

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

CASE NO. VIS (2024-25)-PL352-307-408

Dated: 25.09.2024

FIXED ASSETS VALUATION REPORT

OF

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

SITUATED AT

KHASRA NO. 54//6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55//11/2, 20, 21/1, 21/2, 70//1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71//5 & 6, VILLAGE DUDHOLA, TEHSHIL & DISTRICT PALWAL

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)

REPORT PREPARED FOR

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

- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors

**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.*

- Chartered Engineers

NOTE: As per IBA & Bank's Guidelines please provide your feedback on the report within 15 days of its submission

- Industry/ Trade Rehabilitation Consultants

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

- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

CORPORATE OFFICE:

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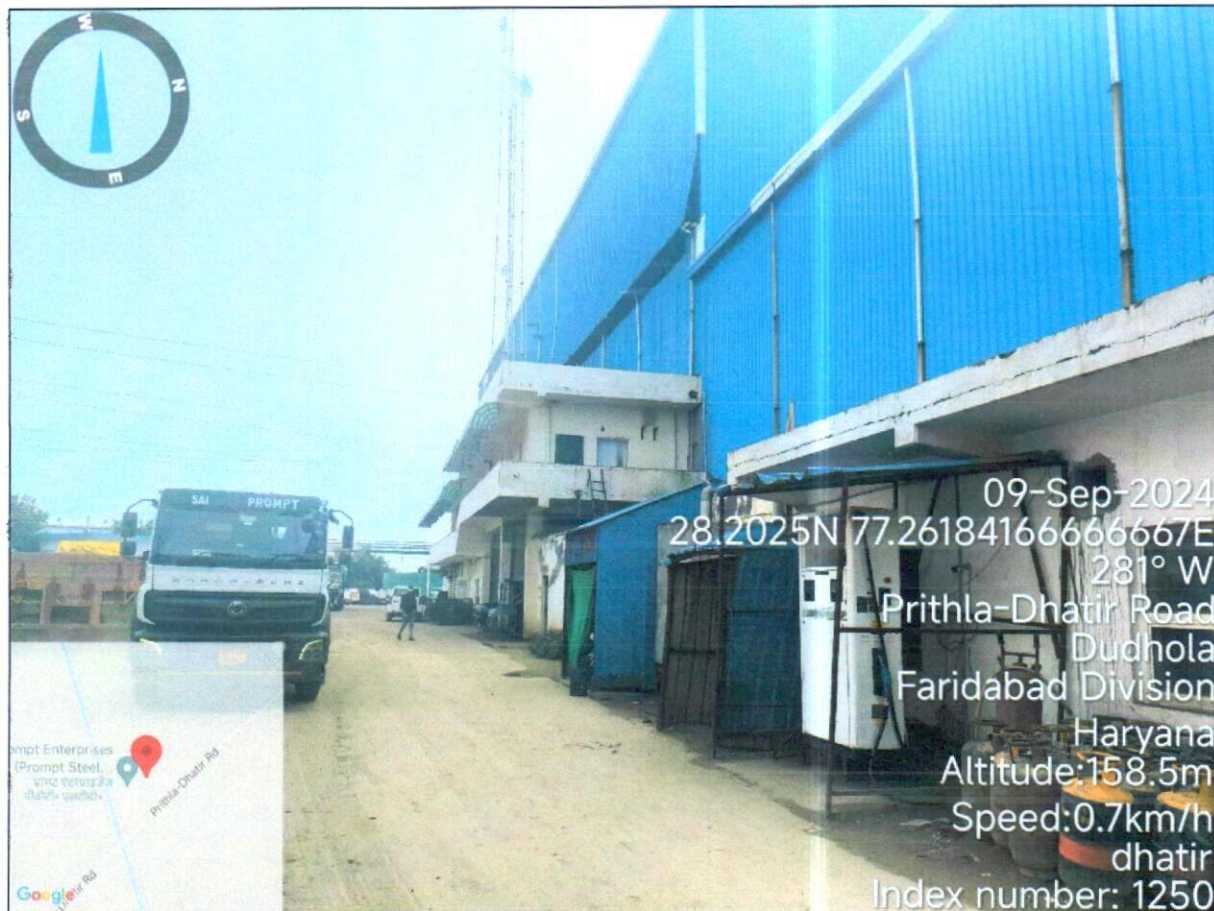
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Other Offices at: Shahjahanpur | Kolkata | Bengaluru | Dehradun | Ahmedabad | Lucknow | Satellite & Shared Office: Moradabad | Meerut | Agra

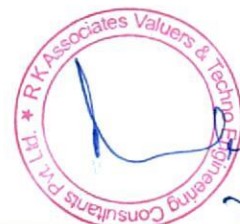
PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

KHASRA NO. 54//6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55//11/2, 20, 21/1, 21/2, 70//1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71//5 & 6, VILLAGE DUDHOLA, TEHSHIL & DISTRICT PALWAL



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, 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. Sunil Kapoor</td><td>Representative</td><td>+91-9625940017</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Sunil Kapoor	Representative	+91-9625940017
Name	Relationship with Owner	Contact Number						
Mr. Sunil Kapoor	Representative	+91-9625940017						
d.	Date of Valuation Report	25 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 1,11,498 sq. mtr. Entire land was purchased through 8 no different sale deed on different occasion, details are mentioned below: -

AREA DETAILS AS PER SALE DEED		
Date	Area (as per Deed)	area in sq. mtr.
12-04-2021	19 kanal 4 marla	9712.45
28-01-2021	16 kanal	8093.71
21-05-2022	1 kanal 6.77 marla	677.09
16-04-2021	6 kanal & 3.5 marla	3123.67
22-01-2021	30 kanal 3 marla	15251.58
13-11-2021	50 kanal 2 marla	25343.49
14-06-2021	12 kanal	6070.28
24-02-2011	85 kanal 9 marla	43225.44
TOTAL		1,11,498

Note: -

- As per the Housing.com 1 kanal = 505.857 sq.mtr. & 1 Marla = 25.29 sq.mtr and same has been considered for conversion in this report and conversion reference is attached in the annexure.

Out of the total land, CLU is provided for the land area admeasuring 1,03,322 sq. mtr., details are mentioned below: -

AREA DETAILS AS CLU	
Date of CLU	area in sq. mtr.
20-05-2022	60879.288
16-12-2014	42443



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TOTAL	1,03,322
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However, as per TIR provide land area is 1,04,105 sq. mtr. , details are mentioned below:-

AREA DETAILS AS PER TIR	
Date of TIR	Area in sq. mtr.
14-12-2022	60879.288
26-04-2021	43225
TOTAL	1,04,105

Therefore, land area considered for this valuation assessment is as per the area mentioned in the CLU and the land area considered in approved plan which is 1,03,322 sq. mtr.

Total built up area of the subject property is 64,798 sq. mtr.of consisting of GI shed and RCC structure.

The subject property located on Prithla - Dhatir road and ~ 1.9 km away from Palwal-Sohna 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.

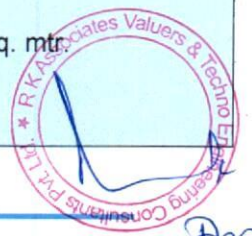
Valuation is conducted of the property as shown on the site by the Bank/ customer of which photographs is also attached with the report and same is to be considered in this report irrespective of any details taken from any documents which might have been updated, changed or incorrect.

a. Location attribute of the property

i.	Nearby Landmark	Property itself	
ii.	Postal Address of the Property	Address: Khasra No. 54//6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55//11/2, 20, 21/1, 21/2, 70//1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71//5 & 6, Village Dudhola, Tehsil & District Palwal	
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°12'07.9"N 77°15'39.9"E	
vi.	Details of the roads abutting the property		
	(a) Main Road Name & Width	Palwal- Sohna road	Approx. 40 ft. wide
	(b) Front Road Name & width	Prithla-Dhatir road	Approx. 25 ft. wide
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	~ 1.8 km	
vii.	Description of adjoining property	All adjacent lands are vacant.	
viii.	Plot No. / Survey No.	Khasra No. 54//6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55//11/2, 20, 21/1, 21/2, 70//1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71//5 & 6	
ix.	Zone/ Block	Tehsil - Palwal	Tehsil - 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.	

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	Documents Requested	Documents Provided	Documents Reference No.
(a) List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)	Total 05 documents requested.	Total 05 documents provided	Total 05 documents provided
	Property Title document	Sale deed	As mentioned above
	Change of Land Use	Change of Land Use only for 1,03,322 sq.mtr.	Dated:- 11/12/2014, 16/12/2014, 05/09/2016 & 20/05/2022
	Copy of TIR	Copy of TIR	Dated:- 26/04/2021 & 14/12/2022
	Latest Electricity Bill	Latest Electricity Bill	Dated:- 11/10/2024
	Approved Map	Site Plan	Not mentioned
	(b) Documents provided by	Bank	
Name		Relationship with Owner	Contact Number
Ms. Niharika Kumari		Banker	+91-7982060868
(c) Identification procedure followed of the property	<input type="checkbox"/>	Identified by the owner	
	<input checked="" type="checkbox"/>	Identified by owner's representative	
	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
	<input type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed	
	<input type="checkbox"/>	Enquired from local residents/ public	
	<input type="checkbox"/>	Identification of the property could not be done properly	
	<input type="checkbox"/>	Survey was not done	
(d) Type of Survey	Full survey (inside-out with approximate sample random measurements verification & photographs).		
(e) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly		
(f) Is the property merged or colluded with any other property	Yes		
	With the land of same owner		
(g) City Categorization	Village	Semi Urban	
(h) Characteristics of the locality	Ordinary	Within unnotified Industrial area	
(i) Property location classification	Near to Highway	Road Facing	On Wide Road
(j) Property Facing	North Facing		
b. Area description of the Property 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	Land	Construction	
		Built-up Area	
	1,03,322 sq. mtr.	64,798 sq. mtr.	



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	area measurement of the property is done only based on sample random checking.		
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	---	Drain
	North	---	Vacant land
	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 1,03,322 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	No relevant document provided	---
c.	Comment on unauthorized construction if any	No	
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	All adjacent lands are vacant.	
i.	Comment of Demolition proceedings if any	No information found on public domain	
i.	Comment on Compounding/ Regularization proceedings	No	
j.	Any other aspect	---	
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	
4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Sale Deed	Copy of TIR
b.	Names of the Legal Owner/s	M/s. Prompt Enterprises Pvt Ltd.	
c.	Constitution of the Property	Free hold, complete transferable rights	



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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 mortgage.	already ---
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	HSVP, Panchkula	
	iii. Any violation from the approved Building Plan	No	---
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	No
		<input type="checkbox"/> Not permitted alteration	
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No.	
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 client
		Water Tax	Not applicable for this subject property as per client
		Electricity Bill	Dated:- 11/10/2024
	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 client	
	iv. Property or Tax Id No.	Not applicable for this subject property as per 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	
q.	Any other aspect	Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. dept. of the property is not covered under this valuation and have to be taken care by legal expert/ Advocate.	
		Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and this should not be construed as a professional opinion.	
	i. Property presently occupied/ possessed by	Owner	

5. ECONOMIC ASPECTS OF THE PROPERTY

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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	NA
d.	Property Insurance details	NA
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	No
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	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 arrangement s	Permanent Yes Auxiliary Yes, D.G sets
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
No		No
		Internal roads
		Yes
		Pavements
		Yes
		Boundary Wall
		Yes
8.	INFRASTRUCTURE AVAILABILITY	
a.	Description of Aqua Infrastructure availability in terms of:	

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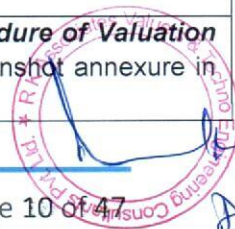
	i.	Water Supply	Yes				
	ii.	Sewerage/ sanitation system	Yes				
	iii.	Storm water drainage	Yes				
b. Description of other Physical Infrastructure facilities in terms of:							
	i.	Solid waste management	Yes, by the local Authority				
	ii.	Electricity	Yes				
	iii.	Road and Public Transport connectivity	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
	~ 1 KM	~ 500 m	~ 2.5 KM	~ 700 m	~ 10 KM	~ 18 KM	~ 45 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 trusses framed structure	Reinforced Cement Concrete & GI Shed	Brick walls		
b.	Material & Technology used		Material Used	Technology used			
			Grade B Material	RCC Framed structure & Steel columns and trusses framed structure			
c.	Specifications		Floors/ Blocks	Type of Roof			
				Please refer to the building sheet attached			
	i.	Roof	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	Wooden frame & panel doors				
		Internal - Class B construction (Good)					



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	v. Class of construction/ Appearance/ Condition of structures	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	Appears to be structurally stable	
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.	



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d.	Summary of Valuation		For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Circle rate (Land only)		Rs.74,14,34,539/-
	ii. Indicative Prospective Estimated Fair Market Value (Land+ Building)		Rs.138,00,00,000/-
	iii. Expected Estimated Realizable Value		Rs.117,30,00,000/-
	iv. Expected Forced/ Distress Sale Value		Rs.103,50,00,000/-
	v. Valuation of structure for Insurance purpose		Rs.60,19,00,000/-
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> <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	Not available with the owner/ client	
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	

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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, Makaan.com etc.	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none"> i. Part C: Area Description of the Property ii. Part D: Procedure of Valuation Assessment iii. Google Map iv. References on price trend of the similar related properties available on public domain, if available v. Photographs of the property vi. Copy of Circle Rate vii. Important property documents exhibit viii. Annexure: VI - Declaration-Cum-Undertaking ix. Annexure: VII - Model Code of Conduct for Valuers x. Part E: Valuer's Important Remarks
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	1,03,322 sq. mtr.	
	Area adopted on the basis of Remarks & observations, if any	Property documents & site survey both Area adopted on the basis of CLU documents provided which was cross verified during site survey	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Built-up Area	64,798 sq. mtr.
	Area adopted on the basis of Remarks & observations, if any	Site measurement, since approved map is not legible 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.

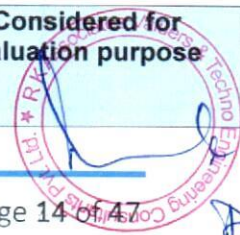


ENCLOSURE: II

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	25 September 2024	25 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/ Khassra 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	
		Classification	Income/ Revenue Generating Asset		
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value		
		Secondary Basis	On-going concern basis		
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State Reason: Asset under free market transaction state			
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use (In consonance to surrounding use, zoning and statutory norms)	Considered for Valuation purpose	



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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 On Wide Road Near to Highway Road Facing Floor Level Ground floor
		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	None		
xvi.	Any specific drawback in the property	None		
xvii.	Property overall usability/ utility Factor	Normal		
xviii.	Do property has any alternate use?	No		
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary		
xx.	Is the property merged or colluded with any other property	Yes Comments: With the land of same owner		
xxi.	Is independent access available to the property	Clear independent access is available		

VALUATION ASSESSMENT

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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	<table border="1"> <tr> <th></th> <th>Approach of Valuation</th> <th>Method of Valuation</th> </tr> <tr> <td>Land</td> <td>Market Approach</td> <td>Market Comparable Sales Method</td> </tr> <tr> <td>Building</td> <td>Cost Approach</td> <td>Depreciated Replacement Cost Method</td> </tr> </table>		Approach of Valuation	Method of Valuation	Land	Market Approach	Market Comparable Sales Method	Building	Cost Approach	Depreciated Replacement Cost Method																																		
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Land	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)	<table border="1"> <tr> <td>1.</td> <td>Name:</td> <td>Mr. Pravesh Gautam</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91-8588841131</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>4,840 sq. yds.</td> </tr> <tr> <td></td> <td>Location:</td> <td>Nearby of subject property</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Around Rs.9,300/- - Rs.10,300/- per sq. yds.</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>As per the discussion with the property dealer of the subject locality we came to know that the land will be available at the above mentioned rate.</td> </tr> <tr> <td>2.</td> <td>Name:</td> <td>Mr. Pachu Dagar</td> </tr> <tr> <td></td> <td>Contact No.:</td> <td>+91-9991368980</td> </tr> <tr> <td></td> <td>Nature of reference:</td> <td>Property Consultant</td> </tr> <tr> <td></td> <td>Size of the Property:</td> <td>4,840 sq. yds.</td> </tr> <tr> <td></td> <td>Location:</td> <td>Nearby of subject property</td> </tr> <tr> <td></td> <td>Rates/ Price informed:</td> <td>Around Rs.9,300/- - Rs.10,300/- per sq. yds.</td> </tr> <tr> <td></td> <td>Any other details/ Discussion held:</td> <td>As per the discussion with the property dealer of the subject locality we came to know that the land will be available at the above mentioned rate.</td> </tr> </table> <p>NOTE: The given information above can be independently verified to know its authenticity.</p>		1.	Name:	Mr. Pravesh Gautam		Contact No.:	+91-8588841131		Nature of reference:	Property Consultant		Size of the Property:	4,840 sq. yds.		Location:	Nearby of subject property		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 land will be available at the above mentioned rate.	2.	Name:	Mr. Pachu Dagar		Contact No.:	+91-9991368980		Nature of reference:	Property Consultant		Size of the Property:	4,840 sq. yds.		Location:	Nearby of subject property		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 land will be available at the above mentioned rate.
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xxviii.	Adopted Rates Justification	As per our discussion with the property dealers and habitants of the subject location we have obtained following information:- <ol style="list-style-type: none"> There is availability of land (having similar size as the subject property). Rates for land in the nearby surrounding of the subject property will be within the range of Rs.9,300/- to Rs.10,300/- per sq. yds, which works out to ~ Rs.11,000/- to Rs.12,000/- per sq. mtr. As per the reference available on the public domain the rates land is available at Rs.10,300/- per sq. yds. Which works out ~ Rs.12,300/- 																																											

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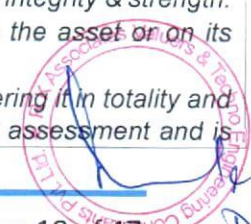
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		per sq.mtr.				
		Based on the above information and keeping in mind the availability of land in subject locality we are of the view to adopt a rate of Rs.11,000 per sq. mtr. for the purpose of this valuation assessment.				
	NOTE: We have taken 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	Width of the property is much less as compared to its length.				
		Adjustments (-/+): -15%				
	Comment on Demand & Supply in the Market	<table><tr><th>Demand</th><th>Supply</th></tr><tr><td>Moderate</td><td>Adequately available</td></tr></table>	Demand	Supply	Moderate	Adequately available
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.7,150/- 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 it 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.	ASSUMPTIONS <ol style="list-style-type: none"> Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true, complete, and correct without any fabrication and has been relied upon in good faith. Local verbal enquiries during micro market research came to our knowledge taken on record are assumed to be true & correct. The assets and interests valued are assumed to be free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise. If this valuation is for the Bank, then it is assumed that the valuation has been asked only after satisfying the authenticity of the documents given to us and the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns. Payment condition during transaction of the subject property in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township are out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.
xxxvi.	SPECIAL ASSUMPTIONS None
xxxvii.	LIMITATIONS None

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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.7,175.94 per sq. mtr for industrial land	Rs.11,000 to Rs.12,000/- per sq. mtr.
b.	Rate adopted considering all characteristics of the property	Rs.6,000/- per sq. yds / Rs.7,175.94 per sq. mtr for industrial land	Rs.7,150/- per sq. mtr.
c.	Total Land Area considered (documents vs site survey whichever is less)	1,03,322 sq. mtr.	1,03,322 sq. mtr
d.	Total Value of land (A)	1,03,322 sq. mtr X Rs.7,175.94/- per sq. mtr (Industrial land)	1,03,322 sq. mtr X Rs.7,150/- per sq. mtr
		Rs.74,14,34,539/-	Rs.73,87,54,359/-

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)	Year of Construction	Total Economic Life (in years)	Salvage value	Depreciation Rate	Plinth Area Rate (in per sq.ft)	Gross Replacement Value (INR)	Depreciated Replacement Market Value (INR)
1	Block-H (shed-1)	RCC	7,689.91	82,773	2017	60	10%	0.015	1400	11,58,82,791	10,37,15,098
2	Block-B	RCC	58.50	630	2017	60	10%	0.015	1400	8,81,563	7,88,999
3	Block-H	RCC	2,904.27	31,261	2017	60	10%	0.015	1400	4,37,65,781	3,91,70,374
4	Block-K	RCC	429.78	4,626	2017	60	10%	0.015	1400	64,76,568	57,96,528
5	Block-L	Shed	2,614.63	28,144	2017	35	10%	0.026	1000	2,81,43,616	2,30,77,765
6	Block-M	Shed	29,907.48	3,21,921	2017	35	10%	0.026	1000	32,19,21,081	26,39,75,286
7	Block-N	Shed	8,552.25	92,056	2017	35	10%	0.026	1000	9,20,55,575	7,54,85,571
8	Block-O	RCC & Shed	758.63	8,166	2017	35	10%	0.026	1200	97,98,955	80,35,143
9	Block-P	RCC & Shed	1,636.93	17,620	2017	35	10%	0.026	1200	2,11,43,649	1,73,37,792
10	Block-Q	Shed	3,159.20	34,005	2017	35	10%	0.026	1000	3,40,05,334	2,78,84,374
11	Block-R	Shed	377.62	4,065	2017	35	10%	0.026	1000	40,64,696	33,33,051
12	Block-S	Shed	740.47	7,970	2017	35	10%	0.026	1000	79,70,367	65,35,701
13	Block-T	Shed	35.00	377	2017	35	10%	0.026	1000	3,76,737	3,08,924

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14	Block-U	Shed	354.11	3,812	2017	35	10%	0.026	1000	38,11,562	31,25,480
15	Block-V	RCC	366.06	3,940	2017	60	10%	0.015	1400	55,16,387	49,37,166
16	Block-W	Shed	147.71	1,590	2017	35	10%	0.026	1000	15,89,957	13,03,765
17	Block-X	RCC	62.21	670	2017	60	10%	0.015	1400	9,37,486	8,39,050
18	Block-Y	Shed	13.44	145	2017	35	10%	0.026	1000	1,44,667	1,18,627
19	Block-Z	Shed	155.76	1,677	2017	35	10%	0.026	1000	16,76,585	13,74,800
20	Mumty	RCC	114.45	1,232	2017	60	10%	0.015	1200	14,78,275	13,23,056
21	STP	Shed	4,719.90	50,805	2017	35	10%	0.026	1000	5,08,04,532	5,08,04,532
			64,798	6,97,483						75,24,46,163	63,92,71,083

Notes:

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

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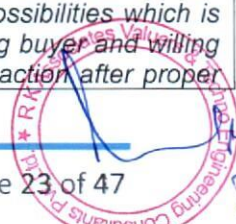
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S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (Add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	For boundary wall & main gate	Rs.52,48,000/-
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.52,48,000/-
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.74,14,34,539/-	Rs.73,87,54,359/-
2.	Total Construction (B)	---	Rs.63,92,71,083 /-
3.	Additional Aesthetic Works Value (C)	---	Rs.52,48,000/-
4.	Total Add (A+B+C)	Rs.74,14,34,539/-	Rs.138,32,73,442/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.138,32,73,442/-
8.	Rounded Off	---	Rs.138,00,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees One Hundred Thirty-Eight Crore Only/-
10.	Expected Realizable Value (@ ~15% less)	---	Rs.117,30,00,000/-

11.	Expected Distress Sale Value (@ ~25% less)	---	Rs.103,50,00,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	More Than 20%	
13.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>e. Legal aspects for e.g., investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.</p> <p>i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.</p>		
14.	IMPORTANT KEY DEFINITIONS		
	<p>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.</p> <p>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.</p> <p>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</p>		



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.

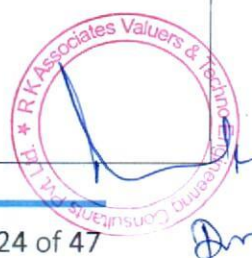
The **Price** is the amount paid for the procurement of the same asset.

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



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- Enclosure: X- Part E: Valuer's Important Remarks



IMPORTANT NOTES

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

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



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

IF REPORT IS USED FOR BANK/ FIs

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

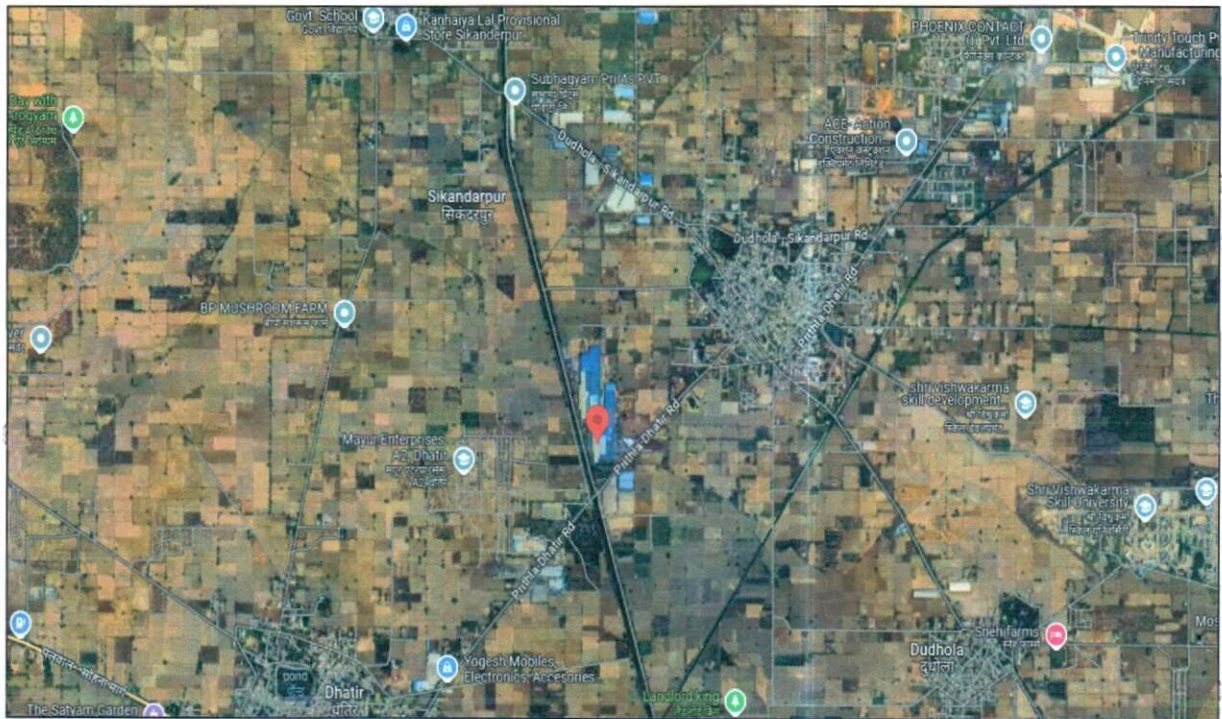
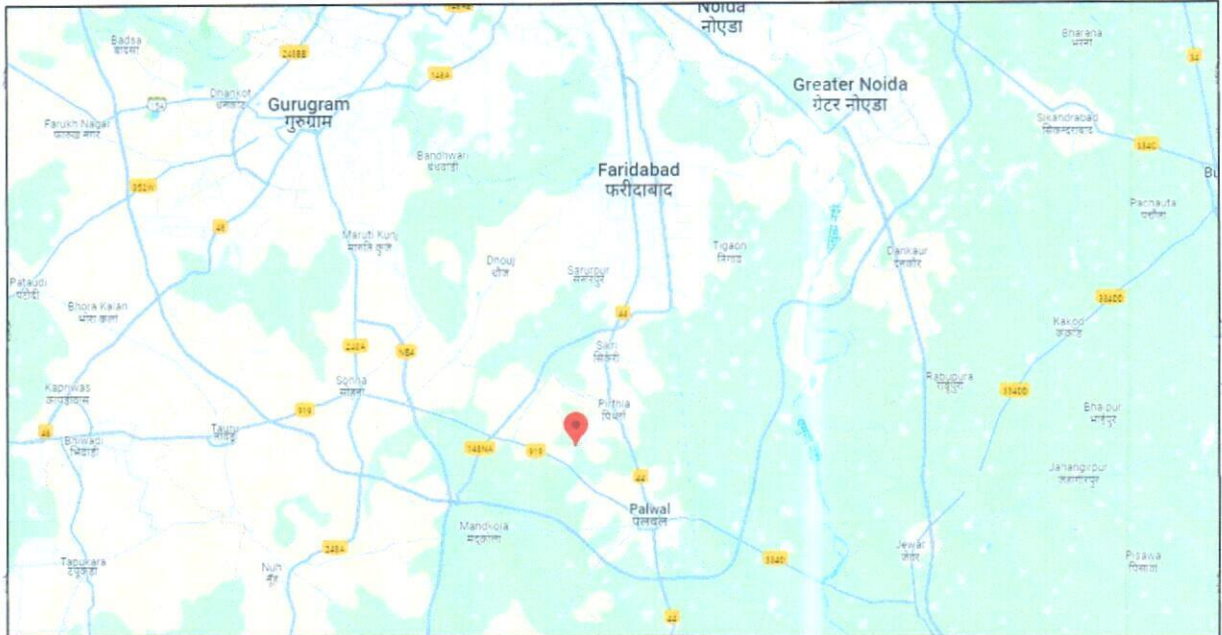
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

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

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



ENCLOSURE: III – GOOGLE MAP LOCATION



[Handwritten signature]
[Circular stamp: RK Associates Valuers & Techno Engineering Consultants (P) Ltd.]
[Handwritten signature]

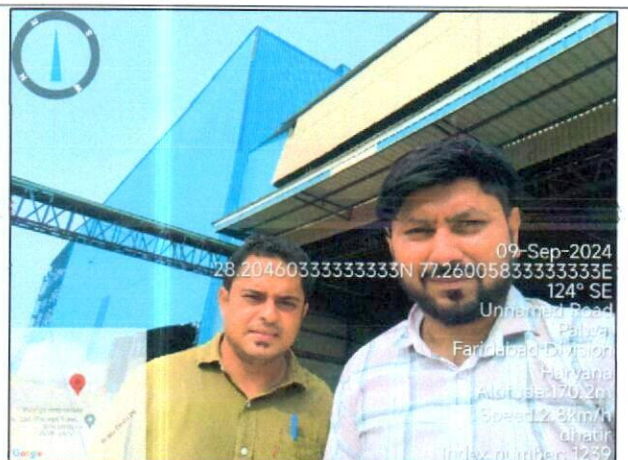
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ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



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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 Year 2021-22			Previous Rate Year 2022-23			Proposed Rate Year 2023-24		
	Agriculture (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. yards)	Agriculture (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. yards)	Agriculture (Rs. Per Acre)	Residential (Rs. Per Sq. Yards)	Commercial (Rs. Per Sq. yards)
61 Dudhola	9500000	5500		9500000	5500		9500000	5500	0.0%
62 Dhanagari with in M.C. Area		10500			10500			10500	0.0%
A Highway to 2 Acre	11500000	10500		11500000	10500		11500000	10500	0.0%
B After 2 Acre from Highway	8300000	10500		8300000	10500		8300000	10500	0.0%
63 Dhatir		3800			3800			3800	0.0%
Highway to 2 Acre	6000000			6000000			6000000		0.0%
After 2 Acre from Highway	4200000			4200000			4200000		0.0%
64 Nangalia	2500000	2400		2500000	2400		2800000	2400	12.0%
65 Nangal Brahman	2000000	2400		2000000	2400		2200000	2400	10.0%
66 Pelak	2000000	2400		2000000	2400		2400000	2400	20.0%
67 Paroli	2500000	2400		2500000	2400		2800000	2400	12.0%
68 Patli Khurd	3000000	2400		3000000	2400		3300000	2400	10.0%
69 Papri	3000000	2400		3000000	2400		3300000	2400	10.0%
70 Patli Kalan	3000000	2400		3000000	2400		3300000	2400	10.0%
71 Prithla									
A Highway to 2 Acre	12000000	13000	33000	12000000	13000	33000	12000000	13000	33000
B After 2 Acre from Highway	9500000	8200		9500000	8200		9500000	8200	0.0%
72 Phulwari									
A Highway to 2 Acre	7500000	8500		7500000	8500		7500000	8500	0.0%
B After 2 Acre from Highway	5500000	7500	22000	5500000	7500	22000	5500000	7500	22000

संयुक्त सब रजिस्ट्रार पलवल

सब रजिस्ट्रार, पलवल

DISTRICT REVENUE OFFICER
PALWAL

उप मण्डल अधिकारी (नग.)

REGISTRAR
PALWAL

	9,000	19000	9,000	19000	9,000	19000
68 Era Group plots						
Ground Floor Era Flats	4500 Sq. Feet	4500 Sq. Feet	4500 Sq. Feet	4500 Sq. Feet	4500 Sq. Feet	4500 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
71 On Delhi Mathura Road		47000		47000		47000
72 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
73 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

- These Collector Rate has been revised w.e.f 2023-24 rest of which are supposed to be sufficient
- E-Stamp paper / E-fee receipt
- No Cash Transaction on sale deed
- Bai Hakook(Sale) Transfer of Lease will be Registered on Circle Rates.
- The Land of All Areas in Nagar Palika Committee(M.C.)Limits up to 1000 Sq.Yards will be Registered as per Sq.yards Rates as per FCR standing order no 74
- Area up to 25 Sq. Yards will be Registered as per Commercial Rates.
- Any built up House in approved colony as sector will be Registered as per area Allowed by Huda or D.T.P.
- In case the Sellers or Buyers claims that less area has been covered/constructed,They should get the spot inspection done from the Sub-Registrar/Joint Sub-Registrar
- The approval of the rates for new projects would be sought from the Collector Palwal from time to time.
- Site Plan is mandatory with every deed mentioning the location of property.
- Last Two Intkal virasatt must be mentioned in every Release Deed.
- Photographs of covered area must be attached along with the document.
- Above 50 Lakhs Sale deed 1% T.D.S Deposit before sale registered.
- For any Industrial Land,Collector Rates will be @7000 per/Sq. Yard on N.H.(Depth of 2 Acres)
- Residential Plotted - 3times of agriculture collector rate of that area.
- Residential Group Housing - 4time of agriculture collector rate of that area.
- Industrial/Institutional/Power House/Ware House-2time of agriculture collector rate of that area.
- Commercial - 6time of agriculture collector rate of that area.
- For any Industrial Land, Collector Rates will be @6000per/Sq. yard after 2 Acre From N.H.
- 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)
- 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.

संयुक्त सब रजिस्ट्रार पलवल

सब रजिस्ट्रार, पलवल

DISTRICT REVENUE OFFICER
PALWAL

उप मण्डल अधिकारी (नग.)

REGISTRAR
PALWAL

VALUATION ASSESSMENT

M/S. PROMPT ENTERPRISES PVT. LTD

ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

ANNEXURE -B Private & Confidential

Re: M/s PROMPT ENTERPRISES PRIVATE LIMITED;

Report on investigation of title in respect of industrial land of M/s Prompt Enterprises Private Limited, having area approx. 85 k 9 m situated at village Dhatir, Tehsil & district Palwal, Haryana.

1. a) Name of the Branch / Business Unit / Office seeking opinion	State Bank of India, Commercial Branch, The Great Eastern Centre, 70 Ground Floor, Nehru Place, New Delhi -110019
b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	On verbal instructions.
c) Name of the Borrower	Prompt Enterprises Private Limited Registered Office at B-3/7 1st floor, Yamuna Vihar, Delhi - 110053, India. Corporate Office at Plot No. 10 & 11, sector 4, Faridabad, Haryana, India Corporate Identity Number (CIN) U51909DL2003PTC123366 ("the Company")
2. a) Name of the Unit / concern / company / person offering the properties as security	Prompt Enterprises Private Limited
b) Constitution of the Unit / Concern / Person / body / authority offering the property for creation of charge	a Private Limited Company
c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3. Complete or full description of the immovable property (ies) offered as security, including the following details.	Freehold built up industrial land having area approx. 85 Kanal - 9 Marlas, situated at Village Dhatir, Tehsil & District Palwal in the State of Haryana (hereinafter referred to as the "Properties" or "Property" as the case may be)

a) Survey No.	Please see the particulars under the "Devolution of Title" of the Annexure hereunder.
b) Door/ House No. (in case of house property)	Not applicable
c) Extent / area including plinth / built up area in case of house property	85K 9M.
d) Locations like name of the place, village, city, registration, sub-district etc., Boundaries	Freehold built up industrial land having area approx. 85K 9M, (62000 Sq Ft.), situated at Village Dhatir, Tehsil & District Palwal in the State of Haryana.
4. a) Particulars of the documents scrutinized- serially and chronologically; Nature of documents verified and as to whether they are original or certified copies or registration extracts duly certified; Note: Only originals or certified extracts from the registering/ land revenue/ other authorities examined.	Sale Deed dated 24.02.2011 executed by M/s. Malhotra Book Depot through its partners Smt. Satish Bala Malhotra, Smt. Monika Malhotra & Smt. Sonika Malhotra in favour of M/s Prompt Enterprises Pvt. Ltd. through its directors Shri Mukesh Kumar and Smt. Kamlesh Kumari, in respect of land having area 85K 9M situated at Village Dhatir, Tehsil & District Palwal in the State of Haryana registered in the office of the Sub Registrar, Palwal as document no. 9249, book no. 1, vol. no. 3008, page no. 3 on 24.02.2011.
5. Whether certified copy of all title documents are obtained from the relevant sub registrar office and compared with the documents made available by the proposed mortgagor (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Certified copy of the Sale Deed dated 24.02.2011 executed by M/s. Malhotra Book Depot through its partners Smt. Satish Bala Malhotra, Smt. Monika Malhotra & Smt. Sonika Malhotra in favour of M/s Prompt Enterprises Pvt. Ltd. through its directors Shri Mukesh Kumar and Smt. Kamlesh Kumari, in respect of land having area 85K 9M situated at Village Dhatir, Tehsil & District Palwal in the State of Haryana.

PRIYA SHARMA & ASSOCIATES ADVOCATES & SOLICITORS

OFF : 201, 2nd Floor, Building No. 3513, Bank Street,
Pyare Lal Road • Karol Bagh • New Delhi - 110006
+ Cell: +91 - 9871508962 • priyasharma.associates2019@gmail.com
Fax : +91 - 11 - 43701136
OFF : LG-5, Panjag Central Market • I.P. Extension •
New Delhi - 110092

No. SBI(12/2022/189)-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 Khasra no. 54/6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55/11/2, 20, 21/1, 21/2, 70/1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71/5, & 6 an area measuring 60879.288 sqm, revenue estate of village Dudhola, Tehsil & District Palwal, Haryana.

Dear Sir,

This is in reference to the documents submitted in our office for conducting Title Investigation Search Report in respect of the above mentioned 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/	Private Limited Company

concern/person/body/ authority offering the property for creation of charge.	As Borrower
c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As Borrower
3. Complete or full description of the immovable property/(ies) offered as security including the following details.	Land bearing Khasra no. 54/6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55/11/2, 20, 21/1, 21/2, 70/1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71/5, & 6 an area measuring 60879.288 sqm, revenue estate of village Dudhola, Tehsil & District Palwal, Haryana.
a) Survey No.	Land bearing Khasra no. 54/6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55/11/2, 20, 21/1, 21/2, 70/1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71/5, & 6.
b) Door/House no. (in case of house property)	N.A.
c) Extent/area including plinth/ built up area in case of house property.	Measuring 60879.288 sqm
d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Situated in the Village Dudhola, Tehsil & District Palwal, Haryana
4. a) Particulars of the documents scrutinized- serially and chronologically.	1) Jamabandi: 1990-91. 2) Original Sale Deed Dated 13.11.2020, executed by 1.) Shri Anoop Chand S/o Shri Kishori Lal, 2.) Shri Narendra S/o Shri Anoop Chand, 3.) Shri Anoop Singh S/o Shri Anoop Chand, 4.) Shri Prem Raj & 5.) Shri Deshvir both S/o Shri Om Prakash R/o Village Dudhola, Tehsil & District Palwal, Haryana, regarding Land Comprised in Khasra/Khata No. 163/166, Mustil No. 55, Killa No. 21/1(6-18), Mustil No. 70, Killa No. 1(8-0), 10/1(2-8) Kita-3, Measuring 17 Kanal 6 Marla, Situated at Village Dudhola, Tehsil & District Palwal, Haryana (Share of Shri Anoop Chand S/o Shri Kishori Lal, 1/3rd Share in Khasra/Khata No. 163/166, Mustil No. 54, Killa No. 16/1(7-3), Mustil No.

VALUATION ASSESSMENT

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Non Judicial
Indian-Non Judicial Stamp
Haryana Government
Date: 10/04/2021

Certificate No: W02021D14
GRN No: 70270538

Stamp Duty Paid: ₹ 1428000
Penalty: ₹ 0

Seller / First Party Detail

Name: Anmolpal Ex
H.No/Floor: X
City/Village: Duthola
District: Palwal
State: Haryana
Phone: 70****56

Buyer / Second Party Detail

Name: Prompt Enterprises Pvt Ltd
H.No/Floor: X
City/Village: Duthola
District: Palwal
State: Haryana
Phone: 70****56
Through director mukesh kumar

Purpose: SALE DEED

बैयनामा मुब0-2,04,00,000/-रु0
वाहर हव नगर परिसर पलवल
खेत-19 कनाल 4 मरला
मौजा दुधौला, तहसील पलवल
कलेक्टर रेट-85,00,000/-रु प्रति एकड़।
सब-रजिस्ट्रार के सामने रु. x x x

हमारे जमखत (आधार नं0 8882 6744 1321) - जमर वन्द (आधार नं0 4953 8686 9921) पुत्र गमादान निवासी गण गांव दुधौला, तहसील व जिला पलवल के है। जो कि हम अगली जर्द बाका मौजा दुधौला, तहसील व जिला पलवल में खेत/खाना नं0 232/244, मु0 नं0 54, कीला नं0 6(7-15), 15(6-0) व मु0 नं0 55, कीला नं0 11/2(3-9) किला 3, रकबा 19 कनाल 4 मरला को बरुपे जमाबन्दी साल 2018-2019 के पूर्ण रूप से समतय मालिक व कब्जि है। मौका पर हमारे अपना कब्जा है। जो कि:

पैज 2 पर

उपरोक्त रकबा हर प्रकार की मार से मुक्त है। आज से पहले हमने उपरोक्त रकबा का किसी अन्य के साथ कोई ईक-रनामा सौदा बैय - रहननामा - बैयनामा - पट्टा - तबादला - हिस्सा आदि नहीं किया है। हर प्रकार की कुकी - डिपी - जमानत - बैंक लोन - एक्वारेमेट - सरपलस - आदि से मुक्त है। कोई स्टैंड आर्डर - मुकदमा आदि नहीं है। अब हम अपने खर्चा खानगी व दीगर जरूरत के लिए रुपये की सख्त जरूरत है। इसलिए अब हम अपने होश व हवास से बिना किसी जबर व दबाव के राजाबन्दी खुद से उपरोक्त रकबा तादादी 19 कनाल 4 मरला को कुल अधिकारी सहित बिलएज मु0 2,04,00,000/-रुपये (दो करोड़ चार लाख रुपये) जिनके आधे मु0-1,02,00,000/-रुपये होते हैं में पास किला M/s Prompt Enterprises Pvt. Ltd., धतीर, तहसील व जिला पलवल मार्फत डॉयरेक्टर मुकेश कुमार (आधार नं0 6261 8023 1767) पुत्र हर प्रसाद निवासी मकान नं0 505, सौवटर 15, फरीदाबाद, जिला फरीदाबाद, हरियाणा को बेच दिया है। जरे बैय शामिल निम्नलिखित विवरण अनुसार प्राप्त कर लिये हैं -

S	NO.	CHQ/DD NO	DATE	PARTY NAME	AMOUNT	Chq Clear Date	Bank Name
1	001836	04-12-2021	04-12-2021	AMAR CHAND	1000000	09-12-2021	HDFC BANK
2	001863	03-03-2021	03-03-2021	AMAR CHAND	1250000	10-03-2021	HDFC BANK
3	001865	03-03-2021	03-03-2021	AMAR CHAND	1250000	16-03-2021	HDFC BANK
4	513020 DD No	04-04-2021	04-04-2021	AMAR CHAND	6700000		ICICI BANK
					10200000		
1	001837	04-12-2021	04-12-2021	AMAR PAL	1000000	09-12-2021	HDFC BANK
2	001862	03-03-2021	03-03-2021	AMAR PAL	1250000	08-03-2021	HDFC BANK
3	001864	03-03-2021	03-03-2021	AMAR PAL	1250000	17-03-2021	HDFC BANK
4	513021 DD No	04-04-2021	04-04-2021	AMAR PAL	6700000		ICICI BANK
					10200000		
				GRAND TOTAL	20400000		

पैज 3 पर

Non Judicial
Indian-Non Judicial Stamp
Haryana Government
Date: 18/01/2021

Certificate No: W0R2021A216
GRN No: 71009814

Stamp Duty Paid: ₹ 850000
Penalty: ₹ 0

Seller / First Party Detail

Name: Mahi Devi
H.No/Floor: X
City/Village: Duthola
District: Palwal
State: Haryana
Phone: 88****53

Buyer / Second Party Detail

Name: Prompt Enterprises Pvt Ltd
H.No/Floor: X
City/Village: Duthola
District: Palwal
State: Haryana
Phone: 88****53
THROUGH DIRECTOR MUKESH KUMAR

Purpose: SALE DEED

बैयनामा मुब0-1,70,00,000/-रु0
वाहर हव नगर परिसर पलवल
रकबा - 16 कनाल 0 मरला
मौजा दुधौला, तहसील पलवल
कलेक्टर रेट-85,00,000/-रु प्रति एकड़।
सब-रजिस्ट्रार के सामने रु. x x x

हमारे जमखत (आधार नं0 8290 4981 9044) पत्नी महीपाल पुत्र भरता निवासी गांव दुधौला, तहसील व जिला पलवल की है। जो कि मैं अगली जर्द बाका मौजा दुधौला, तहसील व जिला पलवल में खेत/खाना नं0 140/143, मु0 नं0 54, कीला नं0 7(8-0), 14(8-0) किला 2, रकबा 16 कनाल 0 मरला की बरुपे जमाबन्दी साल 2018-2019 के अनुसार पूर्ण रूप से मालिक व कब्जि है। मौका पर मेरा अपना कब्जा है। जो कि उपरोक्त रकबा हर प्रकार की मार से मुक्त है। आज से पहले मैंने उपरोक्त रकबा का किसी अन्य के साथ कोई ईक-रनामा सौदा बैय - रहननामा - बैयनामा - पट्टा - तबादला - हिस्सा आदि नहीं किया है। हर प्रकार की कुकी - डिपी - जमानत - बैंक लोन - एक्वारेमेट - सरपलस - आदि से मुक्त है। कोई स्टैंड आर्डर - मुकदमा आदि नहीं है। अब मुझको अपने खर्चा खानगी व दीगर जरूरत के लिए रुपये की सख्त जरूरत है। इसलिए अब मैंने अपने होश व हवास से बिना किसी जबरदस्ती व दबाव के राजाबन्दी खुद से उपरोक्त रकबा तादादी 16 कनाल 0 मरला को कुल अधिकारी सहित बिलएज मु0-1,70,00,000/-रुपये (एक करोड़

पैज 2 पर

Non Judicial
Indian-Non Judicial Stamp
Haryana Government
Date: 28/01/2021

Certificate No: W0282021A54
GRN No: 72021521

Stamp Duty Paid: ₹ 5700
Penalty: ₹ 0

Seller / First Party Detail

Name: Manjan Devi
H.No/Floor: X
City/Village: Duthola
District: Palwal
State: Haryana
Phone: 98****35

Buyer / Second Party Detail

Name: Prompt Enterprises Pvt Ltd
H.No/Floor: X
City/Village: Duthola
District: Palwal
State: Haryana
Phone: 98****35

Purpose: STAMP DUTY

मनके श्रीमती मनजरी देवी (आधार नं0 8290 4981 9044) पत्नी महीपाल पुत्र भरता निवासी गांव दुधौला, तहसील व जिला पलवल की है। जो कि मैं अगली जर्द बाका मौजा दुधौला, तहसील व जिला पलवल में खेत/खाना नं0 140/143, मु0 नं0 54, कीला नं0 7(8-0), 14(8-0) किला 2, रकबा 16 कनाल 0 मरला की बरुपे जमाबन्दी साल 2018-2019 के अनुसार पूर्ण रूप से मालिक व कब्जि है। मौका पर मेरा अपना कब्जा है। जो कि उपरोक्त रकबा हर प्रकार की मार से मुक्त है। आज से पहले मैंने उपरोक्त रकबा का किसी अन्य के साथ कोई ईक-रनामा सौदा बैय - रहननामा - बैयनामा - पट्टा - तबादला - हिस्सा आदि नहीं किया है। हर प्रकार की कुकी - डिपी - जमानत - बैंक लोन - एक्वारेमेट - सरपलस - आदि से मुक्त है। कोई स्टैंड आर्डर - मुकदमा आदि नहीं है। अब मुझको अपने खर्चा खानगी व दीगर जरूरत के लिए रुपये की सख्त जरूरत है। इसलिए अब मैंने अपने होश व हवास से बिना किसी जबरदस्ती व दबाव के राजाबन्दी खुद से उपरोक्त रकबा तादादी 16 कनाल 0 मरला को कुल अधिकारी सहित बिलएज मु0-1,70,00,000/-रुपये (एक करोड़

पैज 3 पर

VALUATION ASSESSMENT

M/S. PROMPT ENTERPRISES PVT. LTD

Indian-Non Judicial Stamp
Haryana Government

Date: 18/01/2021

Certificate No: W0K2021A165
QRN No: 71005592

Stamp Duty Paid: ₹ 1602000
Penalty: ₹ 0

Seller / First Party Detail

Name: Mahpal
H.No/Floor: X
City/Village: Dutholi
Phone: 86****63

Sector/Ward: X
District: Palwal
LandMark: X
State: Haryana

Buyer / Second Party Detail

Name: Prompt Enterprises Pvt Ltd
H.No/Floor: X
City/Village: Dutholi
Phone: 86****63

Sector/Ward: X
District: Palwal
LandMark: X
State: Haryana

Others: Through director muskesh kumar

Purpose: SALE DEED

The authenticity of this document can be verified by scanning the QR Code through smart phone or on the website <https://registry.mca.gov.in>

बैयनामा मुब-3,20,34,375/-रु0
बोहर हद नगर परिषद पलवल
रकबा - 30 कनाल 3 मरला
मीजा दुधौला, तहसील पलवल
कलक्टर रेट-85,00,000/-रु प्रति एकड़।
सब-रजिस्ट्रार के सामने रु. >>>

रटाम्प मु0-16,02,000/-रु
Stamp No: W0K2021A165

पेज 2 पर

मनके गहौवाल (आधार नं 6694 9700 0180) पुत्र मरता पुत्र दरयाग निवासी
गांव दुधौला, तहसील व जिला पलवल का है। जो कि मैं अराजी जर्द वाका मीजा
दुधौला, तहसील व जिला पलवल में खेवट/खाता नं 141/144, मु0 नं 54, कीला
नं 16/2(0-17), 17/1(7-12), 24/1(4-0), 25(8-0) व मु0 नं 71, कीला नं
5(4-18), 6(0-7) जिला 6, रकबा 25 कनाल 14 मरला व खेवट/खाता नं 135/138,
मु0 नं 54, कीला नं 8/2/1(2-19), 13/1/2(1-10) किला 2, रकबा 4 कनाल 9
मरला, इस प्रकार कुल रकबा 30 कनाल 3 मरला का बरुदे जमाबन्दी साल
2018-2019 के अनुसार पूर्ण रूप से माजिक व काजिज है। मीजा पर मेरा अपना कब्जा
है। जो कि उपरोक्त रकबा हर प्रकार के भार से मुक्त है। आज से पहले मैंने उपरोक्त
रकबा का किसी अन्य के साथ कोई इकरारनामा सौदा बैय - रहनामा - बैयनामा -
पट्टा - तबादला - हिब्बा आदि नहीं किया है। हर प्रकार की कुजी - डिगी -
जमानत - बैंक लोन - एक्वारेमेट - सरपलस - आदि से मुक्त है। कोई रेट आर्डर -
मुकदमा आदि नहीं है। अब मुझको अपने खर्चा खानगी व दीगर जरूरत के लिए रूपयो
की सख्त जरूरत है। इसलिए अब मैंने अपने होश व हवास से बिना किसी जबरदस्ती
व दबाव के रजाबन्दी खुद से उपरोक्त रकबा लादादी 30 कनाल 3 मरला को कुल
अधिकारी सहित मिलएवज मु0-3,20,34,375/-रुपये (तीन करोड़ बीस लाख बीस
हजार तीन सौ पचास हजार रूपये) जिनके आधे मु0-1,60,17,187.50/-रुपये होते है मे
पास कीता M/s Prompt Enterprises Pvt. Ltd., धर्तीर, तहसील व जिला पलवल
मार्फत डॉयरेक्टर मुकेश कुमार (आधार नं 6261 8023 1767) पुत्र हर प्रसाद
निवासी मकान नं 505, सैक्टर 15, फरीदाबाद, जिला फरीदाबाद को बेव दिया

पेज 3 पर

Indian-Non Judicial Stamp
Haryana Government

Date: 11/11/2020

Certificate No: W0K2020K182
QRN No: 68290442

Stamp Duty Paid: ₹ 2661600
Penalty: ₹ 0

Seller / First Party Detail

Name: Amchand Etc
H.No/Floor: X
City/Village: Dutholi
Phone: 84****99

Sector/Ward: X
District: Palwal
LandMark: X
State: Haryana

Buyer / Second Party Detail

Name: Prompt Enterprises Pvt Ltd
H.No/Floor: X
City/Village: Dutholi
Phone: 84****99

Sector/Ward: X
District: Palwal
LandMark: X
State: Haryana

Purpose: SALE DEED

The authenticity of this document can be verified by scanning the QR Code through smart phone or on the website <https://registry.mca.gov.in>

बैयनामा मुब-5,32,31,250/-रु0
बोहर हद नगर परिषद पलवल
रकबा - 50 कनाल 2 मरला
मीजा दुधौला, तहसील पलवल
कलक्टर रेट-85,00,000/-रु प्रति एकड़।
सब-रजिस्ट्रार के सामने रु. >>>

रटाम्प मु0-26,61,600/-रु
Stamp No: W0K2020K182

पेज 2 पर

हमके अमीचन्द (आधार नं 6157 2461 0461) पुत्र किशोरीलाल पुत्र बन्दी व नरेन्द
(आधार नं 2369 1687 5733) पुत्र अमीचन्द पुत्र किशोरीलाल व अनुप सिंह (आधार
नं 5282 9500 4396) पुत्र अमी चन्द पुत्र किशोरीलाल व प्रेमराज (आधार नं 2483
6847 4856) - देशवीर (आधार नं 3134 7416 5867) पुत्रान ओमप्रकाश पुत्र
किशोरीलाल निवासीगांव गांव दुधौला, तहसील व जिला पलवल के है। जो कि अराजी
जर्द वाका मीजा दुधौला, तहसील व जिला पलवल में उक्त अमीचन्द पुत्र किशोरीलाल पुत्र
बन्दी खेवट/खाता नं 163/166, मु0 नं 55, कीला नं 21/1(6-18), मु0 नं 70, कीला
नं 1(8-0), 10/1(2-8) किला 3, रकबा 17 कनाल 6 मरला का बरुदे जमाबन्दी साल
2018-2019 के अनुसार माजिक है व उपरोक्त नरेन्द पुत्र अमीचन्द पुत्र किशोरीलाल
खेवट/खाता नं 164/167, मु0 नं 54, कीला नं 16/1(7-3), मु0 नं 55, कीला नं
20(8-0), 21/2(1-2) किला 3, रकबा 16 कनाल 5 मरला का बरुदे जमाबन्दी साल
2018-2019 के अनुसार माजिक है व खेवट/खाता नं 162/165, मु0 नं 70, कीला नं
10/2(4-14), 11(4-1) किला 2, कुल रकबा 8 कनाल 15 मरला की मिलकिवती उपरोक्त
अनुप सिंह पुत्र अमी चन्द पुत्र किशोरीलाल की बरुदे तहसील इनाकाल नं 4563 मनुमुदा
के अनुसार मली जाती है व खेवट/खाता नं 162/165, मु0 नं 70, कीला नं
2/1(6-13), 3/1(1-3) किला 2, रकबा 7 कनाल 16 मरला की मिलकिवती उपरोक्त
प्रेमराज - देशवीर पुत्रान ओमप्रकाश पुत्र किशोरीलाल सम्मान के बरुदे तहसील इनाकाल
नं 4563 मनुमुदा की अनुसार मली जाती है। इस प्रकार हम उपरोक्त निवासीगांव अमीचन्द
पुत्र किशोरीलाल पुत्र बन्दी व नरेन्द पुत्र अमीचन्द पुत्र किशोरीलाल व अनुप सिंह पुत्र अमी
चन्द पुत्र किशोरीलाल व प्रेमराज - देशवीर पुत्रान ओमप्रकाश पुत्र किशोरीलाल कुल रकबा
50 कनाल 2 मरला के पूर्ण रूप से माजिक व काजिज है। मीजा पर हमारा अपना कब्जा है।
जो कि उपरोक्त रकबा हर प्रकार के भार से मुक्त है। आज से पहले हमने उपरोक्त रकबा
का किसी अन्य के साथ कोई इकरारनामा सौदा बैय - रहनामा - बैयनामा - पट्टा -
तबादला - हिब्बा आदि नहीं किया है। हर प्रकार की कुजी - डिगी - जमानत - बैंक लोन -
एक्वारेमेट - सरपलस - आदि से मुक्त है। कोई रेट आर्डर - मुकदमा आदि नहीं है।
अब हमने अपने खर्चा खानगी व दीगर जरूरत के लिए रूपयो की सख्त जरूरत है। इसलिए

पेज 3 पर

VALUATION ASSESSMENT
M/S. PROMPT ENTERPRISES PVT. LTD



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



To

Prompt Enterprises Pvt. Ltd.,
Regd. Off. Plot no 505 sector 15,
Escorts Nagar Faridabad.

Memo No. CLU/PL-
1684A/CTP/13850/2022

Dated: 20/05/2022

Subject:

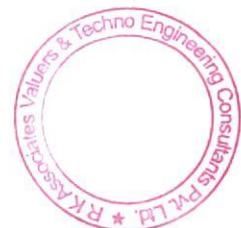
**Grant of change of land use permission for setting up
Industrial unit (Manufacturing of Rolling Mill and Cold
Rolling Mill) in the revenue estate of Village Dudhola, Tehsil
& District Palwal -Prompt Enterprises Pvt. Ltd.**

Reference: Your application dated 09.07.2021 on the above cited subject

Your request for grant of change of Land use permission for setting up Industrial unit (Manufacturing of Rolling Mill and Cold Rolling Mill) over an area measuring 60879.288 sqm comprising Khasra no. 54//6, 7, 14, 15, 16/1, 16/2, 17/1, 24/1, 25, 55//11/2, 20, 21/1, 21/2, 70//1, 2/1, 2/2, 3/1, 9, 10/1, 10/2, 11, 71//5, & 6 of revenue estate of village Dudhola, Tehsil & District Palwal is hereby granted after receipt of an amount of Rs. 30,43,964/- against conversion charges.

This permission is further subject to 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 are duly complied by you.
2. You shall pay the additional amount of Conversion charges for any variation in area at site in lump sum within a period of 30 days as and when detected and demanded by the Director, Town & Country Planning, Haryana, Chandigarh.
3. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of concerned District Town Planner.
4. You shall pay the total external development charges as demanded by the department in case the subject land comes under urbanizable limit due to its extension in future.
5. You shall give atleast 75% employment to the domiciles of Haryana where the posts are non technical in nature and a quarterly statement indicating the category wise total employment to those who belong to Haryana shall be furnished to the G.M.D.I.C. of concerned District.
6. You shall deposit the labour cess at the time of approval of building plan.
7. You shall have no objection to land acquisition for laying/augmentation of services at any point of time in future as required by Govt./HSVP.
8. That no other application for grant of licence/CLU permission for the Khasra nos. covered under the present CLU application stand submitted by you which is pending for consideration/orders.



VALUATION ASSESSMENT

M/S. PROMPT ENTERPRISES PVT. LTD

26

OFFICE OF SENIOR TOWN PLANNER, FARIDABAD CIRCLE FARIDABAD

HUDA Office Complex, Sector-12, Faridabad
Tel. + Fax: 0129- 2220692
E-mail: stp.faridabad.tcp@gmail.com

To

M/s Prompt Enterprises Pvt. Ltd.
Vill-Dhatir, Tehsil-Palwal,
Distt. Palwal.

Memo. no:- STP(F)Regularization/2014/6244 - Dated:- 16/12/14

Sub:- Regularization of existing Industrial Unit as per Govt. policy bearing PSTCP memo no. 7/16/2006-2TCP/302-333 dated 02.03.2010 - M/s Prompt Enterprises Pvt. Ltd. in Kh. No. 24/25/3, 25/10, 11, 12, 19, 20, 21, 22, 27/1, 2/1, 2/2, 28/5/3/1, 24/25/1/4, 14/3/2, 15/2/1, 14/3/4, 15/2/2, 12/24/3/1, 24/1/3/1, 5, 6, 15/1, 15/2/3, 16/1/1, 16/2/1/1, 16/2/1/2, 16/2/1/3, 25/1/3, 17/1/1/2, 16/2/1/4, 16/2/1/3, 25/1/1, 7/3/1, 22/1 at Vill-Dhatir, Tehsil-Palwal, Palwal.

Ref:- Your application dated 15.12.2014

Your request for regularization of existing Industrial Unit existing over an area measuring 42443 sq.mt. falling in Kh. No. 24/25/3, 25/10, 11, 12, 19, 20, 21, 22, 27/1, 2/1, 2/2, 28/5/3/1, 24/25/1/4, 14/3/2, 15/2/1, 14/3/4, 15/2/2, 12/24/3/1, 24/1/3/1, 5, 6, 15/1, 15/2/3, 16/1/1, 16/2/1/1, 16/2/1/2, 16/2/1/3, 25/1/3, 17/1/1/2, 16/2/1/4, 16/2/1/3, 25/1/1, 7/3/1, 22/1 at Vill-Dhatir, Tehsil-Palwal, Palwal, is considered by the committee constituted under policy issued vide Government memo no. 7/16/2006-2TCP/302-333 dated 02.03.2010 and regularized/compounded the unauthorized construction of 290.51 sq.mt. constructed after the material date and after demolition of non-compounded unauthorized construction falling within setback area by you and on receipt of Composition Fee of Rs. 1,25,506/-, Conversion Fee Rs. 21,22,150/- in favour of Senior Town Planner, Faridabad, labour cess charges for Rs. 3,82,799/- in favour of Secretary, Haryana Building and Other Construction Workers Welfare Board, Chandigarh & 1% labour cess of Rs. 4867/- in favour of Director General, Town & Country Planning, Haryana, Chandigarh, & deficit scrutiny fee of Rs. 1,17,003/- and other affidavits and undertakings.

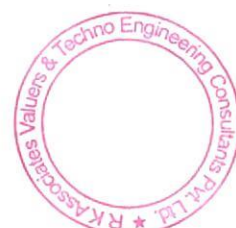
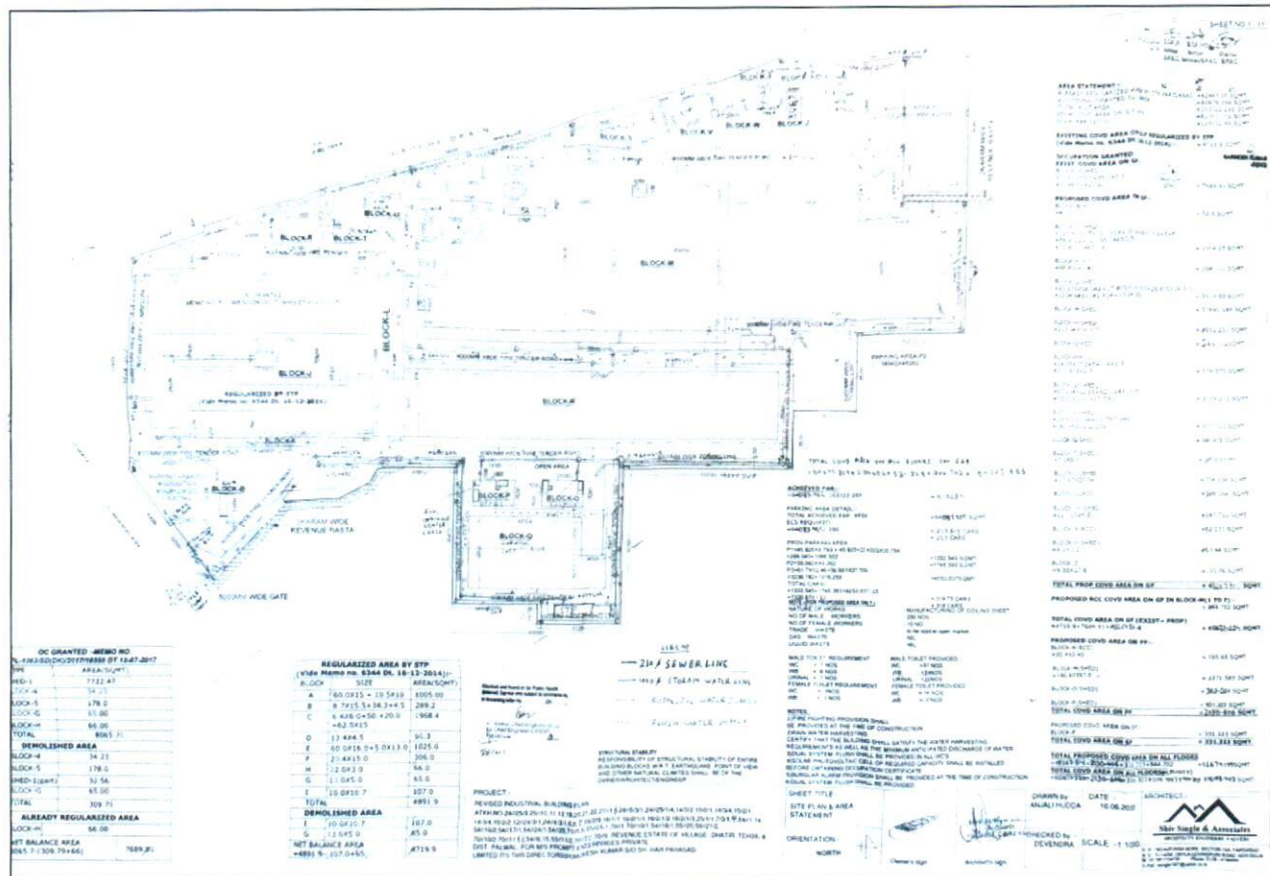
This regularization is further subject to following terms and condition:-

1. That the conditions of agreement executed by you with Senior Town Planner, Faridabad, for Director General, Town & country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled Region and Controlled Areas Restriction of Unregulated Development Act, 1964 and Rules framed there under are duly complied with by you.
2. That you shall pay the additional amount of conversion charges, scrutiny fee and composition for nay variation at site in lump sum within 30 days and when detected and demanded by this department

Regularization is subject to:-


[Signature]






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 9 4 9 6 8 3 0 0 3 7 8 1 9 4 5 8 1 8 1 0 2 0 2 4 3 8 3 5 0 5 6

Report Generation Date:-11-10-2024 14:32:47
Generated By:- reportus

Name: MS PROMPT ENTERPRISE		Account No: 0949683000	Net Payable Amount on or before Due Date (₹): 37819458.00	
Address: PVT LTD DUDHOLA ROAD DHATIR, Sub Urban Palwal, HR, IND		Old Acct No: 12573HTUGLHT0158	Due Date: 18/10/2024	
Circle: Palwal Circle-5		K No: F42GLHT0158	Surcharge(₹): 535598.00	
Cycle/Group: GNKU/HTU		Issue Date: 10/10/2024	Gross Amount Payable After Due Date(₹): 38355056.00	
Division: Sub Urban Palwal		Bill Month: OCT/2024	Bill No: 094968894726	
Sub Division: W23-Sub Urban Palwal		Net Payable Amount in words: Three Crore Seventy Eight Lakh Nineteen Thousand Four Hundred Fifty Eight Rupees Only		

User Id :- reportus Generation Date :- 11-10-2024 14:32:47

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						
HRT96105	01/09/2024	01/10/2024	30	9999.00	KVAH	300507.5	332392.5	150	4782750	4782750	OK	OK	A
HRT96105	01/09/2024	01/10/2024	30	0.00	KWH	299329	331067.5	150	4760775	4760775	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	92673.5	31182.5	120406.5	6184	6162.5	6267	24959.5	12672
Current	103000	34385	132843	6816	6547	6899	27582.5	14020
Unit	1548975	480375	1865475	94800	102675	94800	393450	202200

Details of Meter Existing on Date of Reading							
Meter No	Meter Make	MCO	Meter No	Meter Make	Secure Meter Ltd		
Meter CT Ratio	Meter PT Ratio	Meter MF	Date	Meter CT Ratio	Meter PT Ratio	Meter MF	
Line CT Ratio	Line PT Ratio	Over All MF	Effect On	1/1	66000/110	1	
				150/1	66000/110	Over All MF	150

Arrears outstanding for the financial year (₹)				Connection Details			
Description	Previous	Current	Total (₹)	Latest Applicable Tariff	Tariff Category	HTS	
SOP Charges	0.00	-9198786.21	-9198786.21	6.45	Supply Voltage(kV)	66.00KV	
F.S.A.	0.00	-330472.51	-330472.51		Metering Voltage(kV)	66.00KV	
Surcharge	0.00	0.00	0.00		Sanctioned Load (kW)	15700.00	
E. Duty	0.00	380714.20	380714.20		Contract Demand(kVA)	17500	
M. Tax	0.00	537476.07	537476.07		Peak load exemption%	100	
Fixed Charges	0.00	8611068.02	8611068.02		Security Deposit	17200675.51	
Excess Credit	0.00	0.00	0.00		DOC/DOE	01/11/1906/	
Total Arrear	0.00	-0.43	-0.43		Meter Ownership/Read Source	Nigam Meter/	

Details of charges for current cycle		Details of Amount Payable		Last Payment Details																																				
Description	Amount (₹)	Description	Amount (₹)	Amount (₹)	33885397.00																																			
Fixed Charges/ReConn FC	2847944.14/0.00	Current Cycle Charges	37819458.31	Receipt No	094968387950																																			
Energy Charges	30848737.50	Arrears/Outstanding Dues	-0.43	Receipt Date	18/09/2024																																			
Low Voltage Surcharge	0.00	Sundry Charges/Allowances	0.00/0.00	Mode of Payment																																				
Steel Furnace Surcharge	0.00	Provisional /BR Adjustment	0.00	Previous Consumption Pattern <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Bill month</th> <th>Units (KWH)</th> <th>Units (KVAH)</th> <th>MDI</th> <th>Status</th> </tr> <tr> <td>Sep-2023</td> <td>1967025</td> <td>1974525</td> <td>4106</td> <td>OK</td> </tr> <tr> <td>Feb-2024</td> <td>2019450</td> <td>1351500</td> <td>4150</td> <td>OK</td> </tr> <tr> <td>Jun-2024</td> <td>31759200</td> <td>31880475</td> <td>9882</td> <td>OK</td> </tr> <tr> <td>Jul-2024</td> <td>4409700</td> <td>4428825</td> <td>9777</td> <td>OK</td> </tr> <tr> <td>Aug-2024</td> <td>4510275</td> <td>4530900</td> <td>10689</td> <td>OK</td> </tr> <tr> <td>Sep-2024</td> <td>4215675</td> <td>4230075</td> <td>9858</td> <td>OK</td> </tr> </table>		Bill month	Units (KWH)	Units (KVAH)	MDI	Status	Sep-2023	1967025	1974525	4106	OK	Feb-2024	2019450	1351500	4150	OK	Jun-2024	31759200	31880475	9882	OK	Jul-2024	4409700	4428825	9777	OK	Aug-2024	4510275	4530900	10689	OK	Sep-2024	4215675	4230075	9858	OK
Bill month	Units (KWH)	Units (KVAH)	MDI			Status																																		
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Aug-2024	4510275	4530900	10689	OK																																				
Sep-2024	4215675	4230075	9858	OK																																				
IPPAS	2237564.25	LPS Adjustment	0.00	PAN / TAN : / Date from which bill other than "OK" is being issued Reason:																																				
TDS/TCS	0.00/0.00	Adv. Security Deposit Amt./Non Energy chrg	0.00																																					
PLC Charges	690450.00	Net Payable Amount On Or Before Due Date(₹)	37819458.00																																					
PLV Charges	0.00	Surcharge(₹)	535598.00																																					
Penalty for exceeding the CD	0.00	Gross Amount Payable After Due Date(₹)	38355056.00																																					
MSC/Green Energy Premium	0.00/0.00	Brief details of Sundry charges /allowances																																						
SL Chrg/ Concessional Tariff	0.00/0.00																																							
Electricty Duty	476077.50																																							
Municipal Tax / P.Tax	718684.92																																							
Total Current Cycle Charges(₹)	37819458.31																																							

DD to be drawn in favour of SDO W23-Sub Urban Palwal, DHBVN, SUB URBAN PALWAL

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.

Important Information for consumers:
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 - W23-Sub Urban Palwal	Consumer Grievance Redressal Forum	Ombudsman	18001804334 / 1912 (Toll Free)
	HETRI HOUSE, GURUGRAM	HERC, Sec-4, Bays No- 33-36, Panchkula, Haryana Email ID - eo@hrc.in Contact No - +91(172)2572299 WhatsApp No -	1800 180 2124 (Vigilance Toll Free)

AREA CONVERSION ANNEXURE

HOUSING.COM

Home / Convert Kanal to Square Meter

Convert Kanal to Square Meter

One Kanal is equal to 505.8570526 Square Meter

Select State
Haryana

Select from unit
1

Select to unit
505.8570526

Kanal

Square Meter

Convert Square Meter to Kanal

HOUSING.COM

Home / Convert Kanal to Square Meter

Convert Kanal to Square Meter

One Marla is equal to 25.29285263 Square Meter

Select State
Haryana

Select from unit
1

Select to unit
25.29285263

Marla

Square Meter

Convert Square Meter to Marla



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

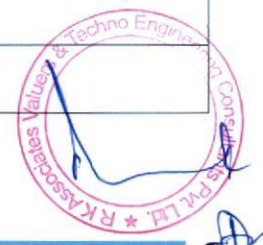
- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 25/9/2024 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 1,03,322 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.

VALUATION ASSESSMENT

M/S. PROMPT ENTERPRISES PVT. LTD

2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.	
3.	Identity of the experts involved in the valuation	Survey Analyst: 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:	25/9/2024
		Date of Report:	25/9/2024
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. Sunil Kapoor (☎-9625940017)	
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.	



VALUATION ASSESSMENT

M/S. PROMPT ENTERPRISES PVT. LTD

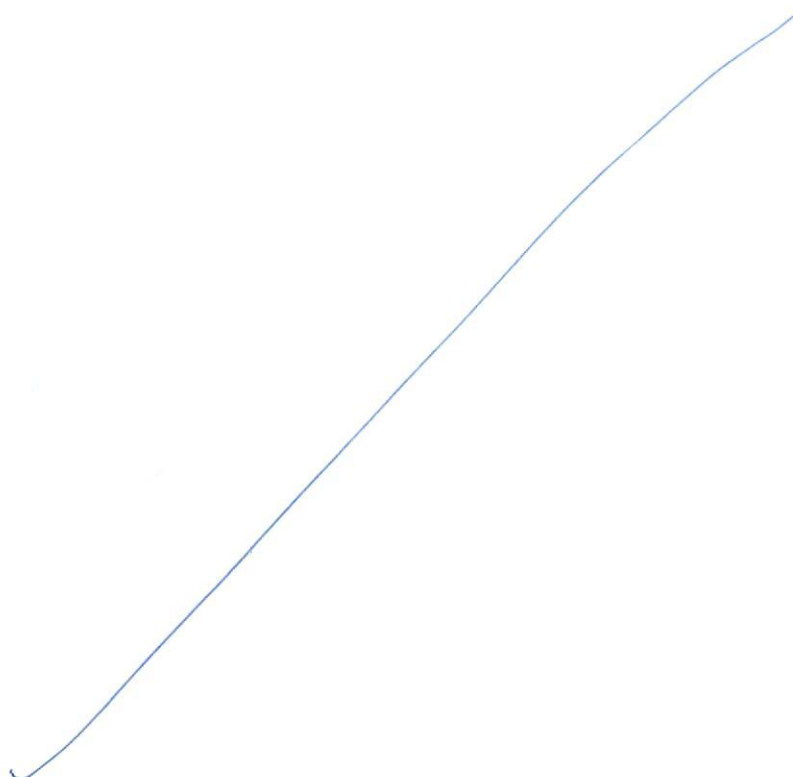
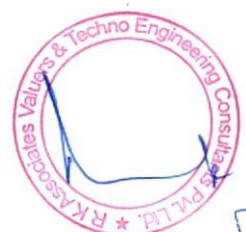
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	<p>Please refer to Part E of the Report and Valuer's Important Remarks enclosed herewith or otherwise caveats, limitations and disclaimers are as per standard Insolvency & Bankruptcy Board of India guidelines dated: 1.09.2020 for the matters not under scope of valuation such as legal, ownership, verification of the documents from originals or govt. departments, reliance on the documents/ details provided by the client which is assumed to be complete, accurate & correct, engaging revenue dept. officials for identification of the property or getting cizra map from the dept. or acting as a Licensed surveyor, no liability assumed for the information collected from third party sources used in the report.</p> <p>Limitations: Reliance on market facts is done majorly on verbal enquiries where written records are not available. Opaque & in transparent Indian real estate market where actual transaction and recorded transaction amount differs. No property number displayed on the property and have to rely on the property shown by the customer with due diligence as much practically possible.</p> <p>Standard Caveats, limitations and disclaimers as per IBBI and used in the report are uploaded on www.rkassociates.org/xxxxxxx.</p>
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Date: 25/9/2024

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 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

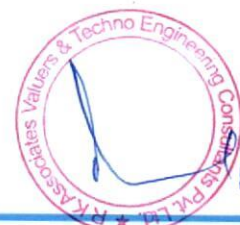
Signature of the Authorized Person: _____

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: 25/9/2024

Place: Noida



DM

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.

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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. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still, we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of ONE YEAR . After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or at least within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.