

Samalkha

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| GAUTAM AKHAURI | |
| B.E. (Civil); M.I.E. (Civil), F.I.V. Approved Valuer (Regd. No. F-7336, CAT-I/534/145/05-06) in the Panel of Allahabad Bank, United Bank of India, OBC, Central Bank of India, Cent Bank Housing Finance Ltd., Punjab National Bank, Nanital Bank, SBI, Yes Bank, Surveyor & Loss Assessor (64622/98-03) Chartered Engineer (M-129134/8) | B-602, MOD Apartments, Vasundhara Enclave, New Delhi-110096 Phone No.: 011-22616317 Mobile No.: 9810009223 Email Id.: gautamakhauri@gmail.com |

Ref. No. : GA/SBI/9408/2021

4TH SEPT. 2021

To,

The Chief Manager
State Bank India
Industrial Finance Branch
Connaught place
New Delhi 110001.


Dear Sir,

SUB:-VALUATION REPORT: M/s. HARYANA ORGANICS (A UNIT OF GLOBUS SPIRITS LTD).
A/C:- M/s. GLOBUS SPIRITS LTD .

Please find annexed the valuation reports of the property in the name/s of M/s. HARYANA ORGANICS (A UNIT OF GLOBUS SPIRITS LTD). Property is an approved Industrial manufacturing unit of Ethanol (Alcohol) free hold built up Unit consist of different sheds and RCC roof building, built on the total plot area measuring 67076.64 Sq.metr or 16.575 Acre, out of the khasra no.5/21, 6/15, 16/25/6, 15, 26/1, 10/2, 5/22, 6/25, 25/27(1/8min), 6/24, 25/4, 25/7,6/13/2, 14, 17, 22/2, 23, 25/2, 3/1, 3/2, 25/27 (1/3 min), situated in the Village Chulkana Tehsil Samalkha, & Distt. Panipat, Haryana. I have thoroughly examined the above mentioned property and have given my valuation report, without any influence and interest, enclosed herewith in original copy for your records & perusal please.

Thanking you,

Yours faithfully,


(Gautam Akhauri)

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Govt. Approved Valuer B.E. (Civil)
Follow Institution of Valuers (F-7336)
Regd. Valuer CAT-I/534/145/05-06

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4th SEPT. 2021


VALUATION REPORT
OF
IMMOVABLE PROPERTY
(LAND & BUILDING METHOD)

PROPERTY SITUATED AT

**INDUSTRIAL FREE HOLD BUILT UP PROPERTY, TOTAL LAND AREA MEASURING
67076.64 SQ.METR OR 16.575 ACRE, SITUATED IN THE VILLAGE CHULKANA TRHSIL
SAMALKHA, DISTT. PANIPAT, HARYANA.**

OWNER**M/s. HARYANA ORGANICS (A UNIT OF GLOBUS SPIRITS LTD).**

A/C:-

M/s GLOBUS SPIRITS LTD.**ON BEHALF OF****STATE BANK OF INDIA, IFB BRANCH, CONNAUGHT PLACE, NEW DELHI 110001.**

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Fellow Institution of Valuers (F-7336)
Regd. Valuer (CAT-I/534/145/05-06)

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4TH SEPT. 2021**PROFORMA FOR VALUATION REPORT IN RESPECT OF LAND/SITE AND BUILDING**

(Applicable in borrower accounts where aggregate credit limits are above Rs. 10.00 Lac OR anticipated value of immovable property to be mortgaged / charged is above ` 20.00 Lac).

Name & Address of Valuer) : Mr. Gautam Akhauri.

Name & Address of Branch : **STATE BANK OF INDIA, IFB BRANCH
CONNAUGHT PLACE, NEW DELHI 110001.**

A/c. M/s. GLOBUS SPIRITS LTD..

| I. GENERAL | | |
|-------------------|--|--|
| 1. | Purpose for which the valuation is made | : Fair Market Value for bank credit facilities |
| 2. | a) Date of Inspection | : 31/07/2021. |
| | b) Date on which the valuation is made | : 04/08/2021. |
| 3. | List of Documents produced for perusal | : As per sale deed. |
| 4. | Name of the owner (s) and his / their address (es) with Phone no. (details of share of each owner in case of Joint Ownership). | : M/s. HARYANA ORGANICS (A UNIT OF GLOBUS SPIRITS LTD.). |
| 5. | Brief description of the property | : Property is an approved Industrial manufacturing unit of Ethanol (Alcohol) free hold built up Unit consist of different sheds and RCC roof building, built on the total plot area measuring 67076.64 Sq.metr or 16.575 Acre, out of the khasra no.5/21, 6/15, 16/25/6, 15, 26/1, 10/2, 5/22, 6/25, 25/27(1/8min), 6/24, 25/4, 25/7,6/13/2, 14, 17, 22/2, 23, 25/2, 3/1, 3/2, 25/27 (1/3 min), situated in the Village Chulkana , 4 Kms Chulkana Road , Tehsil Samalkha, & Distt. Panipat, Haryana. |
| 6. | Location of property | |
| | a) Plot No. / Survey No. | : Industrial property khasra no.5/21, 6/15, |
| | b) Door No. | : 16/25/6, 15, 26/1, 10/2, 5/22, 6/25, |
| | c) T. S. No. / Village | : 25/27(1/8min), 6/24, 25/4, 25/7,6/13/2, 14, |
| | d) Ward / Taluka | : 17, 22/2, 23, 25/2, 3/1, 3/2, 25/27 (1/3 min), |
| | e) Mandal / District | : situated in the Village Chulkana Samalkha, Tehsil & Distt. Panipat, Haryana. |
| 7. | Postal address of the property. | : M/s. HARYANA ORGANICS Khasra no.5/21, 6/15, 16/25/6, 15, 26/1, 10/2, 5/22, 6/25, 25/27(1/8min), 6/24, 25/4, 25/7, 6/13/2, 14, 17, 22/2, 23, 25/2, 3/1, 3/2, 25/27 (1/3 min), situated in the Village Chulkana , 4 Kms Chulkana Road , Tehsil Samalkha, & Distt. Panipat, Haryana. |

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| | | | |
|------|---|---|--|
| 8. | City / Town/Village | : | Village area . |
| | Residential Area | : | No, Industrial property. |
| | Commercial Area | : | No, Industrial property. |
| | Industrial Area | : | Yes, Industrial property. |
| 9. | Classification of the area | : | |
| | i) High / Middle / Poor | : | Rural . |
| | ii) Metro/Urban / Semi Urban / Rural | : | Urban. |
| 10. | Coming under Corporation Limit / Village Panchayat / Municipality | : | Out of the municipal limits. |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area. | : | No. |
| 12. | In case it is an agricultural land, any conversion to house site plots is contemplated. | : | Yes approved Industrial . |
| 13. | Boundaries of the Property | : | As per the deed Actual |
| | North-West | : | Not provided Chilkana –Samalakha Road. |
| | North-East | : | Not provided Other property (vacant land) |
| | South-west | : | Not provided Other property (vacant land). |
| | South-East | : | Not provided Other property (vacant land). |
| 14.1 | Dimensions of the site | : | A B |
| | | : | As per the deed Actual |
| | North-West | : | Total land area is Total land area is |
| | North-East | : | 67076.64 Sq.metr or 67076.64 Sq.metr or |
| | South-west | : | 16.570 16.570 |
| | South-East | : | Acre.(Irregular in shape) Acre.(irregular in shape) |
| 14.2 | Latitude, Longitude and coordinates of the site. | : | Latitude 29°13'06.83154"-N. |
| | | : | Longitude 76°59'49.93103"-E. |
| 15. | Extent of the site | : | Total land area is 67076.64 Sq.metr or 16.575 Acre as the Site map provided by the owner as annexed. |
| 16. | Extent of the site considered for Valuation (least of 14a & 14b) | : | Total land area is 67076.64 Sq.metr or 16.575 Acre as per the site measurement. |
| 17. | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Self (Company) occupied by the owner. |
| II. | CHARACTERSTICS OF THE SITE | | |

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|-----|--|---|---|
| 1. | Classification of Locality | : | Middle class Industrial area . |
| 2. | Development of surrounding areas | : | Most of the land are agriculture only one Factory of Nestle nearby . |
| 3. | Possibility of frequent flooding / submerging. | : | No. |
| 4. | Feasibility to the Civic Amenities like School, Hospital, Bus Stop, Market etc. | : | Within the 4-5 Kms. |
| 5. | Level of land with topographical conditions. | : | Plain. |
| 6. | Shape of land | : | Irregular in shape . |
| 7. | Type of use to which it can be put | : | Approve land use Industrial. |
| 8. | Any usage restriction | : | Industrial. |
| 9. | Is plot in town planning approved layout? | : | Yes map is approved . |
| 10. | Corner plot or intermittent plot? | : | Intermittent plot . |
| 11. | Road facilities | : | Yes. |
| 12. | Type of road available at present | : | Bitumen road (Culkhana Road). |
| 13. | Width of road – is it below 20 ft. or more than 20 ft. | : | More than 20' wide. |
| 14. | Is it a Land – Locked land? | : | No. |
| 15. | Water potentiality | : | Yes, underground available. |
| 16. | Underground sewerage system. | : | Yes self developed.. |
| 17. | Is Power supply is available at the site | : | Yes, Available presently. |
| 18. | Advantages of the site | : | Approved Industrial. |
| 19. | Disadvantages of the site | : | No. |
| 20. | Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (distance from the sea coast / tidal level must be incorporated) | : | No . |

PART – A (VALUATION OF LAND)

| | | | |
|----|---|---|--|
| 1. | Size of plot | : | |
| | North & South | : | Plot area is 67076.64 Sq.metr or 16.575 |
| | East & West | : | Acre. Irregular in shape. |
| 2. | Total Extent of the plot | : | Plot area is 16.575 Acre. |
| 3. | Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas) | : | For this type of Industrial plot prevailing market rate is Rs.90,00,000/- per Acre to Rs.1,00,00,000/- per Acre for the approved Industrial land, depending upon the location of property as per the survey from the Nearby property dealer (Rajpal -Mb. no.9050507120) and taken reference from Different sites like 99acres.com and |

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| | | | magicbricks.com. No recent sale purchase details are available for the reference purpose. |
| 4. | Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) and Circle rate value | : | Land circle rate Rs.16,16,000/- per Acre (for Agriculture land). 16.575XRs.16,16,000/- per Acre. +194726Sq.ft.XRs.700/-(Const.) =Rs.2,67,85,200/-+Rs.13,63,08,200/- =Rs.16,30,93,400/-. |
| 5. | Assessed / adopted rate of valuation | : | Adopted rate for the valuation Rs.95,00,000/- per Acre. |
| 6. | Estimated value of land. | : | 16.575XRs.95,00,000/- Per Acre. =Rs.15,74,62,500/- (Land). |

PART - B (VALUATION OF BUILDING).

| | | | |
|----|--|---|--|
| 1. | Technical details of the Building | | |
| a) | Type of Building (Residential / Commercial / Industrial. | : | Industrial. |
| b) | Type of Construction (Load bearing / RCC / Steel Framed) | : | RCC framed structure with RCC roof and Corrugated MS steel shed with steel structures for warehouse and factory . |
| c) | Year of Construction | : | Construction in the year 1995. |
| d) | Residual life of the building | : | |
| e) | Number of floors and height of each floor including basement, if any | : | RCC-roof-(Botting Hall) area -Ground floor, IMFL-Botting Hall (GF+FF), Blending hall- (GF), MMCC Room (Distillation), DM/RO Plant (GF), Boiler Control room, Control Room, Worker Bathroom (GF), Administration Block (GF+FF), Staff Bathroom (GF), Weigh Bridge office (GF), Time office (GF), Guard room (GF), Under ground Raw, LIB Godown (GF), New office (GF+FF), New finished goods (GF), Power house for Boiler (GF), Bottle storage/packing, Distillation & Evaporation, Evaporation section (GF-Shed), Warehouse ((GF-shed), Milling plant (GF-shed), old Fermentation (GF-shed), old distillation (GF-shed), Moli Evaporator Plant (GF-shed), old power house (GF-shed), DBGS Storage (GF-shed), RO plant (GF-shed), old Borler unit (GF-shed), CO2-Plant(GF-shed), Fuel Tand (GF-shed), Dryer (GF-Shed), New Blanding hall (GF-shed), |

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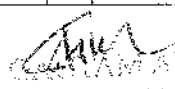
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| | | | New shed-(GF), warehouse (GF-shed), Grain godown (GF-shed), Floor height is 11' & 25' approx. |
| f) | Plinth area floor-wise | : | Covered area of Botting Hall area-Ground floor-34,880 Sq.ft., IMFL-Botting Hall (GF+FF)-19,375.56 Sq.ft., Blending hall-(GF)-19,357.26 Sq.ft., MMCC Room (Distillation)-1640.25 Sq.ft., DM/RO Plant (GF)-322.93 Sq.ft., Boiler Control room-2170 Sq.ft., Control Room-4844 Sq.ft., Worker Bathroom (GF)-319.7 Sq.ft., Administration Block (GF+FF)-2099 Sq.ft., Staff Bathroom (GF)-319 Sq.ft., Weigh Bridge office (GF)-263.72 Sq.ft., Time office (GF)-325.62 Sq.ft., Guard room (GF)-96.88 Sq.ft., Under ground Raw-1217.97 Sq.ft., LIB Godown (GF)-1033.36 Sq.ft., New office (GF+FF)-871.9 Sq.ft., New finished goods (GF)-2906.33 Sq.ft., Power house for Boiler (GF)-3272.32 Sq.ft., Bottle storage/packing-17,186.12 Sq.ft., Distillation & Evaporation-8745.91 Sq.ft., Shed roof area -Evaporation section (GF-Shed)-10495. Sq.ft., Warehouse (GF-shed)-5910 Sq.ft., Milling plant (GF-Shed)-1976.31 Sq.ft., old Fermentation (GF-shed)-5933.77 Sq.ft., old distillation (GF-shed)-2185.13 Sq.ft., Moli Evaporator Plant (GF-shed)-1084.50 Sq.ft., old power house (GF-Shed)-4036.58 Sq.ft., DBGS Storage (GF-shed)-1937.56 Sq.ft., RO Plant (GF-Shed)-1609.25 Sq.ft., old Boiler unit (GF-Shed)-7136.77 Sq.ft., CO2-Plant- (GF-Shed)-7104.37 Sq.ft., Fuel Tand (GF-shed)-13,412.19 Sq.ft., Dryer section (GF-Shed)-1205.59 Sq.ft., New Blanding hall (GF-Shed)-1753.49 Sq.ft., New shed-(GF)-4757.78 Sq.ft., warehouse (GF-Shed)-1743.8 Sq.ft., Grain Godown (GF-Shed)-1196.44 Sq.ft.. |
| g) | Condition of the Building | | |
| | i) Exterior-Excellent, Good, Normal, Poor | : | Normal Industrial. |
| | ii) Interior - Excellent, Good, Normal, Poor. | : | Normal Industrial. |


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| h) | Date of Issue and Validity of layout of approved map/plan. | : | Approved drawing by Additional Excise and Taxation Commissioner(HQ) Haryana, Panchkula dated 08/05/2019. |
| i) | Approved map /plan issuing authority. | : | Additional Excise and Taxation Commissioner(HQ) Haryana, Panchkula dated 08/05/2019P.Copy attached. |
| j) | Whether genuineness or authenticity of approved map/plan is verified. | : | Yes. |
| k) | Any other comments on authentic of approved plan | : | No. |

Specifications of Construction (Floor Wise) in respect of:

| S. No. | Description | Ground Floor | Other Floors |
|--------|---|--|--------------|
| 1. | Foundation | RCC column and Steel columns and RCC spread foundation. | -Do- |
| 2. | Ground floor & First floor (RCC & Shed roof). | RCC Roof and brick work, Corrugated Steel shed steel cladding | -Do- |
| 3. | Super structure | Brick work in cement mortar and RCC/Steel column and RCC & Shed roof, Brick work | -Do- |
| 4. | Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber) | wooden /Steel rolling shutter and windows glazed. | -Do- |
| 5. | RCC works | RCC column foundation and RCC roof. | -Do- |
| 6. | Plastering | Yes plaster | -Do- |
| 7. | Flooring, Skirting, da-doing | Plain cemented /Tile Flooring in office. | -Do- |
| 8. | Special finish as marble, granite, wooden paneling, grills etc. | In the Office | Yes. |
| 9. | Roofing including weather proof course | Mud Phuska | -Do- |
| 10. | Drainage | Yes. | -Do- |
| 2. | Compound Wall | : | Yes. |
| | Height | : | 7. |

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| | | | |
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| | Length | : | 3985 Rmt. Approx. |
| | Type of Construction | : | Brick works and RCC columns , plastered . |
| 3. | Electrical Installation | : | Yes Electrical connection. |
| | Type of wiring | : | Conduct /open tray wiring. |
| | Class of fittings (superior / ordinary / poor). | : | Superior class . |
| | Number of light points | : | Sufficiently provided . |
| | Fan points | : | Sufficiently provided |
| | Spare plug points | : | Sufficiently provided. |
| | Any other item | : | N.A. |
| 4. | Plumbing Installation | : | |
| | a) No. of water closets and their type | : | Sufficiently provided |
| | b) No. of wash basins | : | Sufficiently provided |
| | c) No. of urinals | : | Sufficiently provided |
| | d) No. of bath tubs | : | Nil. |
| | e) Water meters, taps etc. | : | Yes. |
| | f) Any other fixtures | : | Nil. |

PART-B-BUILDING.**8. Details of valuation.**

| S.No | Particulars of item | Plinth Area | Roof height | Age of building | rate of construction Rs. | Replacement cost Rs. | Depreciation 1.5% per year Rs. | Net Value after depreciation Rs. |
|------|------------------------------|-------------------|-------------|-----------------|--------------------------|----------------------|--|----------------------------------|
| 1. | RCC- Botting Hall area-(GF)- | 34,880 Sq.ft., | 10 ft. | 26 Years | Rs.1200/- | Rs.4,18,56,000/- | 26% of Rs.4,18,56,000/- =Rs.1,08,82,560/- | Rs.3,09,73,440/- |
| 2. | IMFL-Botting Hall (GF+FF) | 19,375.56 Sq.ft., | 10 ft. | 26 Years | Rs.1200/- | Rs.2,32,50,672/- | 26% of Rs.2,32,50,672/- =Rs.60,45,177/- | Rs.1,72,05,495/- |
| 3. | Blending hall-(GF). | 19,357.26 Sq.ft., | 10 ft. | 26 Years | Rs.1200/- | Rs.2,32,28,712/- | 26% of Rs.2,32,28,712/- =Rs.60,39,465/- | Rs.1,71,89,247/- |
| 4. | MMCC Room (Distillation)- | 1640.25 Sq.ft., | 10 ft. | 26 Years | Rs.1200/- | Rs.19,68,300/- | 26% of Rs.19,68,300/- =Rs.5,11,758/- | Rs.14,56,542/- |
| 5. | DM/RO Plant (GF)- | 322.93 Sq.ft. | 10 ft. | 26 Years | Rs.800/- | Rs.2,58,344/- | 26% of Rs.2,58,344/- =Rs.67,169/- | Rs.1,91,175/- |
| 6. | Boiler Control room- | 2170 Sq.ft. | 10 ft. | 26 Years | Rs.800/- | Rs.17,36,000/- | 26% of Rs.17,36,000/- =Rs.4,51,360/- | Rs.12,84,640/- |
| 7. | Control Room- | 4844 Sq.ft., | 10 ft. | 26 Years | Rs.900/- | Rs.43,59,600/- | 26% of Rs.43,59,600/- =Rs.11,33,496/- | Rs.32,26,104/- |
| 8. | Worker Bathroom (GF)- | 319.7 Sq.ft., | 10 ft. | 26 Years | Rs.900/- | Rs.2,87,730/- | 26% of Rs.2,87,730/- =Rs.44,809/- | Rs.2,42,921/- |
| 9. | Administration Block (GF+FF) | 2099 Sq.ft., | 10 ft. | 26 Years | Rs.1000/- | Rs.20,99,000/- | 26% of Rs.20,99,000/- =Rs.5,45,740/- | Rs.15,53,260/- |
| 10. | Staff bathroom | 319 Sq.ft. | 10 ft. | 26 Years | Rs.800/- | Rs.2,55,200 /- | 26% of Rs.2,55,200/- =Rs.66,352/- | Rs.1,88,848/- |

GAUTAM AKHAURI

Regd. Approved Valuer, G.L. (Civil)
Gautam Akhauri & Co. Valuers (F-7336)
Regd. Valuer CAT-I/534/145/05-06

GAUTAM AKHAURI

B.E. (Civil); M.I.E. (Civil), F.I.V.

Approved Valuer (Regd. No. F-7336, CAT-I/534/145/05-06) in
the Panel of Allahabad Bank, United Bank of India, OBC,
Central Bank of India, Cent Bank Housing Finance Ltd., Punjab
National Bank, Nanital Bank, SBI, Yes Bank,
Surveyor & Loss Assessor (64622/98-03)
Chartered Engineer (M-129134/8)

B-602, MOD Apartments,
Vasundhara Enclave,
New Delhi-110096
Phone No.: 011-22616317
Mobile No.: 9810009223
Email Id.:

gautamkhauri@gmail.com

| | | | | | | | | | |
|-----|--|-------------------|--------|----------|-----------|----------------|--|----|----------------|
| 11. | Weigh Bridge office (GF)- | 263.72 Sq.ft., | 10 ft. | 26 Years | Rs.800/- | Rs.2,10,976/- | 26% Rs.2,10,976/- =Rs.54,853/- | of | Rs.1,56,123/- |
| 12. | Time office (GF)- | 325.62 Sq.ft., | 10 ft. | 26 Years | Rs.800/- | Rs.2,60,496/- | 26% Rs.2,60,496/- =Rs.67,728/- | of | Rs.1,92,768/- |
| 13. | Guard room (GF)- | 96.88 Sq.ft., | 10 ft. | 26 Years | Rs.800/- | Rs.77,504/- | 26% Rs.77,504/- =Rs.20,151/- | of | Rs.57,353/- |
| 14. | Under ground Raw- | 1217.97 Sq.ft., | 10 ft. | 26 Years | Rs.800/- | Rs.9,74,376/- | 26% Rs.9,74,376/- =Rs.2,53,337/- | of | Rs.7,21,039/- |
| 15. | LTB Godown (GF)- | 1033.36 Sq.ft., | 10 ft. | 26 Years | Rs.800/- | Rs.8,26,688/- | 26% Rs.8,26,688/- =Rs.2,14,938/- | of | Rs.6,11,750/- |
| 16. | New office (GF+FF) | 871.9 Sq.ft., | 10 ft. | 26 Years | Rs.1300/- | Rs.11,33,470/- | 26% Rs.11,33,470/- =Rs.2,94,702/- | of | Rs.8,38,768/- |
| 17. | New finished goods (GF). | 2906.33 Sq.ft., | 10 ft. | 26 Years | Rs.1200/- | Rs.34,87,596/- | 26% Rs.34,87,596/- =Rs.9,06,774/- | of | Rs.25,80,822/- |
| 18. | Power house for Boiler (GF)- | 3272.32 Sq.ft., | 10 ft. | 26 Years | Rs.800/- | Rs.26,17,856/- | 26% Rs.26,17,856/- =Rs.6,80,642/- | of | Rs.19,37,214/- |
| 19. | Bottle storage/packing- | 17,186.12 Sq.ft., | 10 ft. | 26 Years | Rs.500/- | Rs.85,93,060/- | 26% Rs.85,93,060/- =Rs.22,34,195/- | of | Rs.63,58,865/- |
| 20. | Distillation & Evaporation- | 8745.91 Sq.ft., | 10 ft. | 26 Years | Rs.500/- | Rs.43,72,955/- | 26% Rs.43,72,955/- =Rs.11,36,968/- | of | Rs.32,35,987/- |
| 21. | Shed roof area-Evaporation section (GF)- | 10495 Sq.ft., | 25'. | 26 Years | Rs.500/- | Rs.52,47,500/- | 26% Rs.52,47,500/- =Rs.13,64,359/- | of | Rs.38,83,150/- |
| 22. | Warehouse (GF-shed)- | 5910 Sq.ft., | 25'. | 26 Years | Rs.500/- | Rs.29,55,000/- | 26% Rs.29,55,000/- =Rs.7,68,300/- | of | Rs.21,86,700/- |
| 23. | Milling plant (GF-Shed)- | 1976.31 Sq.ft., | 25'. | 26 Years | Rs.500/- | Rs.9,88,155/- | 26% Rs.9,88,155/- =Rs.2,56,920/- | of | Rs.7,31,235/- |
| 24. | old Fermentation (GF-shed)- | 5933.77 Sq.ft., | 25'. | 26 Years | Rs.400/- | Rs.23,73,508/- | 26% Rs.23,73,508/- =Rs.6,17,112/- | of | Rs.17,56,396/- |
| 25. | old distillation (GF-shed)- | 2185.13 Sq.ft., | 25'. | 26 Years | Rs.500/- | Rs.10,92,565/- | 26% Rs.10,92,565/- =Rs.2,84,066/- | of | Rs.8,08,499/- |
| 26. | Meli Evaporator Plant (GF-shed)- | 1084.50 Sq.ft., | 25'. | 26 Years | Rs.500/- | Rs.5,42,250/- | 26% Rs.5,42,250/- =Rs.1,40,985/- | of | Rs.4,01,265/- |

Gautam Akhauri
GAUTAM AKHAURI
Govt. Approved Valuer (Cat. I/534)
Member Institution of Valuers (F-7336)
Engg. Valuer CAT-I/534/145/05-06

GAUTAM AKHAURI

B.E. (Civil); M.I.E. (Civil), F.I.V.

Approved Valuer (Regd. No. F-7336, CAT-I/534/145/05-06) in
the Panel of Allahabad Bank, United Bank of India, OBC,
Central Bank of India, Cent Bank Housing Finance Ltd., Punjab
National Bank, Nanital Bank, SBI, Yes Bank,
Surveyor & Loss Assessor (64622/98-03)
Chartered Engineer (M-129134/8)

B-602, MOD Apartments,
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Phone No.: 011-22616317
Mobile No.: 9810009223
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gautamakhauri@gmail.com

| | | | | | | | | | |
|-----|---------------------------------|----------------------|------|----------|----------|----------------|--|----|-------------------|
| 27. | old power house (GF-Shed)- | 4036.58 Sq.ft., | 25'. | 26 Years | Rs.400/- | Rs.16,14,632/- | 26% Rs.16,14,632/- =Rs.4,19,804/- | of | Rs.11,94,828/- |
| 28. | DRGS Storage (GF-shed)- | 1937.56 Sq.ft., | 25'. | 26 Years | Rs.500/- | Rs.9,68,780/- | 26% Rs.9,68,780/- =Rs.2,51,882/- | of | Rs.7,16,898/- |
| 29. | RO Plant (GF- Shed)- | 1609.25 Sq.ft., | 25'. | 26 Years | Rs.500/- | Rs.8,04,625/- | 26% Rs.8,04,625/- =Rs.2,09,202/- | of | Rs.5,95,423/- |
| 30. | old Boiler unit (GF-Shed)- | 7136.77 Sq.ft., | 25'. | 26 Years | Rs.400/- | Rs.28,54,708/- | 26% Rs.28,54,708/- =Rs.7,42,224/- | of | Rs.21,12,484/- |
| 31. | CO2-Plant- (GF-Shed)- | 7104.37 Sq.ft., | 25'. | 26 Years | Rs.500/- | Rs.35,52,185/- | 26% Rs.35,52,185/- =Rs.9,23,568/- | of | Rs.26,28,617/- |
| 32. | Fuel Tank (GF- shed)- | 13,412.19 Sq.ft., | 25'. | 26 Years | Rs.400/- | Rs.53,64,876/- | 26% Rs.53,64,876/- =Rs.13,94,867/- | of | Rs.39,70,009/- |
| 33. | Dryer section (GF-Shed)- | 1205.59 Sq.ft., | 25'. | 26 Years | Rs.500/- | Rs.6,02,795/- | 26% Rs.6,02,795/- =Rs.1,56,726/- | of | Rs.4,46,069/- |
| 34. | New Blanding hall (GF-Shed)- | 1753.49 Sq.ft., | 25'. | 26 Years | Rs.600/- | Rs.10,52,094/- | 26% Rs.10,52,094/- =Rs.2,73,544/- | of | Rs.7,78,550/- |
| 35. | New shed-(GF)- | 4757.78 Sq.ft., | 25'. | 26 Years | Rs.500/- | Rs.23,78,890/- | 26% Rs.23,78,890/- =Rs.6,18,511/- | of | Rs.17,60,379/- |
| 36. | warehouse (GF- Shed)- | 1743.8 Sq.ft., | 25'. | 26 Years | Rs.500/- | Rs.8,71,900/- | 26% Rs.8,71,900/- =Rs.2,26,694/- | of | Rs.6,45,206/- |
| 37. | Grain Godown (GF-Shed)- | 1196.44 Sq.ft., | 25'. | 26 Years | Rs.400/- | Rs.4,77,776/- | 26% Rs.4,77,776/- =Rs.1,24,221/- | of | Rs.3,53,555/- |
| | Total | | | | | | | | Rs.11,51,71,624/- |

Part - C (Extra Items)

(Amount in Rs.)

| | | | |
|---|--------------------------------------|---|-----|
| 1 | Portico | : | Nil |
| 2 | Ornamental front door | : | Nil |
| 3 | Sit out / Verandah with steel grills | : | Nil |
| 4 | Overhead/ under ground water tank | : | Nil |
| 5 | Extra steel / collapsible gates | : | Nil |
| | Total | : | Nil |

Part - D (Amenities)

(Amount in Rs.)

| | | | |
|----|---------------------------------|---|------|
| 1 | Wardrobes /wooden racks | : | N.A. |
| 2 | Glazed tiles | : | N.A. |
| 3 | Extra sinks and bath tub | : | Nil |
| 4 | Marble / ceramic tiles flooring | : | Nil |
| 5 | Interior decorations | : | N.A. |
| 6 | Architectural elevation works | : | N.A. |
| 7 | Paneling works | : | N.A. |
| 8 | Aluminum works | : | N.A. |
| 9 | Aluminum hand rails | : | Nil |
| 10 | False ceiling | : | Nil |

GAUTAM AKHAURI

Govt. Approved Valuer B.E. (Civil)
in the Panel of Valuers (F-7336)
Regd. Valuer CAT I/534/145/05-06

GAUTAM AKHAURI

B.E. (Civil); M.I.E. (Civil), F.I.V.

Approved Valuer (Regd. No. F-7336, CAT-I/534/145/05-06) in
the Panel of Allahabad Bank, United Bank of India, OBC,
Central Bank of India, Cent Bank Housing Finance Ltd., Punjab
National Bank, Nanital Bank, SBI, Yes Bank,
Surveyor & Loss Assessor (64622/98-03)
Chartered Engineer (M-129134/8)

B-602, MOD Apartments,
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Email Id.:
gautamakhauri@gmail.com

| | | | |
|--------------------------|----------------------------|-----------------|------|
| | Total | | N.A. |
| Part – E (Miscellaneous) | | (Amount in Rs.) | |
| 1 | Separate toilet room | : | Nil |
| 2 | Separate lumber room | : | Nil |
| 3 | Separate water tank / sump | : | N.A. |
| 4 | Trees, gardening | : | Nil |
| | Total | : | N.A. |

| | | | |
|---------------------|------------------------------|-----------------|------|
| Part – F (Services) | | (Amount in Rs.) | |
| 1 | Water supply arrangements | : | Nil |
| 2 | Drainage arrangements | : | Nil |
| 3 | Compound wall | : | N.A. |
| 4 | C.B. deposits, fittings etc. | : | Nil |
| 5 | Pavement | : | N.A. |
| 6 | Fire fighting arrangements | : | N.A. |
| | Total | : | N.A. |

Total abstract of the entire property

| | | | |
|----------|---------------|---|---|
| Part – A | Land | : | Rs.15,74,62,500/- |
| Part – B | Building | : | Rs.11,51,71,624/- |
| Part – C | Extra items | : | Nil |
| Part – D | Amenities | : | N.A. |
| Part – E | Miscellaneous | : | N.A. |
| Part – F | Services | : | N.A. |
| | Total | : | Rs.27,26,34,124/- |
| | Say | : | Rs.27,26,00,000/- (Rupees twenty seven crore twenty six lacs only). |

VALUATION : Here the approved Valuer should discuss in detail his approach (Market approach, Income approach and cost approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. also such aspect as i)Salability ii) Likely rental values in future in iii) any likely income it may generate, may be discussed) :

Pursuant to the invitation from the State Bank of India IFB Branch, Connaught Place, New Delhi. Myself visited and inspected the an approved Industrial free hold built up different RCC & different Shed building, having land area measuring 16.575 Acre, situated at the Village Chulkana Tehsil Samalkha & Distt. Panipat, Haryana. with a view to assess the fair market value land rate varies in this location for the approved Industrial land varies from Rs.90,00,000/- to Rs.1,00,00,000/- per Acre as enquired from the nearby property dealer (Rajpal -Mb. no.9050507120), land rate consider for the valuation Rs.95,00,000/- per Acre .

| | | | |
|--|------------------------|---|--|
| | Fair Market value | : | Rs.27,26,00,000/- (Rupees twenty seven crore twenty six lacs only). |
| | Realizable Value (85%) | : | Rs.23,17,10,000/- Say Rs.23,17,00,000/- (Rupees twenty three crore seventeen lacs only). |
| | Distressed value (75%) | : | Rs.20,44,50,000/- Say Rs.20,45,00,000/- (Rupees twenty crore forty five lacs only). |

GAUTAM AKHAURI

Govt. Approved Valuer, B.E. (CIVIL)
Follows Institution of Valuers (F-7336)
Regd. Valuer CAT-I/534/145/05-06

GAUTAM AKHAURI

B.E. (Civil); M.I.E. (Civil), F.I.V.
 Approved Valuer (Regd. No. F-7336, CAT-I/534/145/05-06) in
 the Panel of Allahabad Bank, United Bank of India, OBC,
 Central Bank of India, Cent Bank Housing Finance Ltd., Punjab
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 gautamakhauri@gmail.com

**Cost of construction of
 property for the insurance
 purpose .**

: Rs.12,50,00,000/-.

This property is an approved Industrial land /unit situated at the Village Chulkana , Chulkana Road ,
 Tehsil Samalakhia , Distt, Panipat, Haryana . Here I have adopted the land and building method for
 arriving at the market value of the property. Building depreciation is taken 1% per year and this
 construction is done in the year 1995 .

As a result of my appraisal and analysis it is my considered opinion that the present market value of
 the above property in the prevailing condition with aforesaid specifications is **Rs.27,26,00,000/-**
(Rupees twenty seven crore twenty six lacs only)..

The realizable value of the above property at (85%) of the market Value i.e. Rs.23,17,10,000/-
Say Rs.23,17,00,000/- (Rupees twenty three crore seventeen lacs only).

Forced /Distress sale value of the property is (75%) of the market value i.e. Rs.20,44,50,000/-
Say Rs.20,45,00,000/- (Rupees twenty crore forty five lacs only).
Guideline rate : Rs.16,30,93,400/-

Place : New Delhi.
 Date : 04/09/2021.

SIGNATURE OF APPROVED VALUER

Gautam Akhauri
 GAUTAM AKHAURI
 Govt. Approved valuer B.E. (Civil)
 F-7336 Institution no Valuer (F-7336)
 Chartered Engineer CAT-I/534/145/05-06

The undersigned has inspected the property detailed in the Valuation report dated on
 We are satisfied that the fair and reasonable market value of the property is Rs.
/- (Rupees Only).

Signature
 (Name of the Branch Manager)

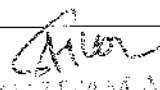
Date:

GAUTAM AKHAURI

B.E. (Civil); M.I.E. (Civil), F.I.V.
 Approved Valuer (Regd. No. F-7336, CAT-I/534/145/05-06) in
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 gautamakhauri@gmail.com

| DECLARATION CUM UNDERTAKING FROM THE VALUER (ANNEXURE IV). | |
|---|--|
| | I Gautam Akhauri S/o Dr. R.K. Akhauri do hereby solemnly affirms and state that : |
| a. | I am a citizen of India . |
| b. | I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me . |
| c. | The information furnish in my valuation report dated 04/08/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property . |
| d. | I have personally inspected the property on 31/07/2021 , the work is not subcontracted to any other valuer and carried out by myself . |
| e. | Valuation report is submitted in the format as prescribed by the bank . |
| f. | I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment. |
| g. | I have not been removed/dismissed from service/employment earlier . |
| h. | I have not been convicted of any offence sentenced to a term of imprisonment . |
| i. | I have not been found guilty of misconduct in professional capacity . |
| j. | I have not been declared to be unsound mind. |
| k. | I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt; |
| l. | I am not an undischarged insolvent . |
| m. | I have not been levied a penalty under section 271J of Income- tax Act 1961 (43 of 1961) and time limit for filling appeal before commissioner of Income tax (Appeals) or Income – Tax Appellate Tribunal, as the case may be has expired ,or such penalty has been confirmed by Income –Tax Appellate Tribunal and five years have not elapsed after levy of such penalty. |
| n. | I have not been convicted of an offence connected with any proceeding under the Income tax Act 1961 , Wealth Tax Act or Gift Tax Act 1958. |
| o. | My Pan Card no. is AAJPA 9379F and GST No. is 07AAJPA9379F1ZI |
| p. | I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer . |
| q. | I have not concealed or suppressed any material information, fact and records and I have made a complete and full disclosure . |
| r. | I have read the handbook on policy , standards and procedure for real Estate valuation , 2011 of the IBA and this report is in conformity to the Standards enshrined for valuation in the Part –B of the above handbook to the best of my ability. |
| s. | I have read the International Valuation Standard (IVS) and the report submitted to the bank for the respective asses class is in conformity to the 'Standards' as enshrined for valuation in the IVS in "General Standards" and Asset Standards as applicable . |


GAUTAM AKHAURI
 Govt. Approved Valuer, C.E. (Civil)
 Member Institution of Valuers (F-7336)
 Regd. Valuer CAT- I/534/145/05-06

GAUTAM AKHAURI

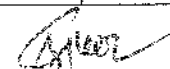
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Email Id.:

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| | t. | I abide by the Model Code of conduct for empanelment of valuer in the Bank (Annexure V-A signed copy of the same to be taken and kept along with this declaration) |
|------|--|--|
| | u. | I am registered under section 34 AB of the Wealth Tax Act.1957. |
| | v. | I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) . |
| | w. | My CIBIL Score and Credit worthiness is as per bank guidelines. |
| | x. | I am proprietor of the firm and I am competent to sign this valuation report . |
| | y. | I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only . |
| | z. | Further, I hereby provide the following information. |
| S.N. | Particulars | Valuer Comment |
| 1. | Background information of the asset being valued. | As per sale deed. |
| 2. | Purpose of valuation and appointing authority. | To assess the fair market value of the property for the bank purpose. SBI IFB Branch, New Delhi. |
| 3. | Identify of the valuer and any other experts involved in the valuation. | No. |
| 4. | Disclosure of valuer interest or conflict, if any. | No. |
| 5. | Date of appointment, valuation date and date of report, | Date of appointment 20/07/2021, Date of visit 31/07/2021, Date of Valuation report 04/08/2021. |
| 6. | Inspections and/or investigations undertaken, | Inspection done on 31/07/2021 . |
| 7. | Nature and sources of the information used or relied upon. | Market rate of property enquired from the nearby property dealers etc. and also different sites like 99acres.com and magicbricks.com searched for the reference. |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed. | Here we have adopted land and building method for the valuation. IVS standards follows. |
| 9. | Restrictions on use of the report, if any. | Report for the use of State Bank of India . |
| 10. | Major factors that were taken into account during the valuation. | Location , Size of plot , market sentiments , marketability , building conditions , front road, nearby development etc.. |




GAUTAM AKHAURI

Govt. Approved Valuer, B.E. (Civil)
Follow Institution of Valuers (F-7336)
Regd. Valuer Cat-I/534/145/05-06

| GAUTAM AKHAURI | |
|--|--|
| B.E. (Civil); M.I.E. (Civil), F.I.V. Approved Valuer (Regd. No. F-7336, CAT-I/534/145/05-06) in the Panel of Allahabad Bank, United Bank of India, OBC, Central Bank of India, Cent Bank Housing Finance Ltd., Punjab National Bank, Nanital Bank, SBI, Yes Bank, Surveyor & Loss Assessor (64622/98-03) Chartered Engineer (M-129134/8) | B-602, MOD Apartments, Vasundhara Enclave, New Delhi-110096 Phone No.: 011-22616317 Mobile No.: 9810009223 Email Id.: gautamakhauri@gmail.com |

| | | | | |
|--|-----|---|---|-----|
| | 11. | 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. | : | No. |
| | | Date: 04/08/2021. | | |
| | | Place: New Delhi | | |


**(Gautam Akhauri
Approved valuer)**

GAUTAM AKHAURI
 Civil. Approved valuer. B.E. (Civil)
 Fellow Institution of Valuers (F-7336)
 Regd. Valuer Cat. I/534/145/05-06

GAUTAM AKHAURI

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APPENDIX-V

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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 Endeavour 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 insofar 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.


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Civil. Approved Valuer. B.E. (CIVIL)
Regd. Institution of Valuers (F-7336)
Regd. No. CAT-I/534/145/05-06

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Approved Valuer (Regd. No. F-7336, CAT-I/534/145/05-06) in the Panel of Allahabad Bank, United Bank of India, OBC, Central Bank of India, Cent Bank Housing Finance Ltd., Punjab National Bank, Nanital Bank, SBI, Yes Bank, Surveyor & Loss Assessor (64622/98-03) Chartered Engineer (M-129134/8)

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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 necessary 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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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 valuers organization with which he/it is registered or any other statutory regulatory body.

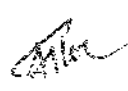
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.

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.

26. *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).


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Fellow Institution of Engineers (I.E.)
Regd. Valuer Govt. F-7336/145/05-06

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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.

Date: 04/08/2021

Place: Delhi



Signature

(Name of the Approved Valuer and Seal)

GAUTAM AKHAURI
Gov. Approved Valuer, B.E. (Civil)
Follow Institution of Valuers (F-7336)
Regd. Valuer CAT I/534/145/05-06

GAUTAM AKHAURI

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29°13'03.8"N 76°59'48.8"E

29.217733, 76.996900 · 3 hr 33 min

Directions

Drive

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Civil Engineer (Valuer) F.I.V.
Fellow Institution of Valuers (F-7336)
Regd. Valuer Cat. 1/534/145/05-06

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Haryana

Plot / Land Area
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Price
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Location
Samalkha, Panipat,
Haryana

Plot / Land Area
12 Acre

Ownership
Individual

Sale Type
New

Get Phone No.

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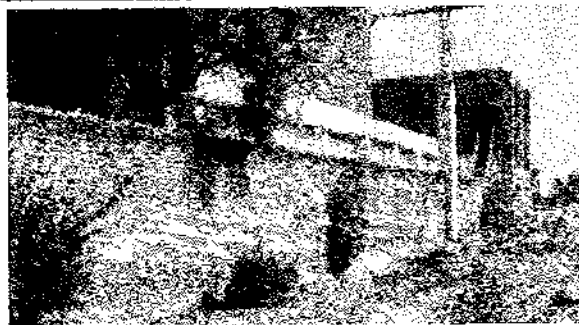
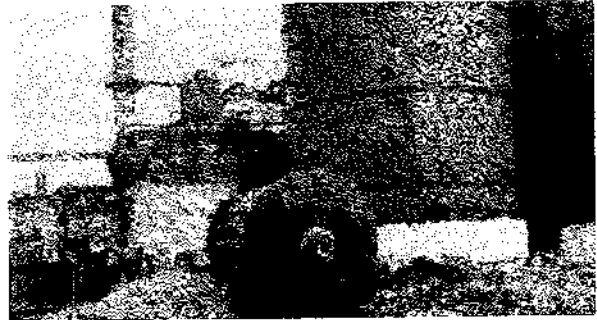
About Property
Good fertile land with one tubwell with electricity connection

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