

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

CASE NO. VIS (2024-25)-PL352-307-407

Dated: 11.09.2024

FIXED ASSETS VALUATION REPORT

OF

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

SITUATED AT

KHASRA NO. 16/122/2/1, 16/19/2, 16/22/1, 16/12/1/2, 16/19/1, 16/12/1/2/1, 24/12, 24/19, 24/12/1, 2/2/1, 2/2/2, 2/3/1, 1/2/2, 24/9/2, 12/1 & 12/2, VILLAGE GADPURI, TEHSHIL & DISTRICT PALWAL, HARYANA

■ 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

REPORT PREPARED FOR

STATE BANK OF INDIA, COMMERCIAL BRANCH, NEHRU PLACE, NEW DELHI

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 OFFICE:

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FILE NO.: VIS (2024-25)-PL352-307-407

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

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

KHASRA NO. 16//22/2/1, 16/19/2, 16/22/1, 16/12/1/2, 16/19/1, 16/12/1/2/1, 24/12, 24/19, 24//2/1, 2/2/1, 2/2/2, 2/3/1, 1/2/2, 24//9/2, 12/1 & 12/2, VILLAGE GADPURI, TEHSHIL & DISTRICT PALWAL, HARYANA



PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

| | |
|--|--|
| Name & Address of Branch | State Bank of India, Commercial Branch, Nehru place, New Delhi |
| Name of Customer (s)/ Borrower Unit | M/s. Prompt Enterprises Pvt Ltd. |
| Work Order No. & Date | Email Dated 17 th August, 2024 |

| S.NO. | CONTENTS | DESCRIPTION | | | | | | |
|------------|---------------------------------------|---|------|-------------------------|----------------|------------|----------------|----------------|
| 1. | INTRODUCTION | | | | | | | |
| a. | Name of Property Owner | M/s. Prompt Enterprises Pvt Ltd (As per document provided) | | | | | | |
| | Address & Phone Number of the Owner | Plot No. 10-11, Sector-4, Palwal, Faridabad | | | | | | |
| b. | Purpose of the Valuation | For Periodic Re-valuation of the mortgaged property | | | | | | |
| c. | Date of Inspection of the Property | 9 th September 2024 | | | | | | |
| | Property Shown By | <table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Laxman</td><td>Representative</td><td>+91-9625940060</td></tr> </table> | Name | Relationship with Owner | Contact Number | Mr. Laxman | Representative | +91-9625940060 |
| Name | Relationship with Owner | Contact Number | | | | | | |
| Mr. Laxman | Representative | +91-9625940060 | | | | | | |
| d. | Date of Valuation Report | 11 th September 2024 | | | | | | |
| e. | Name of the Developer of the Property | Not known | | | | | | |
| | Type of Developer | Not known | | | | | | |

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

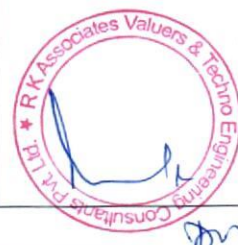
BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This valuation is prepared for the Industrial property situated at the aforesaid address. As per the sale deed provide, subject property is having total land area of 16,744 sq. mtr. details are mentioned below: -

| AREA DETAILS AS PER SALE DEEDS | | | |
|--------------------------------|--------------------------------------|--------------------|------------------|
| Date | Plot no. | Area (AS PER Deed) | area in sq. mtr. |
| 24-12-2012 | 16/19/2, 16/22/1, 16/12/1/2, 16/19/1 | 14 Kanal | 7,082 |
| 09-01-2013 | 16/12/1/2/1 | 2 marla | 51 |
| 20-12-2018 | 24/9 | 7 kanal | 3,541 |
| 11-12-2018 | 24/12, 24/19 | 4 kanal | 2,023 |
| 11-12-2018 | 24/12 | 8 kanal | 4,047 |
| TOTAL | | | 16,744 |

As per the Copy of CLU provide the land area is 13,986.8 sq. mtr., details are mentioned below: -

| AREA DETAILS AS PER CLU | | |
|-------------------------|---|------------------|
| Date | plot no. | area in sq. mtr. |
| 03-03-2017 | 16//22/2/1, 24//2/1, 2/2/1, 2/2/2, 2/3/1, 1/2/2 | 6,399 |
| 03-09-2020 | 24//9/2, 12/1 & 12/2 | 7,588 |
| TOTAL | | 13,987 |



However, TIR is provide for only land area measuring 17,198.79 sq. mtr. details are mentioned below:-

| AREA DETAILS AS COPY OF TIR | | | |
|-----------------------------|---------------------------------|---------------|------------------|
| Date | Plot no. | Area in kanal | area in sq. mtr. |
| 03-02-2023 | Khewat/Khatoni No. 119/141 | 4 Kanal | 2,023 |
| 03-02-2023 | Khewat/Khatoni No. 119/141 | 7 kanal | 3,541 |
| 03-02-2023 | Khewat/Khatoni No. 119/141 | 8 kanal | 4,047 |
| 14-12-2022 | Khasra No. 24//9/2, 12/1 & 12/2 | --- | 7,587.79 |
| TOTAL | | | 17,198.79 |

As per the site survey demarcated land found is around 30,000 sq. mtr. Land area considered for this valuation assessment is as per the area mentioned in sale deed which is 16,744 sq. mtr.

Total built up area of the subject property is 12,641 sq. mtr.of GI shed and 615 sq. mtr of RCC structure.

However, in absence of proper Cizra map it could be ascertained which land area pertains to this property out of the total demarcated land and also on which area the built up unit is standing.

The subject property located ~ 600 meters away from Delhi-Chennai highway on a 20 ft wide road.

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.

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.

| a. Location attribute of the property | | | |
|---------------------------------------|--|---|----------------------|
| i. | Nearby Landmark | Gadhpuri toll plaza | |
| ii. | Postal Address of the Property | Address: Khasra No. 16//22/2/1, 16/19/2, 16/22/1, 16/12/1/2, 16/19/1, 16/12/1/2/1, 24/12, 24/19, 24//2/1, 2/2/1, 2/2/2, 2/3/1, 1/2/2, 24//9/2, 12/1 & 12/2, Village Gadpuri, Tehshil & District Palwal, Haryana | |
| iii. | Type of Land | Solid Land/ on road level. | |
| iv. | Independent access/ approach to the property | Clear independent access is available | |
| v. | Google Map Location of the Property with a neighborhood layout map | Enclosed with the Report Coordinates or URL: 28°15'13.1"N 77°16'58.3"E | |
| vi. | Details of the roads abutting the property | | |
| | (a) Main Road Name & Width | Chennai-Delhi Highway | Approx. 150 ft. wide |
| | (b) Front Road Name & width | Internal road | Approx. 20 ft. wide |
| | (c) Type of Approach Road | Bituminous Road | |
| | (d) Distance from the Main Road | ~ 600 meter | |
| vii. | Description of adjoining property | All adjacent properties are used for industrial purpose | |

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| | | | | |
|-------|-----------------------|---|---|-----------------------------------|
| viii. | Plot No. / Survey No. | Khasra No. 16//22/2/1, 16/19/2, 16/22/1, 16/12/1/2, 16/19/1, 16/12/1/2/1, 24/12, 24/19, 24//2/1, 2/2/1, 2/2/2, 2/3/1, 1/2/2, 24//9/2, 12/1 & 12/2 | | |
| ix. | Zone/ Block | Tehshil - Palwal | | Tehshil - Palwal |
| x. | Sub registrar | --- | | |
| xi. | District | Palwal | | |
| 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 06 documents requested. | Total 06 documents provided | Total 06 documents provided |
| | | Property Title document | Sale deed | As mentioned above |
| | | Change of Land Use | Change of Land Use for 13,986.83 sq. mtr. | Dated:- 03/03/2017 & 03/09/2020 |
| | | Copy of TIR | Copy of TIRS | Dated:- 03/02/2023 & 14/12/2022 |
| | | Latest Electricity Bill | Last Electricity Bill | Dated:- 10/09/2024 |
| | | Occupation Certificate | Occupation Certificate | Dated:- 17/10/2018 |
| | | Approved Map | Approved Map | Dated:- 17/07/2016 |
| | | Bank | | |
| | | Name | Relationship with Owner | Contact Number |
| | | Ms. Niharika Kumari | Banker | +91-7982060868 |
| | | <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input 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 | | |
| | | (c) Identification procedure followed of the property | | |
| | | (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 | | |
| | | Probably with the land of same owner | | |
| | | (g) City Categorization | | Village |
| | | (g) City Categorization | | Semi Urban |
| | | (h) Characteristics of the locality | | Ordinary |
| | | (h) Characteristics of the locality | | Within unnotified Industrial area |
| | | (i) Property location classification | | Corner Plot |
| | | (i) Property location classification | | 2 Side Open |
| | | (i) Property location classification | | Near to Highway |



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| | | | |
|-----|---|---|-----------------------------|
| | (j) Property Facing | North 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 |
| | | 16,744 sq. mtr. | 13,256 sq. mtr. |
| c. | Boundaries schedule of the Property | | |
| i. | Are Boundaries matched | No, boundaries are not mentioned in the documents. | |
| ii. | Directions | As per Documents | Actual found at Site |
| | East | --- | Road |
| | West | --- | Ozone Natural Ltd |
| | North | --- | Road |
| | South | --- | Vacant land |
| 3. | TOWN PLANNING/ ZONING PARAMETERS | | |
| a. | Master Plan provisions related to property in terms of Land use | Agricultural Land | |
| | i. Any conversion of land use done | Yes, only for 13,987 sq. mtr. | |
| | ii. Current activity done in the property | Used for Industrial purpose | |
| | iii. Is property usage as per applicable zoning | No | |
| | iv. Any notification on change of zoning regulation | No information available | |
| | v. Street Notification | Not notified | |
| b. | Provision of Building by-laws as applicable | PERMITTED | CONSUMED |
| | i. FAR/FSI | --- | --- |
| | ii. Ground coverage | --- | --- |
| | iii. Number of floors | --- | --- |
| | iv. Height restrictions | --- | --- |
| | v. Front/ Back/Side Setback | --- | --- |
| | vi. Status of Completion/ Occupational certificate | Obtained only for 3,197.40 sq. mtr, Dated- 17/10/2018 | --- |
| c. | Comment on unauthorized construction if any | Constructed built-up area is more than area mentioned in approved map | |
| d. | Comment on Transferability of developmental rights | Free hold, complete transferable rights | |
| e. | i. Planning Area/ Zone | --- | |
| | ii. Master Plan Currently in Force | --- | |
| | iii. Municipal Limits | Out of municipal limits | |
| f. | Developmental controls/ Authority | --- | |
| g. | Zoning regulations | Not yet under zoning regulation | |
| h. | Comment on the surrounding land uses & adjoining properties in terms of uses | Not an Industrial zone but many industries are setup nearby | |



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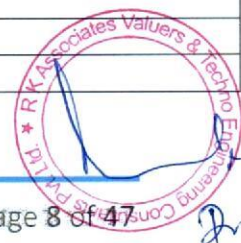
| | | | | |
|----|---|---|--|------|
| i. | Comment of Demolition proceedings if any | No information found on public domain | | |
| i. | Comment on Compounding/ Regularization proceedings | No information available | | |
| j. | Any other aspect | --- | | |
| | i. Any information on encroachment | Cannot be comment, as the property is completely demarcated | | |
| | 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 | Sale Deed | None | None |
| b. | Names of the Legal Owner/s | M/s. prompt Enterprises Pvt Ltd. | | |
| c. | Constitution of the Property | Free hold, complete transferable rights | | |
| 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 | Free hold, complete transferable rights | | |
| i. | Comment on existing mortgages/ charges/ encumbrances on the property, if any | Property already under mortgage. | --- | |
| 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 | Not legible | | |
| | iii. Any violation from the approved Building Plan | Constructed built-up area is more than area mentioned in approved map | --- | |
| | 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 | | |
| m. | Whether the property SARFAESI complaint | Yes. | | |
| n. | i. Information regarding municipal taxes (property tax, water tax, electricity bill) | Property Tax | Not applicable for this subject property as per the client | |
| | | Water Tax | Not applicable for this subject property as per the client | |
| | | Electricity Bill | Dated:- 10/09/2024 | |
| | 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 | Not applicable for this subject property as per the client | | |
| | iv. Property or Tax Id No. | Not applicable for this subject property as per the client | | |
| 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 | | |

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| | | |
|----|--|---|
| 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. |
| | i. Property presently occupied/ possessed by | Present Owner |

| | | |
|--|---|-----------------------------|
| 5. ECONOMIC ASPECTS OF THE PROPERTY | | |
| a. | Reasonable letting value/ Expected market monthly rental | Rs.30/- to 35/- per sq. ft. |
| 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 | Refer to document provided |
| d. | Property Insurance details | NA |
| e. | Monthly maintenance charges payable | NA |
| f. | Security charges, etc. | NA |
| g. | Any other aspect | NA |
| 6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY | | |
| a | Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc. | Low Income Group |
| b. | Whether property belongs to social infrastructure like hospital, school, old age homes etc. | No |
| 7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES | | |
| a. Description of the functionality & utility of the property in terms of: | | |
| | i. Space allocation | Yes |
| | ii. Storage spaces | Yes |
| | iii. Utility of spaces provided within the building | Yes |
| | iv. Car parking facilities | Yes |
| | v. Balconies | No |
| b. Any other aspect | | |
| | i. Drainage arrangements | Yes |
| | ii. Water Treatment Plant | No |
| | iii. Power Supply | Permanent |
| | Auxiliary | Yes, D.G sets |



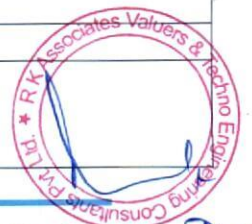
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| | | | | | | | |
|------------|--|---|----------------|--|-----------------|--------------|---------|
| | arrangement s | | | | | | |
| | iv. HVAC system | | | No | | | |
| | v. Security provisions | | | Yes/ Private security guards | | | |
| | vi. Lift/ Elevators | | | No | | | |
| | vii. Compound wall/ Main Gate | | | Yes | | | |
| | viii. Whether gated society | | | No | | | |
| | Internal development | | | | | | |
| | Garden/ Park/ Land scaping | Water bodies | Internal roads | Pavements | Boundary Wall | | |
| | No | No | Yes | Yes | Yes | | |
| 8. | INFRASTRUCTURE AVAILABILITY | | | | | | |
| a. | Description of Aqua Infrastructure availability in terms of: | | | | | | |
| | i. Water Supply | | | Yes | | | |
| | ii. Sewerage/ sanitation system | | | Yes | | | |
| | iii. Storm water drainage | | | Yes | | | |
| 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 |
| | ~ 350 m | ~ 2.6 KM | ~ 2.5 KM | ~ 700 m | ~ 32 KM | ~ 12 KM | ~ 60 KM |
| | Availability of recreation facilities (parks, open spaces etc.) | | | No | | | |
| 9. | MARKETABILITY ASPECTS OF THE PROPERTY | | | | | | |
| a. | Marketability of the property in terms of | | | | | | |
| | i. Location attribute of the subject property | | | Normal | | | |
| | 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 | | 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 | |
| | | Load bearing wall structure & Steel columns and | | Reinforced Cement Concrete & GI Shed | | Brick walls | |

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| | | | |
|----------------------------------|--|---|--|
| | | trusses framed structure | |
| b. | Material & Technology used | Material Used | Technology used |
| | | Grade B Material | Load bearing wall structure & Steel columns and trusses framed structure |
| 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 | PCC & Vitrified tiles | |
| | iv. Doors/ Windows | Steel frame doors and windows and steel shutters | |
| | v. Class of construction/ Appearance/ Condition of structures | Internal - Class B construction (Good) | |
| | | External - Class B construction (Good) | |
| | vi. Interior Finishing & Design | Simple Plastered Walls | |
| | vii. Exterior Finishing & Design | Simple Plastered Walls | |
| | viii. Interior decoration/ Special architectural or decorative feature | Simple plain looking structure. | |
| | ix. Class of electrical fittings | Internal / Normal quality fittings used | |
| | x. Class of sanitary & water supply fittings | Internal / Normal quality fittings used | |
| d. | Maintenance issues | No maintenance issue, structure is maintained properly | |
| e. | Age of building/ Year of construction | Please refer to building sheet attached | Please refer to building sheet attached |
| f. | Total life of the structure/ Remaining life expected | Please refer to building sheet attached | Subject to proper and timely maintenance |
| g. | Extent of deterioration in the structure | No deterioration came into notice through visual observation | |
| 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 | No visible damages in the structure | |
| k. | System of air conditioning | Partially covered with window/ split ACs | |
| l. | Provision of firefighting | Fire Extinguishers available | |
| 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 | No | |
| c. | Use of solar heating and lighting systems, etc. | No | |
| d. | Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any | Yes, regular vehicular pollution present | |



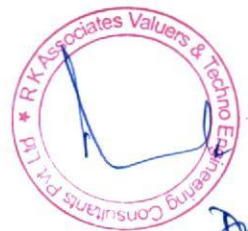
| | | |
|------------|---|---|
| 12. | ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY | |
| a. | Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc. | Plain looking simple structure |
| 13. | VALUATION | |
| a. | Methodology of Valuation – Procedures adopted for arriving at the Valuation | Please refer to Part D: Procedure of Valuation Assessment of the report. |
| b. | Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites | Please refer to Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available. |
| c. | Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification | Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available. |
| d. | Summary of Valuation | For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report. |
| | i. Allotment rate (Land only) | Rs.12,01,54,944/- |
| | ii. Indicative Prospective Estimated Fair Market Value (Land+ Building) | Rs.27,42,00,000/- |
| | iii. Expected Estimated Realizable Value | Rs.23,30,70,000/- |
| | iv. Expected Forced/ Distress Sale Value | Rs.20,56,50,000/- |
| | v. Valuation of structure for Insurance purpose | Rs.11,83,00,000/- |
| 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> |



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| | | |
|------------|---|---|
| | | <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>f. Our authorized surveyor Mohit Yadav has visited the subject property on 9/9/2024 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 | Sanctioned by competent authority as per copy of Map provided to us |
| 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 | Sanctioned by competent authority as per copy of Map provided to us |
| 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, Makan.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 | 44 |



ENCLOSURE: I

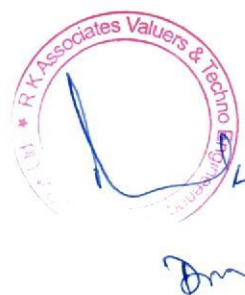
PART C

AREA DESCRIPTION OF THE PROPERTY

| | | | |
|-------|---|--|-----------------|
| 1. NA | Land Area considered for Valuation | 16,744 sq. mtr. | |
| | Area adopted on the basis of | Property documents & site survey both | |
| | Remarks & observations, if any | 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 | 13,256 sq. mtr. |
| | Area adopted on the basis of | Site measurement, since constructed built-up area found during site survey was more than area mentioned in approved map. | |
| | Remarks & observations, if any | The total Built-up area has been taken as per the site measurement | |

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

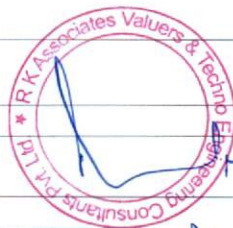
PROCEDURE OF VALUATION ASSESSMENT

| 1. GENERAL INFORMATION | | | | | |
|------------------------|--|---|---|---|---------------------------------|
| i. | Important Dates | Date of Appointment | Date of Inspection of the Property | Date of Valuation Assessment | Date of Valuation Report |
| | | 17 August 2024 | 9 September 2024 | 11 September 2024 | 11 September 2024 |
| ii. | Client | State Bank of India, Commercial Branch, Nehru place, New Delhi | | | |
| iii. | Intended User | State Bank of India, Commercial Branch, Nehru place, New Delhi | | | |
| iv. | Intended Use | To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose. | | | |
| v. | Purpose of Valuation | For Periodic Re-valuation of the mortgaged property | | | |
| vi. | Scope of the Assessment | Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative. | | | |
| vii. | Restrictions | This report should not be referred for any other purpose, by any other user and for 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 checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done | | | |
| ix. | Is property number/ survey number displayed on the property for proper identification? | Yes. | | | |
| x. | Type of Survey conducted | Full survey (inside-out with approximate measurements & photographs). | | | |
| 2. ASSESSMENT FACTORS | | | | | |
| i. | Valuation Standards considered | Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS. | | | |
| ii. | Nature of the Valuation | Fixed Assets Valuation | | | |
| iii. | Nature/ Category/ Type/ Classification of Asset under Valuation | Nature | Category | Type | |
| | | LAND & BUILDING | INDUSTRIAL | Industrial Land & Building | |
| iv. | Type of Valuation (Basis of Valuation as per IVS) | Classification | Income/ Revenue Generating Asset | | |
| | | Primary Basis | Market Value & Govt. Guideline Value | | |
| v. | Present market state of the Asset assumed (Premise of Value as per IVS) | Secondary Basis | On-going concern basis | | |
| | | 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 | |

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| | | | | |
|--------|--|---|---|---|
| | | Industrial | Industrial | Industrial |
| vii. | Legality Aspect Factor | Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate. | | |
| viii. | Class/ Category of the locality | Middle Class (Ordinary) | | |
| ix. | Property Physical Factors | Shape Irregular | Size Medium | Layout Normal Layout |
| x. | Property Location Category Factor | City Categorization Village Semi Urban | Locality Characteristics Ordinary Average Within unnotified Industrial area | Property location characteristics Corner Plot 2 Side Open Near to Highway Floor Level G & G+2 |
| | | Property Facing East Facing | | |
| xi. | Physical Infrastructure availability factors of the locality | Water Supply Yes | Sewerage/ sanitation system Yes | Electricity Yes Road and Public Transport connectivity Easily available |
| | | Availability of other public utilities nearby Transport, Market, Hospital etc. are available in close vicinity | | Availability of communication facilities Major Telecommunication Service Provider & ISP connections are available |
| xii. | Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.) | Semi urban area | | |
| xiii. | Neighbourhood amenities | Poor | | |
| xiv. | Any New Development in surrounding area | None | --- | |
| xv. | Any specific advantage in the property | The subject property is located near to highway and a corner plot with two side open. | | |
| xvi. | Any specific drawback in the property | None | | |
| xvii. | Property overall usability/ utility Factor | Normal | | |
| xviii. | Do property has any alternate use? | Yes, can be used as a residential | | |
| xix. | Is property clearly demarcated by permanent/ temporary boundary on site | Demarcated with permanent boundary | | |
| xx. | Is the property merged or colluded with any other property | No | | |
| | | Comments: --- | | |
| xxi. | Is independent access available to the property | Clear independent access is available | | |



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| | | | | | | |
|--------|--|---|-------------------------------------|--|--|--|
| xxii. | Is property clearly possessable upon sale | Yes | | | | |
| xxiii. | Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above) | Fair Market Value | | | | |
| | | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion. | | | | |
| xxiv. | Hypothetical Sale transaction method assumed for the computation of valuation | Fair Market Value | | | | |
| | | Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion. | | | | |
| xxv. | Approach & Method of Valuation Used | Land | Approach of Valuation | Method of Valuation | | |
| | | | Market Approach | Market Comparable Sales Method | | |
| | | 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: | Mr. Vikram | | |
| | | | Contact No.: | +91-9891400611 | | |
| | | | Nature of reference: | Property Consultant | | |
| | | | Size of the Property: | 4,840 sq. yds. | | |
| | | | Location: | Near Gadhpuri toll plaza | | |
| | | | Rates/ Price informed: | Around Rs.9,300/- - Rs.10,300/- per sq. yds. | | |
| | | | Any other details/ Discussion held: | As per the discussion with the property dealer of the subject locality we came to know that the agricultural plot will be available at the above mentioned rate. | | |
| | | 2. | Name: | Mr. Rampal Sharma | | |
| | | | Contact No.: | +91-9899707582 | | |
| | | | Nature of reference: | Property Consultant | | |
| | | | Size of the Property: | 1,700 sq. yds. | | |
| | | | Location: | Nearby of the subject property | | |
| | | | Rates/ Price informed: | Around Rs.11,000/- - Rs.12,000/- per sq. yds. | | |
| | | | 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 obtained following information:- 1. There is availability of land (having similar size as the subject property). 2. Rates for industrial land in the nearby surrounding of the subject property will be within the range of Rs.11,000/- to Rs.12,000/- per sq. yds, which works to ~ Rs.13,000/- to Rs.14,000/- per sq. mtr. | | |

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| | | | |
|---------|--|---|----------------------|
| | | Based on the above information and keeping in mind the availability of land in subject locality we are of the view to adopt a rate of Rs.13,000/- 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 | Supply |
| | | Moderate | Adequately available |
| | | Remarks: --- | |
| | | Adjustments (-/+): 0% | |
| xxx. | Any other special consideration | Reason: The references available is for small Land parcel. | |
| | | Adjustments (-/+): ~ -20% | |
| 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.10,400/- 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 | | |



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- 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 in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is



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| | |
|---------|--|
| | <p>neither investigative in nature nor an audit activity.</p> <ul style="list-style-type: none"> 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. | <p>ASSUMPTIONS</p> <ul style="list-style-type: none"> a. 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. b. Local verbal enquiries during micro market research came to our knowledge taken on record are assumed to be true & correct. c. 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. d. 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. e. 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. f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated. g. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township 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. | <p>SPECIAL ASSUMPTIONS</p> <p>None</p> |
| xxxvii. | <p>LIMITATIONS</p> <p>None</p> |



| 3. | VALUATION OF LAND | | |
|----|---|---|--|
| | Particulars | Govt. Circle/ Guideline Value | Indicative & Estimated Prospective Fair Market Value |
| a. | Prevailing Rate range | Rs.6,000/- per sq. yds / Rs.7,176 per sq. mtr for industrial land | Rs.13,000/- to Rs.14,000/- per sq. mtr for industrial land |
| b. | Rate adopted considering all characteristics of the property | Rs.6,000/- per sq. yds / Rs.7,176 per sq. mtr for industrial land | Rs.10,400/- per sq. mtr. |
| c. | Total Land Area considered (documents vs site survey whichever is less) | 16,744 sq. mtr | 16,744 sq. mtr |
| d. | Total Value of land (A) | 16,744 sq. mtr X Rs.7,176/- per sq. mtr | 16,744 sq. mtr X Rs.10,400/- per sq. mtr |
| | | Rs.12,01,54,944/- | Rs.17,41,37,600/- |

INDICATIVE & ESTIMATED PROSPECTIVE FAIR MARKET VALUE

BUILDING VALUATION FOR M/S. PROMPT ENTERPRISES PVT LTD

| SR. No | Particulars | Type of Structure | Area (in sq.mtr) | Area (in sq.ft) | Height (in ft.) | Year of Construction | Total Economic Life (in years) | Plinth Area Rate (in per sq.ft) | Gross Replacement Value (INR) | Depreciated Replacement Market Value (INR) |
|--------|-------------------------|-------------------|------------------|-----------------|-----------------|----------------------|--------------------------------|---------------------------------|-------------------------------|--|
| 1 | Shed area | GI shed | 12,641 | 1,36,066 | ~ 25 | 2003 | 60 | 1000 | 13,60,66,460 | 9,32,05,525 |
| 2 | Administrative building | RCC | 615 | 6,620 | ~ 10 | 2003 | 35 | 1800 | 1,19,15,637 | 54,81,193 |
| | | | 13,256 | 1,42,686 | | | | | 14,79,82,097 | 9,86,86,718 |

Notes:

- All the details pertaining to the building area statement such as area, floor, type of structure etc. has been taken as per the site measurement and information provided by client during survey.
- Construction year of the plant has been taken from the information provided by the client during site survey.
- The valuation is done by considering the depreciated replacement cost approach.
- All the building and structures belongs to M/s. Prompt Enterprises 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) | ---- | ---- |

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| | | | |
|----|---|-------------------------------|-----------------------|
| c. | Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.) | For boundary wall & main gate | Rs.13,71,500/- |
| 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) | ---- | Rs.13,71,500/- |
| 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. | | |

| 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.12,01,54,944/- | Rs.17,41,37,600/- |
| 2. | Total Construction (B) | --- | Rs.9,86,86,718/- |
| 3. | Additional Aesthetic Works Value (C) | --- | Rs.13,71,500/- |
| 4. | Total Add (A+B+C) | Rs.12,01,54,944/- | Rs.27,41,95,818/- |
| 5. | Additional Premium if any | --- | --- |
| | Details/ Justification | --- | --- |
| 6. | Deductions charged if any | --- | --- |
| | Details/ Justification | --- | --- |
| 7. | Total Indicative & Estimated Prospective Fair Market Value | --- | Rs.27,41,95,818/- |
| 8. | Rounded Off | --- | Rs.27,42,00,000/- |
| 9. | Indicative & Estimated Prospective Fair Market Value in words | --- | Rupees Twenty-Seven Crore Forty-Two Lakh Only/- |
| 10. | Expected Realizable Value (@ ~15% less) | --- | Rs.23,30,70,000/- |
| 11. | Expected Distress Sale Value (@ ~25% less) | --- | Rs.20,56,50,000/- |
| 12. | Percentage difference between Circle Rate and Fair Market Value | More Than 20% | |
| 13. | Concluding Comments/ Disclosures if any | | |
| | a. We are independent of client/ company and do not have any direct/ indirect interest in the property. b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts. | | |

- 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.
- 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.
- 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.
- f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

14. IMPORTANT KEY DEFINITIONS

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

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

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

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

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



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

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

Realizable Value is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

Difference between Cost, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

15. Enclosures with the Report:

- Enclosure: III- Google Map
- Enclosure: IV- References on price trend of the similar related properties available on public domain, if available
- Enclosure: V- Photographs of the property
- Enclosure: VI- Copy of Circle Rate
- Enclosure: VII- Important property documents exhibit
- Enclosure: VIII- 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

VALUATION ASSESSMENT

M/S. PROMPT ENTERPRISES PVT. LTD

IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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



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

IF REPORT IS USED FOR BANK/ FIs

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

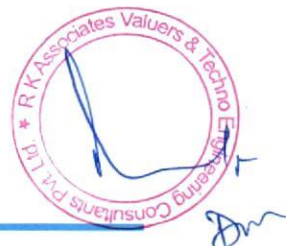
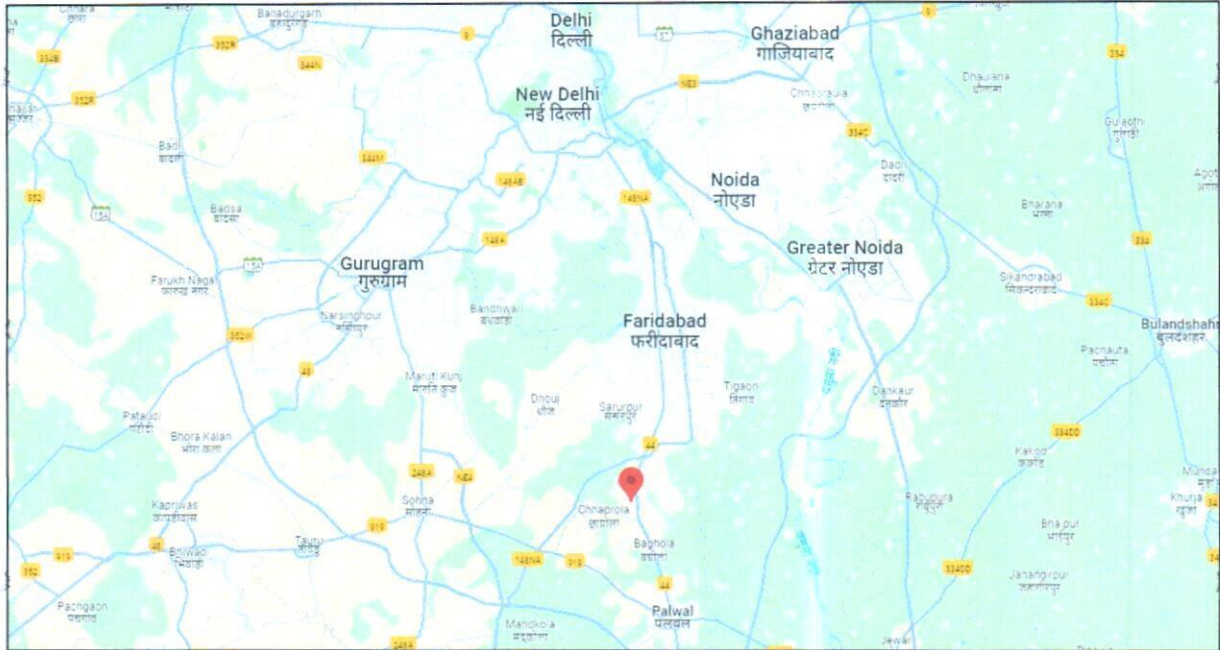
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

| SURVEY ANALYST | VALUATION ENGINEER | L1/ L2 REVIEWER |
|----------------|---|---|
| Mohit Yadav | Deepak Kumar Singh | Anil Kumar |
| |  |  |

VALUATION ASSESSMENT M/S. PROMPT ENTERPRISES PVT. LTD

ENCLOSURE: III – GOOGLE MAP LOCATION



VALUATION ASSESSMENT M/S. PROMPT ENTERPRISES PVT. LTD

ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



VALUATION ASSESSMENT

M/S. PROMPT ENTERPRISES PVT. LTD



VALUATION ASSESSMENT M/S. PROMPT ENTERPRISES PVT. LTD

ENCLOSURE: VI – COPY OF CIRCLE RATE AND ALLOTMENT LETTER

| Proposed Collector /Circle Rate within Tehsil Palwal District Palwal for the Year 2023-24 | | | | | | | | | | | |
|---|--|------------------------------------|--------------------------------------|---|------------------------------------|-----------------------------------|--|---------------------------------------|--------------------------------------|--------|---------------------------------------|
| Tehsil Palwal District Palwal for the year 2023-24 | | | | | | | | | | | |
| Name of Village | Previous Rate Year 2021 | | | Previous Rate Year 2022-23 | | | Proposed Rate Year 2023-24 | | | | Increased Changed in percentage |
| | Agriculture Nehri / Chahi Rs. Per Acre | Residential (Rs. Per Sq. Yards) | Commercial (Rs. Per Sq. yards) | Agriculture Nehri / Chahi Rs. Per Acre | Residential (Rs. Per Sq. Yards) | Commercial (Rs. Per Sq. yards) | Agriculture Nehri / Chahi Rs. Per Acre | Residential (Rs. Per Sq. Yards) | Commercial (Rs. Per Sq. yards) | | |
| 28 Khusrupur/Kushlipur | | | | | | | | | | | |
| A Highway to 2 Acre | 9500000 | 8500 | 33000 | 9500000 | 8500 | 33000 | 9500000 | 8500 | 33000 | 0.0% | |
| B After 2 Acre from Highway NH | 7000000 | 6600 | 27000 | 7000000 | 6600 | 27000 | 7000000 | 6600 | 27000 | 0.0% | |
| C With in M.C Area | | 10500 | | | 10500 | | | 10500 | | 0.0% | |
| 29 Khara Sarai/Bannikhera | | | | | | | | | | | |
| A Highway to 2 Acre | 9000000 | 7700 | 33000 | 9000000 | 7700 | 33000 | 9000000 | 7700 | 33000 | 0.0% | |
| B After 2 Acre from Highway | 7000000 | 6000 | | 7000000 | 6000 | | 7000000 | 6000 | | 0.0% | |
| 30 Gailpur | | 2400 | | | 2400 | | | 2400 | | 0.0% | |
| On K.M.P (Depth of 2 Acre) | 5000000 | | | 5000000 | | | 5000000 | | | 0.0% | |
| After 2 Acre from K.M.P | 3500000 | | | 3500000 | | | 3500000 | | | 0.0% | |
| 31 Gopi Khara | 2000000 | 2400 | | 2000000 | 2400 | | 2200000 | 2400 | | 10.0% | |
| 32 Gadpuri | | | | | | | | | | | |
| A Highway to 2 Acre | 11500000 | 11000 | | 11500000 | 11000 | | 11500000 | 11000 | | 0.0% | |
| B After 2 Acre from Highway | 8500000 | 5000 | | 8500000 | 5000 | | 8500000 | 5000 | | 0.0% | |
| 33 Gurwari | 2000000 | 2400 | | 2000000 | 2400 | | 2200000 | 2400 | | 10.0% | |
| 34 Ghughera | | 2400 | | | 2400 | | | 2400 | | 0.0% | |
| Highway to 2 Acre | 4200000 | | | 4200000 | | | 4500000 | | | 7.14% | |
| After 2 Acre from Highway | 2700000 | | | 2700000 | | | 3000000 | | | 11.11% | |
| 35 Ghaghot | 2000000 | 2400 | | 2000000 | 2400 | | 2200000 | 2400 | | 10.0% | |
| 36 Ghor | 2000000 | 2400 | | 2000000 | 2400 | | 2200000 | 2400 | | 10.0% | |
| 37 Chirwari | 2000000 | 2400 | | 2000000 | 2400 | | 2200000 | 2400 | | 10.0% | |
| 38 Chandhat | 2500000 | 2600 | | 2500000 | 2600 | | 2700000 | 2600 | | 8.00% | |
| 39 Chirawata | | 2600 | | | 2600 | | | 2600 | | | |
| On K.M.P (Depth of 2 Acre) | 4000000 | | | 4000000 | | | 4400000 | | | 10.0% | |
| After 2 Acre from K.M.P | 2000000 | | | 2000000 | | | 2200000 | | | 10.0% | |
| 40 Chhaprola | 3600000 | 2600 | | 3600000 | 2600 | | 4000000 | 2600 | | 11.11% | |

संयुक्त सब रजिस्ट्रार पलवल

सब रजिस्ट्रार, पलवल

DISTRICT REVENUE OFFICER
PALWAL

उप मण्डल अधिकारी (सा), पलवल

REGISTRAR
PALWAL

सद्वक्ता सब-रजिस्ट्रार पलवल

सब-रजिस्ट्रार पलवल

DISTRICT REVENUE OFFICER
PALWAL

उप मण्डल अधिकारी (नग), पलवल

REGISTRAR
PALWAL

| 68 Era Group plots | 9,000 | 19000 | 9,000 | 19000 | 9,000 | 19000 |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | 4500 Sq. Feet | 4500 Sq. Feet | 4500 Sq. Feet | 4500 Sq. Feet | 4500 Sq. Feet | 4500 Sq. Feet |
| Ground Floor Era Flats | 4000 Sq. Feet | 4000 Sq. Feet | 4000 Sq. Feet | 4000 Sq. Feet | 4000 Sq. Feet | 4000 Sq. Feet |
| First Floor Era Flats | 4000 Sq. Feet | 4000 Sq. Feet | 4000 Sq. Feet | 4000 Sq. Feet | 4000 Sq. Feet | 4000 Sq. Feet |
| Second Floor Era Flats | 4000 Sq. Feet | 4000 Sq. Feet | 4000 Sq. Feet | 4000 Sq. Feet | 4000 Sq. Feet | 4000 Sq. Feet |
| 69 SRS Group plots | 9,500 | 23000 | 9,500 | 23000 | 9,500 | 23000 |
| Ground Floor Flats | 4000 Per Sq. Feet | | 4000 Per Sq. Feet | | 4000 Per Sq. Feet | |
| First Floor Flats | 3700 Per Sq. Feet | | 3700 Per Sq. Feet | | 3700 Per Sq. Feet | |
| Second Floor Flats | 3700 Per Sq. Feet | | 3700 Per Sq. Feet | | 3700 Per Sq. Feet | |
| 70 RADHA COLONY | 21000 | 36000 | 21000 | 36000 | 21000 | 36000 |
| On Delhi Mathura Road | | 47000 | | 47000 | | 47000 |
| 71 Valmax City residential Plots | 13000 | 19000 | 13000 | 19000 | 13000 | 19000 |
| Ground Floor Flats | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet |
| First Floor Flats | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet |
| Second Floor Flats | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet |
| 72 Mansa City residential Plots | 13000 | 19000 | 13000 | 19000 | 13000 | 19000 |
| Ground Floor Flats | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet |
| First Floor Flats | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet |
| Second Floor Flats | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet | 4000 Per Sq. Feet |
| 73 For any Industrial Land, Collector Rates will be @ 6000 per/Sq. Yard on N.H. (Depth of 2 Acres) | | | | | | |
| a) Residential Plotted - 3 times of agriculture collector rate of that area. | | | | | | |
| b) Residential Group Housing - 4 times of agriculture collector rate of that area. | | | | | | |
| c) Industrial/Institutional/Power House/Ware House - 2 times of agriculture collector rate of that area. | | | | | | |
| d) Commercial - 6 times of agriculture collector rate of that area. | | | | | | |
| 74 For any Industrial Land, Collector Rates will be @ 6000 per/Sq. yard after 2 Acre From N.H. | | | | | | |
| 75 For any industrial land which has not specifically mentioned in above segments collector rate will be @ 10000 per/Sq. Yard on N.H. (Depth of acres) | | | | | | |
| 76 For any industrial land which has not specifically mentioned in above segments collector rate will be @ 8000 per/Sq. Yard after 2 Acre From N.H. | | | | | | |

सद्वक्ता सब-रजिस्ट्रार पलवल

सब-रजिस्ट्रार पलवल

DISTRICT REVENUE OFFICER
PALWAL

उप मण्डल अधिकारी (नग), पलवल




REGISTRAR
PALWAL

ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

12583

064

वे जी जन्म
दि मरणात्
विहारी सं
पुत्र ओ

Advocate
Court District

दिल्ली की कोर्ट

बयानका मरणात् :- 1,40,00,000/- रुपये
 स्टाम्प करणक :- GSR/001: 631499 दिनांक 20.12.2012 को भारतीय स्टेट बैंक शाखा
 पत्तन-से धरिता गया
 काका भोज :- मनुष्ये एकहील व विना पत्तन।
 कलेक्टर रेट :- 70,00,000/- रुपये प्रति कोला जी.टी.डी. से दो एकद तक से पीछे
 कलल पत्र-रविदाट :- 1,40,00,000/- रुपये

जिला की कोर्ट

स्टाम्प मुबलिंग :- 7,00,000/- रु
 मुनि 14 कनाल 0 मरला रसलिंग

पेज नं. 2 पर जारी

For M & Engineering (P) Ltd.

Signature

Date

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बचामा अर्द्धक 23 सम्बन्धी अन्तरण जयिन्मय की घाट 54 के तहत लिखा गया है,

मनरे- M/s NPI Engineering Pvt. Ltd., Office at 340, New Market, Badarpur, New Delhi-44, Through its Director Sh Sanjeev Jakhar S/o Sh. Paal Ratan, मुक्ति नालिक, जिम्मेदार, बचामा (गुप्त)

जी कि कक्षा योजन-मधुपुरी उपरील पवतल जिला फरीदाबाद में खेदत छाता नं 57/64 मुसलीली नम्बर 15 कीता नं 19/2/6-8) 22/1/3-4) विनिर्दि 2 कक्षा मुसल लायादी 9 कनाल 12 माता, बचामा 20 नं 1190/रखिरी बचामा नं.13347 विनांक 06.12.2011 कार्यलय लख-रखिदाद बचामल अनुसार रकमा 9 कनाल 13 मरसा हैज मू 16 बीतल नं 12/1/24-15) 9/11-12) कनाल 2 रकमा 6 कनाल 7 मरसा बरुप मू 2 नं 1186 अनुसार इस प्रकार मुसल रकमा 15 कनाल 19 मरसा बाकी मधुपुरी का निम माँवना 42 करम रखादी पारब 60 कनाल 15/2/11-12) कनाल 2 रकमा मिलवायादी व मधुपुरी कम्पनी उपरोक्त की है। मुनि उपरोक्त की बोलने की बावत कम्पनी के कोर अका कारोवरलरल विनिर्दि विनांक-14.12.2012 के अनुसार बचने का प्रस्ताव मेरे बल में पचा हुआ है। येका रकमा आज तक हर प्रकार की पैववादी न देपारब, से पाक बाक है। अतः ये बचने किली के पात रकम, बाय पटटा, आवि दावा बाधिया का प्रस्ताव नहीं किया है। यह कि किली प्रकार का उका रकमा की बचने की बावत कोई उपकरणामा नहीं किया हुआ है, और नी की उका रकमा किली की जमानत किम्मतार, एवं किली बाककी विनिर्दि पवतल आवि या किता हुआ है। किली की अवतलत में उका रकमा की बावत कोई कति विनिर्दि बोल रात है। और या उका रकमा की बावत कोई कति किली की अयालत विनिर्दिना है। उका रकमा को बचने में कोई कानूनी अजमान न है। मुनि विनिर्दि की कम्पनी के दिनांक कादी व अन्य जवाबों के लिए धन की आशयपक्ता है। मुनि को बचने से जवाबी रकम मिल रही है। इस्तिफार अर्द्धक मुनि पुरा पवतल मधुपुरी के उपरोक्त रकमा 14 कनाल 60 मरसा को मुसल अजिमादी लेता रिफ देजाम मुन 70,50,000/-/बायरी के कोरुद धावली लता रकमे) विनिर्दि आगे मुन 70,50,000/-/बायरी लेते है न परत Ms PROMPT Enterprises Pvt Ltd Plot No 10-11, Sector-4 Faridabad, बचयिरी बावरोवरलरल मुसल कुमार व भीमदी कमतले मुमारी को बाय कर दिया है। खाति देय दिया है। येका पर कम्पनी लेता को न देय है उका लेता को बाक, लेता मलिक व कविज बना दिया है सारिज रकम निम प्रकार बरुल का ली गई है :-

मुन-12,136/8-रुड डी.डी. नं 216413 विनांक 20.09.2012 को आई.एन.डी. देयका देक लि. बाका अनुसार

मुन-नं 93,25/8-रुड डी.डी. नं 775369 विनांक 27.09.2012 को आई.एन.डी. देयका देक लि. बाका अनुसार

मुन-20,00,000/-रुड डी.डी. नं 369734 भारतीय स्टेट बैंक बाका अनुसार दिनांक 20-12-2012,

मुन-19,94,400/-रुड डी.डी. नं 369737 भारतीय स्टेट बैंक बाका अनुसार दिनांक 20-12-2012,

For NPI Engineering (P) Ltd.

अनुसार पेज 3 पर जारी

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निकली तो मैं बग़ाय दर्जा खर्चा का देनदार जिम्मेदार रहूँगा। खर्चा तजिस्ती बयानमा तामाफ़ ज़ेता ने लगाया है। ज़ेता को हल होगा कि उपरोक्ता रकमा में खुद कास्त करावे, किसी अन्य से कास्त करावे, तामीधत कलावे, आबाव होवे, किसी अन्य को विहाय करे जैसे चाहे इस्तेमाल करें, कोई ऐराज़ नहीं होगा। यह कि उपरोक्त रकमा की बाबत कोई सरकारी या गैर सरकारी अदायगी बकाया होगी उसे ज़ेदा करने की जिम्मेवारी मुझ विक्रेता की होगी। आज के बाद की तामाफ़ अदायगी की जिम्मेवारी ज़ेता की जाती होगी। मुद्दत कामूनी मिलकरपली की मैं दिखेंता व मेरी दीगर जायदाद मय दर्जा खर्चा सहित देनदार व जिम्मेवार रहूँगे। अब मैंने खूब सोच समझ कर बिना किसी बहकाव और धमकाव के यह बयानमा तहरीर कर दिया है ताकि तमय रहे और समय पर काम आवे। तहरीर दिनांक 09.01.2013

80 विक्रेता

M/s NPL Engineering Pvt. Ltd.
Through its Director Sh. Sanjeev Jakhar

80 ज़ेदा/उपरोक्ता

M/s PROMPT Enterprises Pvt. Ltd.
Through its Director's Sh. Mahesh Kumar & Smt. Kamlesh Kumari

मवाड नं०- [Signature]

मवाड नं०-2 [Signature]

अभिषेक कुमार
B. B. DALAL
Advocate
Dist Court Patna

RK Associates Valuers &

| Indian-Non Judicial Stamp Haryana Government | | Date: | 20/12/2018 |
|---|--|--|------------|
| Certificate No. | EDT2018L107 | Stamp Duty Paid | F 300000 |
| GRIK No. | 42960223 | Pemalty | F 0 |
| | | | |
| Seller / First Party Detail | | | |
| Name | (Bachchu singh etc) | | |
| H.No/Floor | X Section/Ward | X LandMark | X |
| City/Village | District | State | Haryana |
| Phone | Others | (Rohat singh and Kahan singh and son of Bachchu singh and omprakash and others singh sons of an deceased person) | |
| Buyer / Second Party Detail | | | |
| Name | Mt prajapati enterprises pvt ltd Gurgaon | | |
| H.No/Floor | X Section/Ward | X LandMark | X |
| City/Village | District | State | Haryana |
| | Others | (Through its director chairman/excise secy of Mt prajapati residence of Haryana) | |
| STAMP PAPER FOR SALE DEED | | | |
| (Authenticity of this document can be verified by) | | | |
| | | | |
| <p>बचचु सिंह 150.00.00/- रु. सदाचत मोहन - बचचु सिंह नमन प्रीतिश दीपक सिंह के पत्नी कलेश चहल-सिद्धार्थ गुप्त-X-X-X प्रदीपकर देव 80.00.00/- रु. प्रति एकड़ रक्बा - 7 कनाल 0 गजरा</p> <p>रुपये 30-00.00.00/- रु. रुपय कागज EDT2018L107 दिनांक : 20/12/2018</p> | | | |
| <p>एम्.पी.एस.प्रो.वि.एम.आर. (अग्रार) नं. 2197 5920 9008) अग्रारि(अग्रार 6808 2618 6291 PAN No- HUHP89239A), किसानवि.अग्रार नं. 7387 6939 6414 PAN NoFTVPK8924G) पुत्रान श्री गोपालसिंह पुत्र श्री नवीनी लामाण 1/2 भाग व कोषकासा (अग्रार सिट 6683 1481 7183 PAN NoDHPP80990K) जग्गावि.अग्रार नं. 7324 5736 6938 PAN No- AFVPU6409D) पुत्रान श्री बीरीशसिंह पुत्र श्री नवीनी लामाण 1/2 भाग विवासी गांव बन्धुरी तालीर व बिहार परबलत से है।</p> <p>श्री कि हन शरण मीना बन्धुरी तालीर व बिहार परबलत में जलाही खेत/खलीबी नं. 124/140 गु. 70 आ 70डी नं. 00 की-00 की 140/160 भाग बाँझूर खेता 7 कमाहा की बकुद जग्गाकी फल 2013-2014 की अनुसरण करिविक व करिविक है। सीयर पर समस्त अपना करविक है। श्री कि हन शरण की भार ही भक्त तावे है। आप में रहने पुत्रन रक्बा की रक्बा किसी प्रकार का कोई ईकावरलगा- लग- बैक- बदल- कैभनगाण यदि पाते किसी रूप की रक्बा नहीं किया हुआ है। उपरोक्त सभी हर प्रकार से भार-</p> | | | |

[illegible][illegible][illegible]

हठ संजयान शिकोणा हठ संजय जीमार्ग हठान्तर्वाहिन आदित्य तिमिरांत मंदपुत्री
बज्जरीरो हठान्तर्वाहिन भुकीषा कुमार जेमा

Taz R. 1.   

माला मंगलसिन्हा दादा दादा मंगलसिन्हा
 कपरीदाबाद

माला नं २ गुजरातराई बुद्ध जी जन्मस्थान
 गिवासी फास्ट मोड १०४०३ महानगर राजीवजी
 दादाका पैकट - ३, माथ्या पैकट शिल्लो

Ravi
 SUNAM SINGH
 मंगलसिन्हा
 मंगलसिन्हा

Ravi

9251

Non Judicial Stamp
Haryana Government

Date: 11/12/2018

Certificate No: EDK2018,100
QRN No: 42321400

Stamp Duty Paid: ₹ 425030
Penalty: ₹ 0

Seller / First Party Detail

Name: Tاجر
H No/Floor: X
City/Village: Gaspur
Phone: 0

Seller/Ward: X
District: Palsal
State: Haryana

Buyer / Second Party Detail

Name: My prompt enterprises pvt ltd Gaspur
H No/Floor: X
City/Village: Gaspur
Phone: 0

Seller/Ward: X
District: Palsal
State: Haryana

Through its director mushtak khatun son of sh. harprasad residence of fardaul

Purpose: STAMP PAPER FOR SALE DEED

The authenticity of this document can be verified by visiting the official portal or on the website <https://hp.gov>

बचत खाता नं. 85,00,000/- का
बचत बीजक - 172981
बचत अभियन्ता की सेवा के बाहर
बचत खाते-सीडीएल नं. 42321400
बचत खाते नं. 85,00,000/- का प्रति फोटो
रकबा 0 कमील 0 मरती

मूल्य: ₹ 25,000/- का
बचत खाता नं. 42321400
दिनांक: 11/12/2018

सर्वोदय (अग्र) पत्र 564079427921 PAN No. AFDPT3060R पुत्र मोहनलाल पुत्र लखनलाल निवासी गांव गदपुरी तहसील व जिला पन्ना का है।
जो कि वे जमा किया गदपुरी तहसील व जिला पन्ना में खाली खेत/खाली नं. 158/141 मूल नं. 10, सीटी नं. 1258-01588-00 किया 2 एकड़ का जंगल जो 1/2 भाग बाबुराव खन्ना व जंगल का बचत खाता नं. 85,00,000/- का जंगल पर अधिकार है। बाबुराव खन्ना के द्वारा किया गया है।
जिसका मूल पर बचत नं. 85,00,000/- का बाबुराव खन्ना के द्वारा किया गया है।
जिसका मूल पर बचत नं. 85,00,000/- का बाबुराव खन्ना के द्वारा किया गया है।
जिसका मूल पर बचत नं. 85,00,000/- का बाबुराव खन्ना के द्वारा किया गया है।
जिसका मूल पर बचत नं. 85,00,000/- का बाबुराव खन्ना के द्वारा किया गया है।

है-नएप्राइमिज प्राइवेट लिमिटेड, बटपुरी, खलवल बजारिये डांगरेकट मुकेश कुमार(आचार) नं.02824
8023 1767 PAN No. AADCP3982C) पुत्र श्री हरप्रसाद निवासी मकान नं 505 रौतकट-15
फरीदाबाद की निशिता कर दिया है/बैंग दिया है। कुल उक्त बैंग मु० 85,00,000/-/रुपयिनने मु०
18,72,000/-/रुपये बकायी बैंक नं 2166883 दिनांक 13-8-2018 द्वारा एकलकीआई बैंक नं आईई 0
फरीदाबाद व मु०18,00,000/-/रुपये बकायी बैंक नं 047686 दिनांक 11-8-2018 व मु०18,00,000/-/रुपये
आईई बैंक नं 047684 दिनांक 13-8-2018 व मु० 20,00,000/-/रुपये बकायी बैंक नं 2168893 दिनांक
13-12-2018 मु० 20,00,000/-/रुपये बकायी बैंक नं 216892 दिनांक 10-12-2018 द्वारा एकलकीआई
है/तथा आईई 0 कर दिया अनुकराल कर का प्रगत कर दिया है। कुल लेता बाकी ता राश है। उपरोक्त
रकबा को काला रकबा मु० 18 मिल रकबा 8 काला 0 परस का अपनी जायिब हो मु०-24 कील-20
रुपिन परिसन(7-10) व मु० 18 मिल उत्तर परिसन(1-0) हवाते काला कर दिया है, काला कर हक
है कि वह उक्त रकबा को सोते जैसे अपने इन्फोमेल मै लवे कासत करे परदे पर देवे हीएकलकुल
रकबा-नमिल करेगाये नि। यदिक कर दसम मु० हक तथा नरे वारसना की कोई उत्तर एतलक ना होगा।
कि मिल उक्त रकबा कर-तर की जेवरी रोपवरी व मु० मिल केनरीकामु मु० कील यमलन आई है ताक
साक है। बादे कोई मु० जेवरी व जेवरी यातायत कोई जायेगी ता मै विसा व नरे वारसना करीएत
है तामा हकी खरी को भेजत व जेवरी रहैग। वह कि उक्त रकबा की बकाय को अधिकार जय तक
मु० प्रगत हो ता तामा नमिल कर जय को बाद करीएत मु० का पाय हो गये है। काला कर मै जायिब हो
उपरोक्त रकबा की मु० प्रगत व नमिल करीएत हो गये है। खरा वैनगना तामा स्टाम कील आई है।
काला न लेगाया है। हुवाक व कासत काला कर काता मु० प्रगत, नमिल काला यम नरे वारसना की बकाय नरे वारस
करा जेवरी मु० प्रगत नरे वारसना की कोई उत्तर एतलक ना होगाएत कि मु० नं 24 कील नं
रुपिन(मु० 18) एमआई 2 करस मु० 20 जयस जा मै हक मारियत व बाकी रहैग। अत था वैनगना
नरे वारसनी सुद प्रगत तामा समकाल निग निवरी दवाक की निशिता दिया है ताकि सनद रह और तका
जयस तामा जयस तामा निग निग 13/12/2018

100 तृतीयमाल डिप्लोमा 100 मैसूरुन प्रोमोट इन्टरन्याईजिन प्रोड्यूसिड लिमिटेड मद्रासपुरी
T. S. Raju कलसिगे हायरसेकंडर मुकेश कुमार कलस

संज्ञा: २० प्रमोदनकुमार पुत्र श्री अर्जुनदासदा
मियादी फ्लेट-१०४/०३ महतान रेजीडेंसी
दाराहा रोड-३ साउथ वेस्ट दिल्ली

Ramona

Drafted by
SUN JIN SION
Date: 13/12/18




by:



12583

064

श्री श्री जग
श्री श्रीगणेश
कैशरी सं
पुनः श्री

| विहोत की फोटो | जोता की फोटो |
|--|---|
| <p>समानक मरहोत :- 1,40,00,000/-रुपये</p> <p>रहाम कमाक :- GSR/001: 631499 दिनांक 20.12.2012 को भारतीय स्टेट बैंक शाखा पलवल में खरिदा गया।</p> <p>कमा: मोला :- नगपुरी सहसील व जिला पलवल।</p> <p>कलेकट रेट :- 70,00,000/-रुपये प्रति कोल</p> <p>कलात ताम-निकटार :- 1,40,00,000/-रुपये</p> | <p>रहाम मुशोत :- 7,00,000/-रुप</p> <p>20.12.2012 को भारतीय स्टेट बैंक शाखा मुनि 14 कनाल 0 मरला सहोत</p> <p>जीटीसीडी से दो एकड़ तक से दोहे</p> |

Advocate
Bharat Court Palwal

For NPS Engineering (P) Ltd.

पेज नं० 2 पर जारी

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बयनाम अतिरिक्त 23 सम्पत्ति अवरण अभिलेख की धारा 54 के तहत तैयार गया है,

मन्त्री— M/s NPI Engineering, Pvt. Ltd. Office at 346, New Market, Badarpur, New Delhi-64, Through its Director Sh. Sanjeev Jakhar Sh. Sh. Pala Ram, (पुत्र) यादिक/ डिजिटल/ बेचने वाला)

जो कि गांधी मंडल-नवपुरी वस्तील परलल जिला फरीयाबाद में खेपट जगाा नं 57/64 मुसलील नम्बर 15 जीला नं 19/2(6-8) 22/13(3-4) विला 2 रकम कुल लापदी 9 कनाल 12 मरला, वरल मुा नं 1190/एलएलडी बयनाम नं 13347 विलांक 06.12.2011 कायलस लल-एलएलडी परमल अलुसलर रकम 9 कनाल 13 मरला हाैड मुा नं 16 जीला नं 12/1/24-15/ 19/1(1-12) विला 2 रकम 6 कनाल 7 मरला वरल मुा नं 1186 अलुसलर इस प्रकर कुल रकम 15 कनाल 19 मरला इमी मगरन का मल परलम 42 करम वीरलल जलल 60 करम रकम नं रकम 14 कनाल 7 मरला विलकवादी व मलकुल कम्पनी एपरील की है। मुमि एपरील की वेलने की बाडल कम्पनी के लोड अल कावरेक्टर्स विलिय विलन-14.12.2012 के अलुसलर वेलने का प्रलमल वेल लल मल मुा नं वलल मुा नं 1। एका रकम अल लल इल प्रकर की एपरील वी देलरलर ने बाड लल है। अल से वलने किली के बाड लल, वल वलल, अल बाड अलिय का एललललल नली किला है। वल किली प्रकर का एका रकम की वेलने की बाड लोड इलएललम नली किला अल है, और नली एका रकम किली की जलमल किललरल, एल किली शरकल विलमल वलन अल न वलल इल है। किली नली अलमल नं एका रकम की बाड लोड कल विली वलल रल है। और न एका रकम की बाड लोड कल किली की अललल विलमलल है। एका रकम की वेलने में लोड कावुदी अलमल न है। मुल विलकवादी कम्पनी के दीपल लादी व अल एपरील के ललर धन की लायलरकल है। मुमि की वलने से लादी एका विल ली है। इलललए अल मने लोड एलल इलम नं एल विलम नन से एपरील रकम 14 कनाल 60 मरले लोड अलल अलललर ललल एलल एलल लोले है न एल M/s PROMPT Enterprises Pvt. Ltd. Plot No.10-11, Sector-4 Faridabad, बलललर बायलरलरलरल मुकेल लुमल व वीली कलमलरल मुादी की वल वल दलल है। बाडल वल दलल है। वील एल कलल लोले की वु वलल है एका लोले की अलने, एलल मललक व कललल वल दलल है लललम लक मलम प्रकर वलल वल ली मल है :-

मुा-112.360/-+60 लीकी. नं 216413 विलनंक 28.09.2012 के कावुएलजी. वीला वल लल. लाडल अलुसलर

मुा-96.93.254/-+60 लीकी. नं 775369 विलनंक 27.09.2012 के कावुएलजी. वीला वल लल. लाडल अलुसलर

मुा-20.00.050/-+60 वीक नं 369734 मलरलल स्टेट वलक लाडल अलुसलर विलनंक 20-12-2012

मुा-15.94.400/-+60 वीक नं 369737 मलरलल स्टेट वलक लाडल अलुसलर विलनंक 20-12-2012

For NPI Engineering Pvt. Ltd.

Director

वलायत एल 3 नं जली

[illegible]

निकासी तो मैं समय हज़ी खर्चा का देनदार जिम्मेवार रहूँगा। खर्चा राजस्वरी बचाना हमारा ज़ेता है। ज़ेता को हक होगा कि उपरोक्त रकमा मैं खुद काश करवाये, किसी अन्य से काश करवाये, तामीरत करवाये, आबाय होये, किसी अन्य को विक्रय करे जैसे चाहे इस्तेमाल करे, कोई ऐतबार नहीं होगा। यह कि उपरोक्त रकमा की बाबत कोई सरकारी या गैर सरकारी अदायगी बकाया होगी उसे अदा करने की जिम्मेवारी मुझ विजेता की होगी। आज के बाद की लगभग अदायगी की जिम्मेवारी ज़ेता की अपनी होगी। मुझ कानूनी मिलकयती की मैं विजेता व मेरी दीगर जायदाद भय हज़ी खर्चा सहेत देनदार व जिम्मेवार रहूँगे। अतः मैंने खूब सोच समझ कर बिना किसी बहकाव और धमकाव के यह बचनमा तहरीर कर दिया है ताकि तमद एते और समय पर काम आवे। तहरीर दिनांक 09.01.2013

हउ विजेता
M/s NPL Engineering Pvt. Ltd.
Through its Director Sh. Sanjeev Jaxhar

हउ ज़ेता/खरीदार
M/s PROMPT Enterprises Pvt. Ltd.
Through its Director's Sh. Mukesh Kumar & Smt. Kamlesh Kumari

मवाह नं०-1

मवाह नं०-2

RECEIVED
B. & DALAL
Advocate
Distt Court, Patna

Associates Value

VALUATION ASSESSMENT

M/S. PROMPT ENTERPRISES PVT. LTD

LEX FAVIOS

Advocates & Solicitors
E-299, Greater Kailash, Part I, New Delhi-110 048, India
Telephone: 91-11-4355188/ 43264524

Date: 03.02.2023

To,
State Bank of India
Commercial Branch
IFCI Building, Nehru Place
New Delhi - 110019

SEARCH AND VERIFICATION OF TITLE DEEDS/DOCUMENTS

| | | |
|----|--|--|
| 1. | a) Name of the branch/BU seeking opinion | State Bank of India, Commercial Branch |
| | b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded | As per instruction of Bank |
| | c) Name of the borrower | M/s Prompt Enterprises Private Limited having registered office at B-3/7 1 st floor Yamuna Vihar Delhi-110053 and CIN No. U51909DL2303PTC123366. |
| 2. | Type of Loan | Working Capital |
| | Type of Property | Industrial |
| 3. | a) Name of the Unit/concern/company/person offering the property(ies) as security. | M/s Prompt Enterprises Private Limited |
| | b) Constitution of the Unit/concern/person/body/authority offering the property for creation of charge | Private Limited Company |
| | c) State as to under what capacity is security offered (whether as joint applicant or borrowers or as guarantor, etc.) | As a Borrower |
| 4. | Value of Loan (Rs. In Crore) | As per sanction letter of the bank. |
| 5. | Complete or full description of the immovable property/ies offered as security including the following details. | Area 4 kanal (2023.43 Sq mtr.) which is 80/320 th part of 16 Kanal in Khewat/Khatoni No. 119/141, Mustil No. 24, Killa No. 12(B-0), 19(B-0) Kita-2, at Village Gadpuri, Tehsil and District Palwal, Haryana. ("Scheduled Property") |
| | (a) Survey No. | Khewat/Khatoni No. 119/141 |
| | (b) Door No. (in case of house property) | N/A |
| | (c) Extent/area including plinth/built up area in case of house property. | 4 kanal (2023.43 Sq mtr.) |

LEX FAVIOS

Advocates & Solicitors
E-299, Greater Kailash, Part I, New Delhi-110 048, India
Telephone: 91-11-4355188/ 43264524

Date: 03.02.2023

To,
State Bank of India
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SEARCH AND VERIFICATION OF TITLE DEEDS/DOCUMENTS

| | | |
|----|--|--|
| 1. | a) Name of the branch/BU seeking opinion | State Bank of India, Commercial Branch |
| | b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded | As per instruction of the Bank |
| | c) Name of the borrower | M/s Prompt Enterprises Private Limited having registered office at B-3/7 1 st floor Yamuna Vihar Delhi-110053 and CIN No. U51909DL2303PTC123366. |
| 2. | Type of Loan | Working Capital |
| | Type of Property | Industrial |
| 3. | a) Name of the Unit/concern/company/person offering the property(ies) as security. | M/s Prompt Enterprises Private Limited |
| | b) Constitution of the Unit/concern/person/body/authority offering the property for creation of charge | Private Limited Company |
| | c) State as to under what capacity is security offered (whether as joint applicant or borrowers or as guarantor, etc.) | As a Borrower |
| 4. | Value of Loan (Rs. In Crore) | As per Sanction |
| 5. | Complete or full description of the immovable property/ies offered as security including the following details. | Area 7 kanal (3541 Sq mtr.) which is 140/160 th part in Khewat/Khatoni No. 124/146, Mustil No. 24, Killa No. 9(B-0) at Village Gadpuri, Tehsil and District Palwal, Haryana. ("Scheduled Property") |
| | (a) Survey No. | Khewat/Khatoni No. 124/146 |
| | (b) Door No. (in case of house property) | Not Applicable. |
| | (c) Extent/area including plinth/built up area in case of house property. | 7 Kanal (3541 Sq mtr.) |

LEX FAVIOS

Advocates & Solicitors
E-299, Greater Kailash, Part I, New Delhi-110 048, India
Telephone: 91-11-4355188/ 43264524

Date: 03.02.2023

To,
State Bank of India
Commercial Branch
IFCI Building, Nehru Place
New Delhi - 110019

SEARCH AND VERIFICATION OF TITLE DEEDS/DOCUMENTS

| | | |
|----|--|---|
| 1. | a) Name of the branch/BU seeking opinion | State Bank of India, Commercial Branch |
| | b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded | As per instruction of Bank |
| | c) Name of the borrower | M/s Prompt Enterprises Private Limited having registered office at B-3/7 1 st floor Yamuna Vihar Delhi-110053 and CIN No. U51909DL2303PTC123366. |
| 2. | Type of Loan | Working Capital |
| | Type of Property | Industrial |
| 3. | a) Name of the Unit/concern/company/person offering the property(ies) as security. | M/s Prompt Enterprises Private Limited |
| | b) Constitution of the Unit/concern/person/body/authority offering the property for creation of charge | Private Limited Company |
| | c) State as to under what capacity is security offered (whether as joint applicant or borrowers or as guarantor, etc.) | As a Borrower |
| 4. | Value of Loan (Rs. In Crore) | As per Sanction of the Bank |
| 5. | Complete or full description of the immovable property/ies offered as security including the following details. | Area 8 kanal (4046.86 Sq mtr.) which is 1/2 part of 16 Kanal in Khewat/Khatoni No. 119/141, Mustil No. 24, Killa No. 12(B-0), 19(B-0) Kita-2, at Village Gadpuri, Tehsil and District Palwal, Haryana. ("Scheduled Property") |
| | (a) Survey No. | Khewat/Khatoni No. 119/141 |
| | (b) Door No. (in case of house property) | Not applicable. |
| | (c) Extent/area including plinth/built up area in case of house property. | 8 Kanal (4046.86 Sq mtr.) |

PRIYA SHARMA & ASSOCIATES

ADVOCATES & SOLICITORS

OFF : 201, 2nd Floor, Building No. 3513, Bank Street,
Pyare Lal Road • Karol Bagh • New Delhi - 110005

• Cell: +91 - 9871508960 • priyasharma.associates2010@gmail.com

Fax: +91 - 11 - 43701136

OFF : LG-5, Pankaj Central Market • I.P. Extension •
New Delhi - 110092

No. SBI(12/2022/188)-LO-22

Dated: December 14, 2022

To,
Branch Head,
STATE BANK OF INDIA
Branch- Commercial Banking Branch
Nehru Place
New Delhi

Re: Legal Opinion for Property - In the ownership of M/s Prompt Enterprises Private Limited having its registered office at Plot No. 505, Sector-15, Escorts Nagar, Faridabad, Haryana.

PREMISES:

Land bearing Khata No. 24/79/2, 12/1 and 12/2 area measuring 7587.79 sqm in revenue estate of Village Gadpuri, Tehsil & District Palwal, Haryana.

Dear Sir,

This is in reference to the documents submitted to our office for conducting Title Investigation Search Report in respect of the abovementioned property. Upon reviewing the documents and the evidence on record, I hereby adduce my legal opinion as follows.

| | | |
|----|---|--|
| 1. | a) Name of Branch/Business Unit/ Office seeking opinion. | STATE BANK OF INDIA Branch- Commercial Banking Branch Nehru Place New Delhi |
| | b) Reference No. and Date of the letter under the cover of which the documents tendered for security are forwarded. | No. SBI(12/2022/188)-LO-22 Dated: December 14, 2022 |
| | c) Name of the Borrower | M/s Prompt Enterprises Private Limited |
| 2. | a) Name of the unit/concern/ company/person offering the property(ies) as security. | M/s Prompt Enterprises Private Limited having its registered office at Plot No. 505, Sector-15, Escorts Nagar, Faridabad, Haryana. |
| | b) Constitution of the unit/ concern/person/body/ | Private Limited Company |



Directorate of Town & Country Planning, Haryana
Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018, web site: www.tcpharyana.
Phone: 0172-2549349, e-mail: tcpharyana7@gmail.com



To

Prompt Enterprises Pvt. Ltd.,
C/o B-3/7, 1st Floor, Yamuna Vihar,
New Delhi – 110053.
Email id – promptsteeltube@yahoo.com

Memo No. CLU/PL-1431B/CTP/15584/2020 Dated: 03/09/2020

Subject: Grant of change of land use permission for setting up of an Industrial Unit in the revenue estate of village Gadpuri, Tehsil and District Palwal – Prompt Enterprises Pvt. Ltd.

Please refer to your application dated 30.05.2019 and 14.08.2020 on the above cited subject.

Permission of change of land use setting up of industrial unit over an area measuring 7587.79 sqm comprising Khasra no. 24/19/2, 12/1 and 12/2 of revenue estate of village Gadpuri, Tehsil & District Palwal is hereby granted after receipt Rs. 3,79,390/- against conversion charges @ Rs. 50/- per Sqm.

This permission is further subject to the following terms and conditions:-

1. That the conditions of agreement executed by you with the Director, Town & Country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act 1963 and Rules framed there under shall be complied with by you.
2. That you shall pay the external/internal development charges at the time of extension of urbanizable limit in agriculture zone and demanded by the Department.
3. That you shall pay the additional amount of conversion charges for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director, Town & Country Planning, Haryana, Chandigarh.
4. That you shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical nature and a quarterly statement indicating the category wise total employment and of those who belongs to Haryana shall be furnished to the G.M.D.I.C, Palwal.
5. That you shall get the building plans for the site approved from the Department before commencing the construction at site and will start construction within six months from issuance of change of land use permission.
6. That you shall obtain Occupation Certificate from the Department after completing the building within two years of issuance of this permission.
7. That you shall deposit labour cess before approval of building plans.
8. That you shall have no objection to acquire the land if required for road widening.
9. That this permission shall be valid for two years from the date of issue of this letter subject to fulfilment of the terms and conditions of the permission granted and agreement executed.
10. That this permission shall not provide any immunity from any other Act/Rules/ Regulations applicable to the land in question.

MAKARAND PANDURANG KHETMALIS
c=IN, o=Personal, postalCode=134109, st=HARYANA,
serialNumber=7aef665039f5902ae73a6091873a4d389
790d72ca3d55abac12e4ee343bebd, cn=MAKARAND
PANDURANG KHETMALIS
2020.09.03 14:36:27 +05'30'

(K. Makrand Pandurang)
Director, Town & Country Planning
Directorate of Town & Country Planning, Haryana

Endorse To: CTP/15585-15587/2020

1. Senior Town Planner, Faridabad
2. District Town Planner, Palwal



VALUATION ASSESSMENT

M/S. PROMPT ENTERPRISES PVT. LTD

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site: tcpharyana.gov.in - e-mail: tcpharyana-4@gmail.com

Regd.

To

Form CLU-III (See Rule-26-E)

Prompt Enterprises Pvt. Ltd
C/o B-3/7, 1st Floor, Yamuna Vihar,
New Delhi - 110053
Email id - promptsteeltube@yahoo.com

Memo no. PL-1431-JE (S)-2017/ 4123 Dated 03-03-2017

Subject: - Grant of permission for change of land use for setting up of an Industrial Unit in the revenue estate of village Gadpuri, Tehsil and Distt Palwal - Prompt Enterprises Pvt. Ltd.

Reference: - Your application dated 12.08.2016 & 30.12.2016 on the above cited subject.

Permission for change of land use for setting up of an Industrial Unit over an area measuring **6399.04 Sqm** falling in Khasra no. 16/22/2/1, 24/2/1, 2/2/1, 2/2/2, 2/3/1, 1/2/2 of village Gadpuri, Tehsil and Distt Palwal is hereby granted after receipt an amount of Rs. 3,19,952/- against conversion charges and Rs. 7,040/- against composition charges of boundary wall.

This permission is further subject to the following terms and conditions:-


1. That the conditions of agreement executed by you with the Director, Town & Country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules framed there under shall be complied with by you.
2. That you shall pay the external development charges as and when proposed site covered under urbanizable limit and demanded by the Department.
3. That you shall pay the additional amount of conversion charges for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director, Town & Country Planning, Haryana, Chandigarh.
4. That you shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical nature and a quarterly statement indicating the category wise total employment and of those who belongs to Haryana shall be furnished to the G.M.D.I.C. Palwal.
5. That you shall get the building plans for the site approved from the Department before commencing the construction at site and will start construction within six months from issuance of change of land use permission.
6. That you shall obtain occupation certificate from the Department after completing the building within two years of issuance of this permission.
7. That you shall deposit labour cess before approval of building plans.
8. That you shall not construct and maintain the rasta up to main road in concurrence with the village Panchayat.
9. That this permission shall be valid for two years from the date of issue of this letter subject to fulfillment of the terms and conditions of the permission granted and agreement executed.
10. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

(T. L. Satyaprakash, IAS)
Director, Town & Country Planning
Haryana, Chandigarh



VALUATION ASSESSMENT


M/S. PROMPT ENTERPRISES PVT. LTD



DAKSHIN HARYANA BULI VITRAN NIGAM
(A Govt. of Haryana Undertaking)
Website: www.dhbvn.org.in

Electricity Bill

Duplicate Bill



0 7 6 9 0 0 1 0 0 0 3 8 9 3 0 9 9 1 6 0 9 2 0 2 4 3 9 4 9 6 8 3

Report Generation Date:-10-09-2024 12:12:12
Generated By:- reportus

| | | | |
|--|--|-------------------------------|---|
| Name: PROMPT ENTERPRISES | | Account No: 0769001000 | Net Payable Amount on or before Due Date (₹): 3893099.00 |
| Address: GADHPURI, Faridabad, HR, IND | | Old Acct No: 12133191PEHT0001 | Due Date: 16/09/2024 |
| | | K No: F33PEHT0001 | Surcharge(₹): 56584.00 |
| Circle: Faridabad Circle-1 | Cycle/Group: AUMH/19U | Issue Date: 09/09/2024 | Gross Amount Payable After Due Date(₹): 3949683.00 |
| Division: Division Ballabgarh | Bill Month: SEP/2024 | Bill No: 07690093659 | |
| Sub Division: F33-S/U BLB | Net Payable Amount in words: Thirty Eight Lakh Ninety Three Thousand Nine Hundred Nine Rupees Only | | |
| User Id:- reportus Generation Date:- 10-09-2024 12:12:12 | | | |

Meter and Read Details (* Latest MCO is shown in case of multiple MCO in one billing cycle)

| Meter No. | Meter Reading Date | | Period Days | MDI | Unit | Meter Reading | | M.F. | Consumed Units | Billed Units | Bill Basis | Read Rmrk | Mtr Sts |
|-----------|--------------------|------------|-------------|---------|------|---------------|------------|------|----------------|--------------|------------|-----------|---------|
| | Old | New | | | | Old | New | | | | | | |
| 11491821 | 01/08/2024 | 01/09/2024 | 31 | 1397.60 | KVAH | 2430700 | 2454384.25 | 20 | 473685 | 473685 | OK | OK | A |
| 11491821 | 01/08/2024 | 01/09/2024 | 31 | 0.00 | KWH | 2341636 | 2364998 | 20 | 467240 | 467240 | OK | OK | A |

Time of Day (TOD) Consumption (* only KVAH TODs are displayed)

| TOD | 22:00-05:30 | 05:30-08:00 | 08:00-17:30 | 17:30-18:00 | 18:00-18:30 | 18:30-19:00 | 19:00-21:00 | 21:00-22:00 |
|----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Previous | 1799418 | 211084 | 44095 | 0 | 42730 | 33182 | 192031.02 | 108160 |
| Current | 1816948 | 213076 | 44547 | 0 | 43124 | 33439 | 193995.02 | 109255 |
| Unit | 350600 | 39840 | 9040 | 0 | 7880 | 5140 | 39280 | 21900 |

Details of Meter Existing on Date of Reading

| Meter No | Meter Make | MCO | Meter No | Meter Make |
|----------------|----------------|-------------|-----------|----------------|
| | | | 11491821 | L & T |
| Meter CT Ratio | Meter PT Ratio | Meter MF | Date | Meter CT Ratio |
| | | | | 1/1 |
| Line CT Ratio | Line PT Ratio | Over All MF | Effect On | Line CT Ratio |
| | | | | 100/5 |
| | | | | 1/1 |
| | | | | Over All MF |
| | | | | 20 |

Arrears outstanding for the Financial year (₹)

| Description | Previous | Current | Total (₹) | Latest Applicable Tariff | Tariff Category |
|---------------------|----------|---------|-----------|--------------------------|-----------------------------|
| SOP Charges | 0.00 | 0.00 | 0.00 | 6.65 | HTS |
| F.S.A. | 0.00 | 0.00 | 0.00 | | Supply Voltage(kV) |
| Surcharge | 0.00 | 0.00 | 0.00 | | 11.00kV |
| E. Duty | 0.00 | 0.00 | 0.00 | | Metering Voltage(kV) |
| M. Tax | 0.00 | 0.00 | 0.00 | | 11.00kV |
| Fixed Charges | 0.00 | 0.00 | 0.00 | | Sanctioned Load (kW) |
| Excess Credit | 0.00 | -0.39 | -0.39 | | Contract Demand(kVA) |
| Total Arrear | 0.00 | -0.39 | -0.39 | | 2000 |
| | | | | | Peak load exemption% |
| | | | | | 100 |
| | | | | | Security Deposit |
| | | | | | 2770167.01 |
| | | | | | DOC/DOE |
| | | | | | 26/06/2014/ |
| | | | | | Meter Ownership/Read Source |
| | | | | | Ngam Meter/ |

| Details of charges for current cycle | | Details of Amount Payable | | Last Payment Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------------|-------------------|--|-------------------|---|------------|------------|-------------|--------------|-----|--------|----------|--------|--------|--------|----|----------|--------|--------|--------|----|----------|--------|--------|--------|----|----------|--------|--------|--------|----|----------|--------|--------|--------|----|----------|--------|--------|--------|----|
| Description | Amount (₹) | Description | Amount (₹) | Amount (₹) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fixed Charges/ReConn FC | 336328.64/0.00 | Current Cycle Charges | 3893099.42 | 3776271.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy Charges | 3150005.25 | Arrears/Outstanding Dues | -0.39 | 076900142506 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Low Voltage Surcharge | 0.00 | Sundry Charges/Allowances | 0.39/-0.39 | Receipt Date | 14/08/2024 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Steel Furnace Surcharge | 0.00 | Provisional /B/R Adjustment | 0.00 | Mode of Payment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FPPAS | 219602.80 | LPS Adjustment | 0.00 | Previous Consumption Pattern <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Bill month</th> <th>Units (KWH)</th> <th>Units (KVAH)</th> <th>MDI</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>Mar-2024</td> <td>387040</td> <td>387280</td> <td>1126.2</td> <td>OK</td> </tr> <tr> <td>Apr-2024</td> <td>418520</td> <td>419360</td> <td>1160.6</td> <td>OK</td> </tr> <tr> <td>May-2024</td> <td>441560</td> <td>442500</td> <td>1141.6</td> <td>OK</td> </tr> <tr> <td>Jun-2024</td> <td>492460</td> <td>494660</td> <td>1345.4</td> <td>OK</td> </tr> <tr> <td>Jul-2024</td> <td>429760</td> <td>434000</td> <td>1224.4</td> <td>OK</td> </tr> <tr> <td>Aug-2024</td> <td>452920</td> <td>458000</td> <td>1128.4</td> <td>OK</td> </tr> </tbody> </table> | | Bill month | Units (KWH) | Units (KVAH) | MDI | Status | Mar-2024 | 387040 | 387280 | 1126.2 | OK | Apr-2024 | 418520 | 419360 | 1160.6 | OK | May-2024 | 441560 | 442500 | 1141.6 | OK | Jun-2024 | 492460 | 494660 | 1345.4 | OK | Jul-2024 | 429760 | 434000 | 1224.4 | OK | Aug-2024 | 452920 | 458000 | 1128.4 | OK |
| Bill month | Units (KWH) | Units (KVAH) | MDI | | | Status | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mar-2024 | 387040 | 387280 | 1126.2 | | | OK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Apr-2024 | 418520 | 419360 | 1160.6 | | | OK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| May-2024 | 441560 | 442500 | 1141.6 | OK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jun-2024 | 492460 | 494660 | 1345.4 | OK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jul-2024 | 429760 | 434000 | 1224.4 | OK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Aug-2024 | 452920 | 458000 | 1128.4 | OK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TDS/TCS | 0.00/0.00 | Adv. Security Deposit Amt./Non Energy chrg | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLC Charges | 66320.00 | Net Payable Amount On Or Before Due Date(₹) | 3893099.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PLV Charges | 0.00 | Surcharge(₹) | 56584.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Penalty for exceeding the CD | 0.00 | Gross Amount Payable After Due Date(₹) | 3949683.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MSC/Green Energy Premium | 0.00/0.00 | Brief details of Sundry charges /allowances Transfer Adjustment from Over Payment () Transfer Adjustment from Over Payment () | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SL Chrg/ Concessional Tariff | 0.00/0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Electricity Duty | 46724.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Municipal Tax / P Tax | 74118.73 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Current Cycle Charges(₹) | 3893099.42 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

DD to be drawn in favour of SDO F33-S/U BLB, DHBVN, FARIDABAD

Important Information for consumers:

Payment of this bill can be made online by logging on the Website www.dhbvn.org.in at any time and at office counter on all working days during working hours i.e. 09:00AM to 05:00PM.

This Bill be considered as a notice under section 56 of The Electricity Act 2003. Kindly pay the bill by due date. In case of default the connection is liable to be disconnected after 15 days of due date. This is an interest security amount and interest on this security @6.75 % shall be paid for FY 2023-24. This bill does not confer any rights of ownership on the property where this connection exists. T&C shall apply.

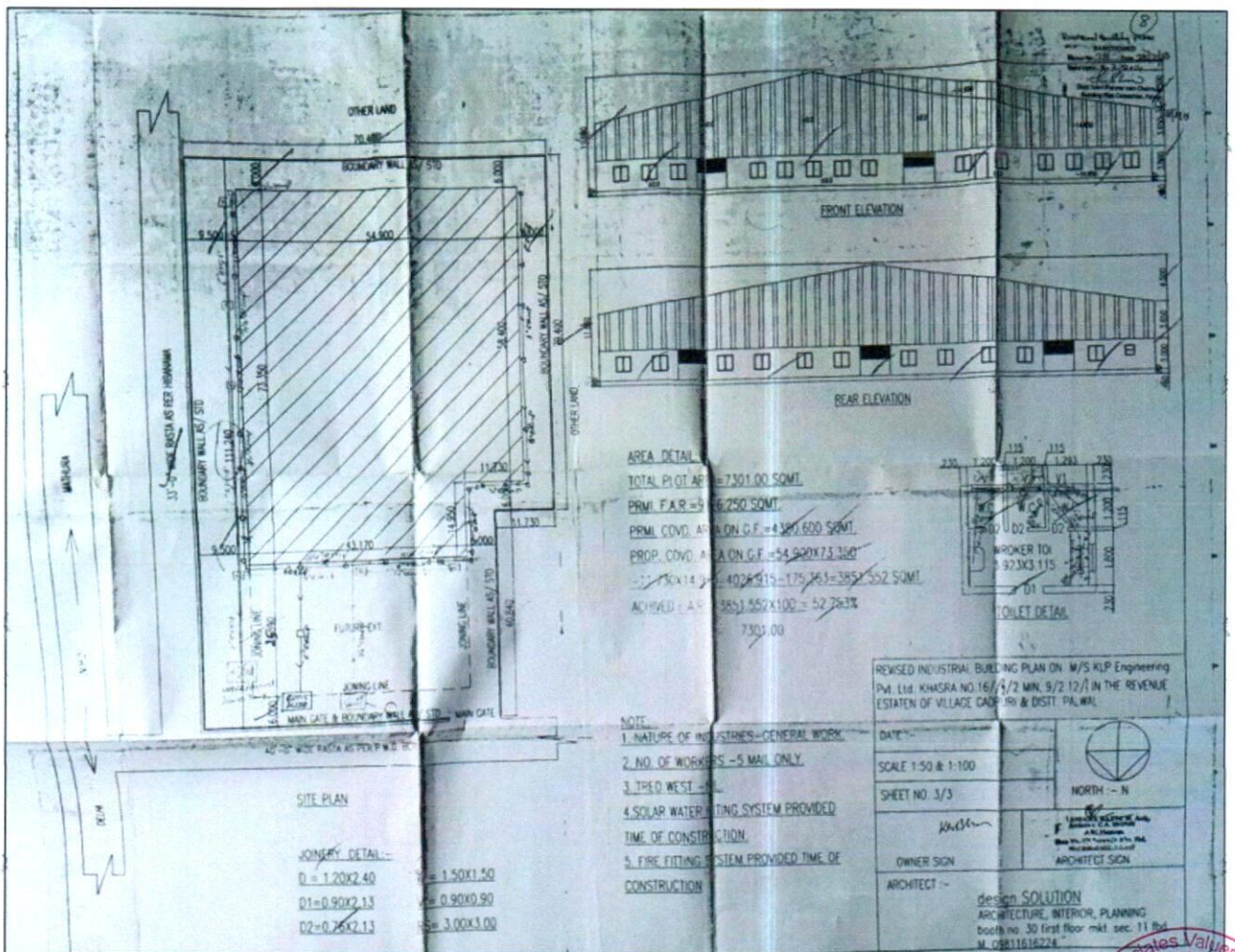
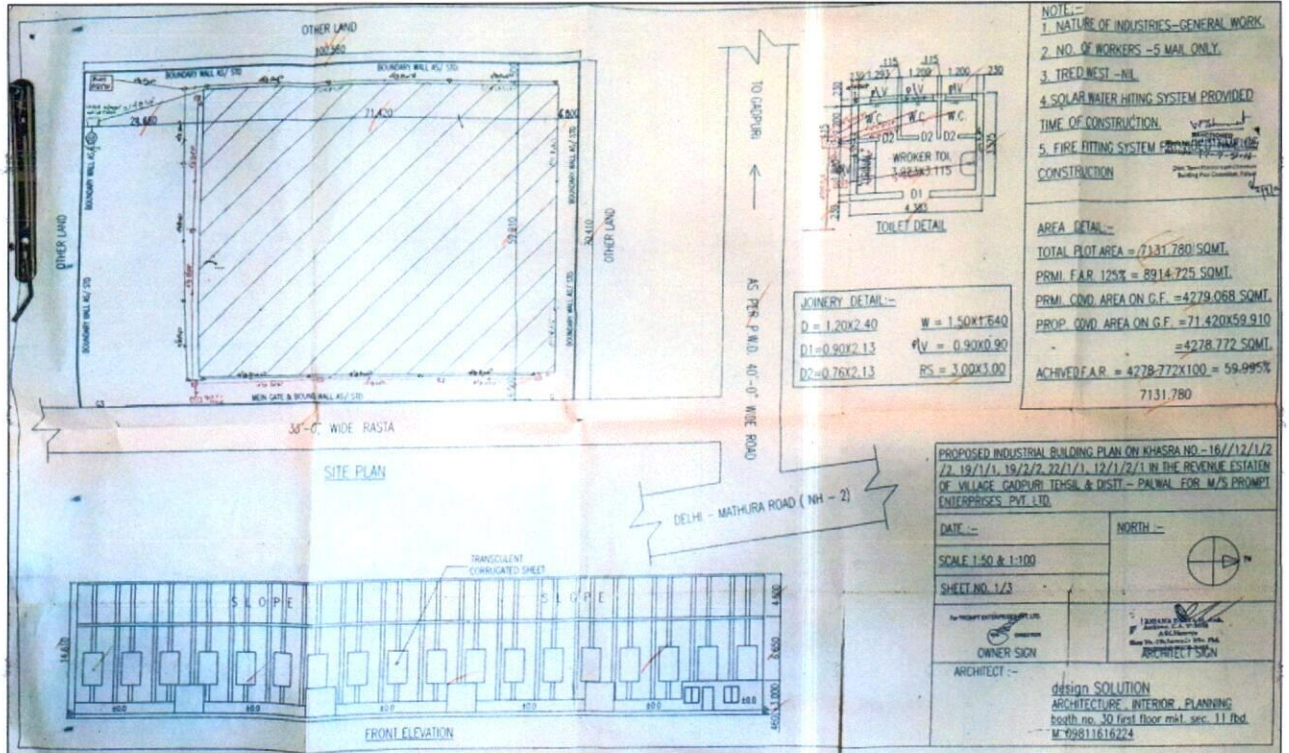
Address and Telephone Number(s) of the authorities relating to consumers grievances

| Grievance pertaining to this bill can be lodged with | Address & Telephone number(s) of the | For all types of complaints/billing information call at: |
|--|--|---|
| Assistant General Manager Operation - F33-S/U BLB | Consumer Grievance Redressal Forum HERI HOUSE, GURUGRAM | 18001804334 / 1912 (Toll Free) 1800 180 2124 (Vigilance Toll Free) |
| | Ombudsman HERC, Sec-4, Bays No. 33-36, Panchkula, Haryana Email ID: eo@nic.in Contact No. - +91(172)2572299 WhatsApp No. - | |



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HUDA Building, Sector-12, Palwal
E-mail: dtp.palwal@ppl@gmail.com

BE-VII
Serial No. 1331(2018) & 133
OCCUPATION CERTIFICATE

M/s Prompt Enterprises Pvt. Ltd.
Village - Gadpuri,
Tehsil & Distt. Palwal

Memo No. 1331 Dated 17/10/18

Subject: Issuance of Occupation Certificate for Retail outlet Building bearing Kh. No. 24//2/1, 2/2/1, 2/2/2, 2/3/1, 1/2/2, 16//22/2/1 in the revenue estate of village Gadpuri, Distt. Palwal.

Ref. Your application dated 11.10.2018

Whereas you have applied for issuance of Occupation Certificate as per rule 4.18 of the Haryana Building Code 2017 in respect of the Industrial Building bearing Kh. No. 24//2/1, 2/2/1, 2/2/2, 2/3/1, 1/2/2, 16//22/2/1. The components of the said building are as under:-

Ground Floor Covered area = 3197.40 sqm
Total Covered Area (FAR) = 3197.40 sqm

The permission for the occupation of above building after compounding of the same as given in overleaf by the composition committee in its meeting is hereby granted on the condition that this occupation certificate will stand automatically cancelled if the building or part thereof is changed or any additional construction in the said building is carried out without approval of the competent authority.

DA/ as above

Distt. Town Planner, Palwal

Endst. No. Dated:

A copy of the above is forwarded to the following for information and necessary action:-

1. Director General, Town & Country Planning, Haryana, Chandigarh
2. Senior Town Planner, Faridkot.

Distt. Town Planner, Palwal



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 11/9/2024 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. Mohit Yadav have personally inspected the property on 9/9/2024 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.

| S. No. | Particulars | Valuer comment |
|--------|--|---|
| 1. | Background information of the asset being valued | This is an industrial Property, located at aforesaid address having total land area of 16,744 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. |

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|-----|--|--|------------------|
| 3. | Identity of the experts involved in the valuation | Survey Analyst: Mohit Yadav Valuation Engineer: Deepak Kumar Singh. L1/ L2 Reviewer: Anil Kumar | |
| 4. | Disclosure of valuer interest or conflict, if any | No relationship with the borrower and no conflict of interest. | |
| 5. | Date of appointment, valuation date and date of report | Date of Appointment: | 17/8/2024 |
| | | Date of Survey: | 9/9/2024 |
| | | Valuation Date: | 11/9/2024 |
| | | Date of Report: | 11/9/2024 |
| 6. | Inspections and/ or investigations undertaken | Yes, by our authorized Survey Engineer Mohit Yadav on 9/9/2024. Property was shown and identified by Mr. Laxman (☎-9625940060) | |
| 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 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 | 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: 1.09.2016 for the matters not under scope of valuation such as legal, | |



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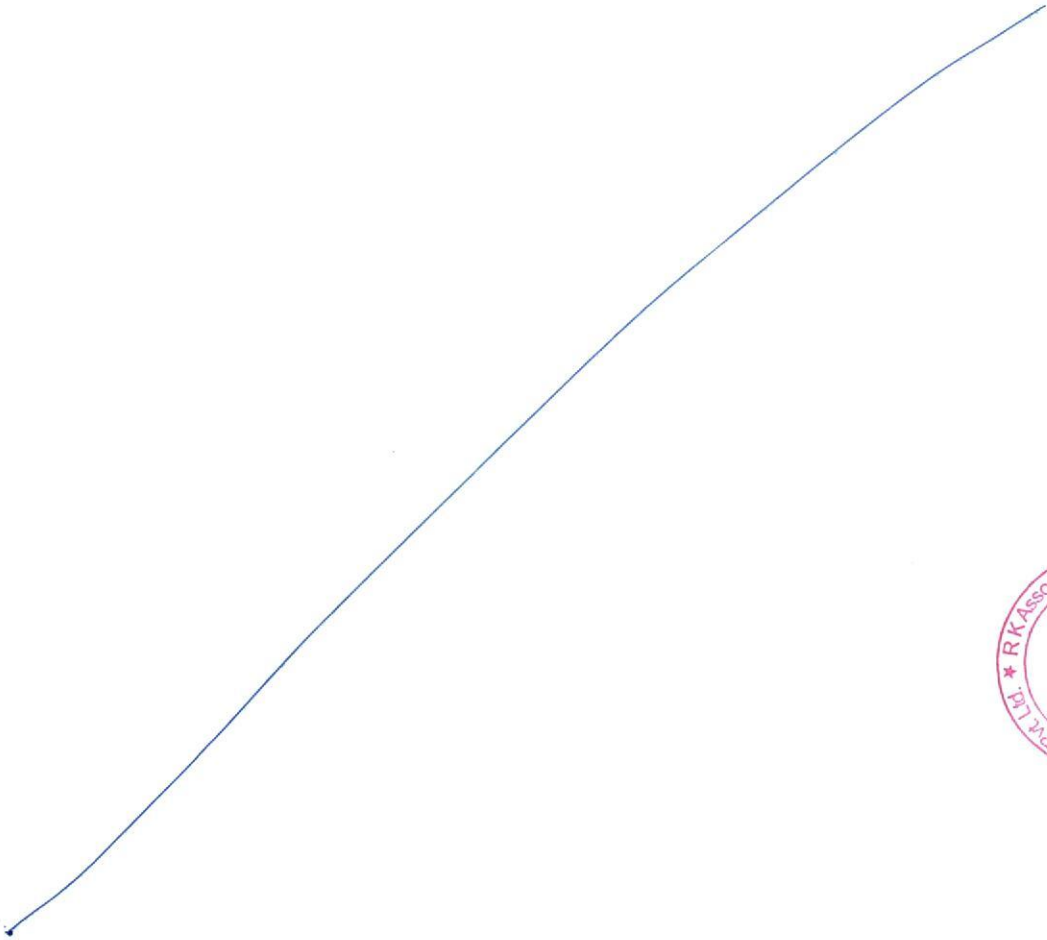
| | | |
|--|---|--|
| | <p>responsibility for the valuation report.</p> | <p>ownership, verification of the documents from originals or govt. departments, reliance on the documents/ details provided by the client which is assumed to be complete, accurate & correct, engaging revenue dept. officials for 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: 11/9/2024

Place: Noida

Signature

(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~~ A valuer while 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

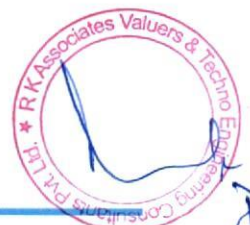
Signature of the Authorized Person: _____

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: 11/9/2024

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. |

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| 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. PROMPT ENTERPRISES PVT. LTD

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| 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. <u>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.</u> 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. |

