDCUL Haridwar allotted/transfer in favor of M/s Omega Printopack Pvt Ltd. This is to convey that the SIIDCUL has no objection to your mortgaging the said plot in favor of **State Bank of India, Haridwar** subject to the following terms & conditions:-

1. That you shall clear the outstanding dues amounting to Rs. NIL, calculated upto 31/03/2021/- (Subject to audit) towards NIL before mortgaging the plot.
2. That your bank/financial institution undertake to make the payment of Rs.NIL calculated upto 31/03/2021, at the time of execution of Mortgage Deed/Loan Document. The allottee shall first get the lease deed executed in his/her/its favor before mortgaging the said plot in favor of the said bank/financial institution. However, these two transactions i.e. execution of lease deed and mortgage deed can be done simultaneously.
3. That the SIIDCUL shall always have the first charge on the plot against any outstanding recoverable dues including but not limited to balance lease premium, lease rent, maintenance charges, water/sewer charges etc. of SIIDCUL against the said plot.
4. That the event of financial institution taking over the assets of the allottee on account of any default in repayment of loans/financial assistance of any sort and selling the same, such financial institution shall pay to the SIIDCUL its dues as a first charge.
5. That in the event of transfer of the plot to a third party in the above process, it shall be the responsibility of such third party to discharge all such financial obligations towards the price of the plot as may arise subsequently to the transfer of the plot and this condition will be made known to the party offering to take/buy the assets of the allottee. The financial institution shall

23/01/2021



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

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 21/8/2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Deepak Joshi have personally inspected the property on 16/8/2024 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be having expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q 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.
- r 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.
- s 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.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.



VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

X

S.No.	Particulars	Valuer comment								
1.	Background information of the asset being valued	This is an under construction industrial property, located at aforesaid address having total land area of 2,000 sq. mtr. as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.								
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.								
3.	Identity of the experts involved in the valuation	Survey Analyst: Er. Deepak Joshi Valuation Engineer: Er. Deepak Kumar Singh. L1/ L2 Reviewer: Er. Rajani Gupta								
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.								
5.	Date of appointment, valuation date and date of report	<table><tr><td>Date of Appointment:</td><td>16/8/2024</td></tr><tr><td>Date of Survey:</td><td>16/8/2024</td></tr><tr><td>Valuation Date:</td><td>21/8/2024</td></tr><tr><td>Date of Report:</td><td>21/8/2024</td></tr></table>	Date of Appointment:	16/8/2024	Date of Survey:	16/8/2024	Valuation Date:	21/8/2024	Date of Report:	21/8/2024
Date of Appointment:	16/8/2024									
Date of Survey:	16/8/2024									
Valuation Date:	21/8/2024									
Date of Report:	21/8/2024									
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Deepak Joshi on 16/8/2024. Property was shown and identified by Mr. Ankit Kumar (☎-7055651100)								
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.								
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.								
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report. 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</p>								

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

		<p>suitability or otherwise of entering into any transaction with the borrower.</p> <p>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.</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.
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.	<p>Please refer to Part E of the Report and Valuer's Important Remarks enclosed herewith or otherwise caveats, limitations and disclaimers are as per standard Insolvency & Bankruptcy Board of India guidelines dated: 1.09.2020 for the matters not under scope of valuation such as legal, ownership, verification of the documents from originals or govt. departments, reliance on the documents/ details provided by the client which is assumed to be complete, accurate & correct, engaging revenue dept. officials for identification of the property or getting cizra map from the dept. or acting as a Licensed surveyor, no liability assumed for the information collected from third party sources used in the report.</p> <p>Limitations: Reliance on market facts is done majorly on verbal enquiries where written records are not available. Opaque & in transparent Indian real estate market where actual transaction and recorded transaction amount differs. No property number displayed on the property and have to rely on the property shown by the customer with due diligence as much practically possible.</p> <p>Standard Caveats, limitations and disclaimers as per IBBI and used in the report are uploaded on www.rkassociates.org/xxxxxxx.</p>

Date: 21/8/2024

Place: Noida



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

ENCLOSURE IX: ANNEXURE: VII - MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessarily disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.



Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuer's organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer's organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person: _____

Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 21/8/2024

Place: Noida

ENCLOSURE: X

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 e.g., 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.

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

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 up to 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 owner's name, etc., it is only for illustration purpose and may not necessarily 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 e.g., Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.

VALUATION ASSESSMENT

M/S. OMEGA PRINTOPACK PVT LTD

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 up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still, we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of ONE YEAR . After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or at least within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.