

REPORT FORMAT: V-L2 (Medium - IDBI) | Version: 12.0, Nov 2022

CASE NO.: VIS (2024-25)-PL433-383-538

Dated: 05.11.2024

VALUATION REPORT

OF

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

SITUATED AT

SURVEY NO. 411 & 413, KAKINADA PORT, KAKINADA, DISTRICT EAST GODAVARI
ANDHRA PRADESH

REPORT PREPARED FOR

IDBI BANK LIMITED, WTC COMPLEX, CUFFE PARADE, MUMBAI

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

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

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

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

CORPORATE OFFICE:

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

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

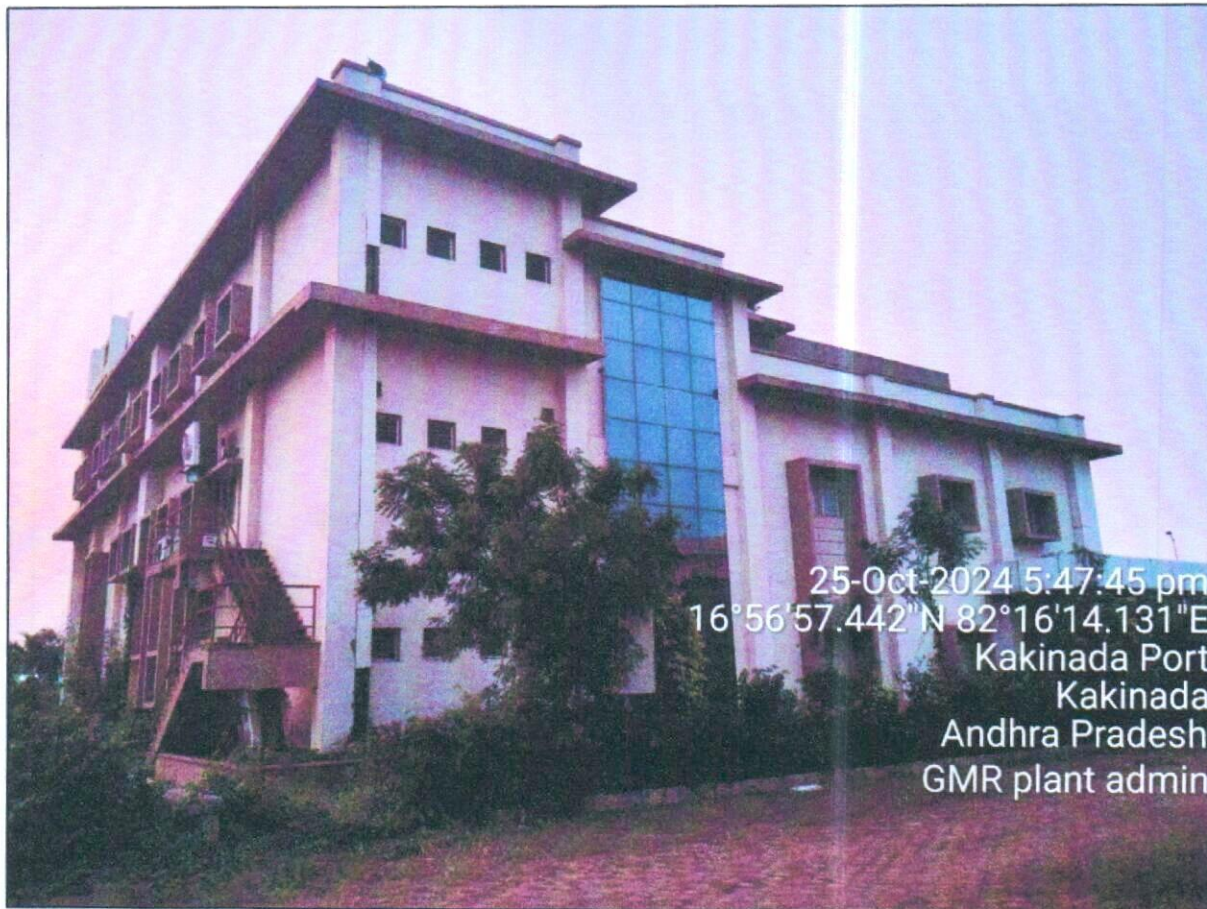
E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

FILE NO.: VIS (2024-25) PL438-388-533

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

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT:

**SURVEY NO. 411 & 413, KAKINADA PORT, KAKINADA, DISTRICT EAST GODAVARI
ANDHRA PRADESH**



PART B

IDBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	IDBI Bank Limited, WTC Complex, Cuffe Parade, Mumbai
Name of Customer (s)/ Borrower Unit	M/s GMR Energy Limited(GEL)
Work Order No. & Date	IDBI/LCG/2024-25/306 Dated 05.10.2024

S.N O.	CONTENTS	DESCRIPTION						
1.	INTRODUCTION							
a.	Name of the owner	M/s GMR Energy Limited(GEL)						
	Address & Phone Number of the Owner	Not available						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	Dated 25.10.2024						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. B. Prabhakaran</td><td>Employee</td><td>+91- 9959616420</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. B. Prabhakaran	Employee	+91- 9959616420
Name	Relationship with Owner	Contact Number						
Mr. B. Prabhakaran	Employee	+91- 9959616420						
d.	Date of Valuation Report	Dated 05.11.2024						
e.	Name of the Developer of the Property	Owners themselves						
	Type of Developer	No information provided						

2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This valuation report is prepared for the industrial plant situated on a lease hold land at the aforesaid address having total land area admeasuring 31.81 acres after excluding the area of 17 acres which is surrendered by the company to Director of Ports as per documents provided to us and it also comprises of various RCC building structure having total 50,125 sq.ft of built-up area as per building sheet was provided to us same is cross verified during site visit.

Apart from the plant, GEL has purchased two land parcels. First land parcel is located in the residential area of Suresh Nagar, Kakinada admeasuring approx. 527.18 sq. yard having a pump house structure which is in depleted condition. Other land parcel is located in the agricultural area of Ponnada Village near Uppada beach and it admeasures around 31.28 Acres and is lying vacant. Both land parcels were purchased in the name of M/s GMR Energy Limited. Details as under:

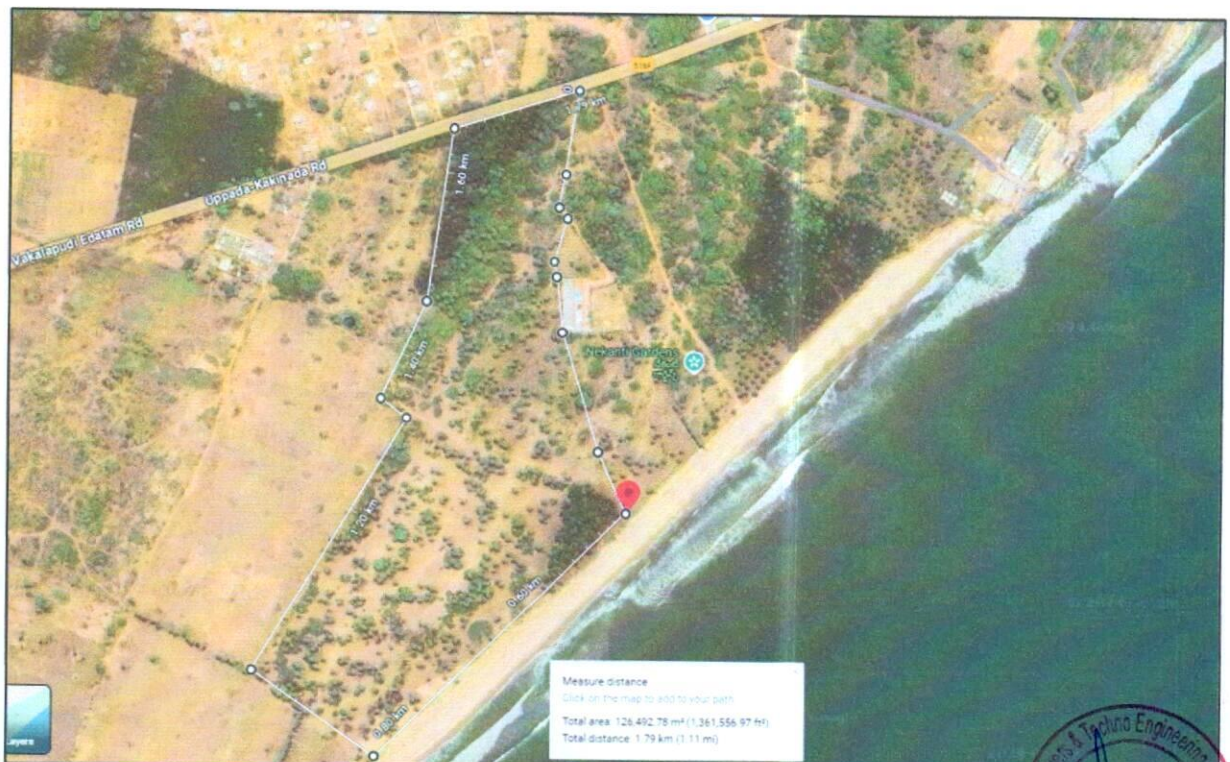
S. No.	Property Name	Location	Area	Type of Land	Documents Provided	Zoning Regulations	Distance from	
							Market	School/ Hospital
1.	Power Plant	Kakinada Port	31.81 acres	Lease hold	Lease deed Approved Map	Sea port	~ 5Km.	~ 5Km.
2.	Pump House	Suresh Nagar, Kakinada	527.18 sq. yds.	Free hold	3 Nos. Sale Deeds	Residential	~500m.	~500m.
3.	Vacant Land	Vill. Ponnada, Uppada	31.28 acres	Free hold	2 Nos. Sale Deeds	Agricultural	~7Km.	~10Km.

Property Name	Adjoining properties Directions			
	North	South	East	West
Power Plant	NH 516F	Sea	Sea	Others Property
Pump House	Society Road	Others Property	Road	Others Property
Vacant Land	NH 516F	Beach/Sea	Others Property	Others Property

Power Plant



Vacant Land – Ponnada(Uppada)



Pump House(Suresh Nagar)



This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.

a. Location attribute of the property		
i.	Nearby Landmark	Itself is a landmark
ii.	Postal Address of the Property	Address: M/s GMR Energy, Survey No. 411 & 413, Kakinada Port, Kakinada, District East Godavari Andhra Pradesh
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	Coordinates or URL Enclosed with the Report
		Power Plant : 16°57'00.7"N 82°16'20.4"E
		Pump House : 16°58'34.9"N 82°15'05.7"E
		Uppada Vacant Land : 17°07'39.1"N 82°23'08.3"E
vi.	Details of the roads abutting the property	

VALUATION ASSESSMENT

M/S. GMR ENERGY LIMITED

	(a) Main Road Name & Width	Powerplant and Vacant land- NH 516F	Approx. 40 ft. wide (80ft. proposed)
		Pump House – RTO office Road	Approx. 50 ft.
	(b) Front Road Name & width	Power plant and Vacant land – NH 516F	Approx. 40 ft. wide(80ft. proposed)
		Pump House – Gandhiji Road	Approx. 40 ft.
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	Power Plant and Vacant Land	Onroad
		Pump house	500 mtr.
vii.	Description of adjoining property	Majorly all nearby lands are used for Agriculture purpose	
viii.	Plot No. / Survey No.	Survey No. 411 & 413	
ix.	Zone/ Block	Plant & Pump House – Kakinada, Vacant Land - Uppada	
x.	Sub registrar	Plant & Pump House – Kakinada, Vacant Land - Pithapuram	
xi.	District	Kakinada	
xii.	Any other aspect	<p>Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site.</p> <p>Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services.</p>	
		Documents Requested	Documents Provided
		Total 04 documents requested.	Total 01 documents provided
	(a) List of documents produced for perusal (<i>Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner</i>)	Property Title document	<p>Vacant Land Sale Deeds Dated: 21/11/2005</p> <p>Power Plant Sale Deed Dated: 29/04/2008</p> <p>Pump House Sale Deeds Dated: 21/08/2008</p>
		Approved Map	None
		Last paid Municipal Tax Receipt	None
		Last paid Electricity Bill	None
			Not Provided
	(b) Documents provided by	Name	Relationship with Owner
		Mr. Kumar Satyakam	Banker
			+91- 9596434888
	(c) Identification procedure followed of the property	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input type="checkbox"/> Done from the name plate displayed on the property <input 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 measurements verification & photographs).	

VALUATION ASSESSMENT

M/S. GMR ENERGY LIMITED

	(e) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly except the vacant land in Ponnada (Uppada) it was demarcated with RCC pillars only.	
	(f) Is the property merged or colluded with any other property	No. It is an independent single bounded property Comments: ---	
	(g) City Categorization	Village	Semi Urban
	(h) Characteristics of the locality	Average	Within good village area
	(i) Property location classification	Road Facing	On Highway
	(j) Property Facing	North Facing	
b.	Area description of the Property <i>Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.</i>	Land	Construction
			Built-up Area
		Power Plant – 31.81 acres Pump House – 527.18 sq.yd. Vacant Land – 31.28 acres	Power Plant - 50,125 sq. ft. Pump House – Nil Vacant Land – Nil
c.	Boundaries schedule of the Property		
i.	Are Boundaries matched	Multiple sample deeds available	
ii.	Directions	As per Documents	Actual found at Site
	East	Different for different properties	Refer Description
	West	Different for different properties	Refer Description
	North	Different for different properties	Refer Description
	South	Different for different properties	Refer Description
3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Area not notified under Master Plan	
	i. Any conversion of land use done	Not Applicable	
	ii. Current activity done in the property	Refer Description	
	iii. Is property usage as per applicable zoning	Yes	
	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	Not available	---
	ii. Ground coverage	Not available	Please refer to the building sheet attached below
	a. Number of floors	Not available	Please refer to the building sheet attached below
	b. Height restrictions	Not available	---
	iii. Front/ Back/Side Setback	No information available	---
	iv. Status of Completion/ Occupational certificate	No provided to us	
c.	Comment on unauthorized construction if any	No	
d.	Comment on Transferability of developmental rights	Free hold, complete transferable rights but Power plant land is lease hold land with no transferable rights.	

e.	i.	Planning Area/ Zone	Kakinada (Power Plant & Pump House)	
	ii.	Master Plan Currently in Force	NA	
	iii.	Municipal Limits	Kakinada Municipal Corporation (Power Plant & Pump House)	
f.	Developmental controls/ Authority		Kakinada Development Authority	
g.	Zoning regulations		Refer Description	
h.	Comment on the surrounding land uses & adjoining properties in terms of uses		Refer Description	
i.	Comment of Demolition proceedings if any		Nothing found in public domain	
i.	Comment on Compounding/ Regularization proceedings		No information available	
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			
c.	Ownership documents provided		Sale Deeds	
d.	Names of the owner		M/s GMR Energy Limited	
e.	Constitution of the Property		Free hold, complete transferable rights but Power plant land is lease hold land with no transferable rights.	
f.	Agreement of easement if any		Not required	
g.	Notice of acquisition if any and area under acquisition		No such information came in front of us and neither found on public domain	
h.	Notification of road widening if any and area under acquisition		No such information came in front of us and neither found on public domain	
i.	Heritage restrictions, if any		No	
j.	Comment on Transferability of the property ownership		Free hold, complete transferable rights but Power Plant land is lease hold land and has No transferable rights	
k.	Comment on existing mortgages/ charges/ encumbrances on the property, if any		Yes	IDBI Bank Limited
l.	Comment on whether the owners of the property have issued any guarantee (<i>personal or corporate</i>) as the case may be		Not known to us	NA
m.	Building plan sanction:			
	i.	Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us for Power Plant buildings.	
	ii.	Authority approving the plan	No map provided	
	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	---
		<input type="checkbox"/> Not permitted alteration	---	
n.	Whether Property is Agricultural Land if yes, any conversion is contemplated		No not an agricultural property	
o.	Whether the property SARFAESI complaint		Yes	
p.	i.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill etc.</i>)	Property Tax	---
			Water Tax	Not provided
			Electricity Bill	Not provided
	ii.	Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii.	Is property tax been paid for this property	No information available	

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	iv. Property or Tax Id No.	Not provided
q.	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.
r.	Qualification in TIR/Mitigation suggested if any	Legal opinion has to be given by Advocate/ legal expert.
s.	Any other aspect	This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.
	i. Property presently occupied/ possessed by	Owner

**NOTE: Please see point 6 of Enclosure: VIII – Valuer's Important Remarks*

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	No information available
d.	Property Insurance details	No information available
e.	Monthly maintenance charges payable	No information available
f.	Security charges, etc.	No information available
g.	Any other aspect	NA
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Power Plant - Industrial area Pump House – Medium Income Group Vacant Land – Rural 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	



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i.	Drainage arrangements		Yes				
ii.	Water Treatment Plant		No				
iii.	Power Supply	Yes	Yes				
	arrangements	Yes, D.G sets	No				
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		Yes				
Internal development							
	Garden/ Park/ Landscaping	Water bodies	Internal roads	Pavements	Boundary Wall		
	Yes	No	Yes	Yes	Yes		
8.	INFRASTRUCTURE AVAILABILITY						
a.	Description of Aqua Infrastructure availability in terms of:						
	i.	Water Supply	Yes from borewell/ submersible				
	ii.	Sewerage/ sanitation system	Underground				
	iii.	Storm water drainage	No				
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. are not available in close vicinity				
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~5 km.	~5 km.	~5 km.	~2 km.	~6 km.	---	~67 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	Average				
	ii.	Scarcity	Similar kind of properties are easily available in this area.				
	iii.	Demand and supply of the kind of the subject property in the locality	Good demand of such properties in the market.				
	iv.	Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment				
b.	Any other aspect which has relevance on the value or marketability of the property		No				
	i.	Any New Development in surrounding area	NH 516F road widening is in progress and new industrial units and warehouse construction work in progress.				
	ii.	Any negativity/ defect/ disadvantages in the property/ location	---				
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY						
a.	Type of construction	Structure	Slab	Walls			
		RCC	RCC	Brick wall			
b.	Material & Technology used	Material Used		Technology used			

		RCC	RCC Beam
c.	Specifications		
	i. Roof	Floors/ Blocks	Type of Roof
		RCC	
	ii. Floor height	As mentioned in building sheet	
	iii. Type of flooring	PCC & Vitrified tiles	
	iv. Doors/ Windows	Wooden frame & panel doors, Aluminum framed windows.	
	v. Class of construction/ Appearance/ Condition of structures	Internal - Class A construction (Very Good) Admin Office	
	vi. Interior Finishing & Design	External - Class A construction (Very Good) Admin Office	
	vii. Exterior Finishing & Design	Ordinary regular architecture, Plain ordinary finishing,	
	viii. Interior decoration/ Special architectural or decorative feature	Ordinary regular architecture, Plain ordinary finishing, Simple Plastered Walls, Designer false ceiling	
	ix. Class of electrical fittings	Good looking interiors. Medium use of interior decoration.	
x. Class of sanitary & water supply fittings	Internal / Normal quality fittings used (Admin Office)		
d.	Maintenance issues	Yes building requires some maintenance (CW Pump House)	
e.	Age of building/ Year of construction	Please refer to the building sheet attached	Please refer to the building sheet attached
f.	Total life of the structure/ Remaining life expected	Please refer to the building sheet attached	
g.	Extent of deterioration in the structure	Normal deterioration in the structures are observed.	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
i.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure 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 (Admin Office)	
l.	Provision of firefighting	Fire Alarm system installed but No firefighting system installed in power plant.	
m.	Copies of the plan and elevation of the building to be included	Yes,provided by the client	
11.	ENVIRONMENTAL FACTORS		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No, regular building techniques of RCC and burnt clay bricks are used	
b.	Provision of rainwater harvesting	No	
c.	Use of solar heating and lighting systems, etc.	No	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, regular vehicular pollution present	
12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Plain looking simple structure	



13.	VALUATION	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Part D: Procedure of Valuation Assessment of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Guideline Value	Rs. 4,16,67,200/-
	ii. Indicative Prospective Estimated Fair Market Value	Rs. 9,90,00,000 /-
	iii. Expected Estimated Realizable Value	Rs. 8,41,50,000 /-
	iv. Expected Forced/ Distress Sale Value	Rs. 7,42,50,000 /-
	v. Valuation of structure for Insurance purpose	Rs. 6,44,61,841 /-
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 Manmohan has visited the subject property on 25/10/2024 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	Enclosed with the report
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Not provided by 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 representative at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	From Directorate of Industrial Safety and Health, Gujarat
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<p>i. Part C: Area Description of the Property</p> <p>ii. Part D: Procedure of Valuation Assessment</p> <p>iii. Google Map</p> <p>iv. References on price trend of the similar related properties available on public domain, if available</p> <p>v. Photographs of the property</p> <p>vi. Copy of Circle Rate</p> <p>vii. Important property documents exhibit</p> <p>viii. Annexure: VI - Declaration-Cum-Undertaking</p> <p>ix. Annexure: VII - Model Code of Conduct for Valuers</p> <p>x. Part E: Valuer's Important Remarks</p>
i.	Total Number of Pages in the Report with enclosures	48



ENCLOSURE: I

PART C		AREA DESCRIPTION OF THE PROPERTY	
1.	Land Area considered for Valuation	Pump House – 527.18 sq. yds. , Vacant Land – 31.28 acres	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	The land area has been taken as per the documents provided to us and has been cross checked via satellite measurement tools. The land area of Power plant is not considered for valuation purpose because as per lease deed it is non transferrable and cannot be mortgaged under any circumstances.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Built-up Area	50,125 sq. ft. (Power Plant)
	Area adopted on the basis of	Building sheet and site survey measurement	
	Remarks & observations, if any	The built-up area is considered on the basis of site survey 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. In case of large property involving multiple buildings & irregular design, it has been adopted on the basis of the documents.
2. 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.
3. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.

[Handwritten signature]

[Circular stamp: RK Associates Valuers & Techno Engineers, 2014]

ENCLOSURE: II

PART D

PROCEDURE OF VALUATION ASSESSMENT

1. GENERAL INFORMATION									
i. Important Dates	<table border="1"> <thead> <tr> <th>Date of Appointment</th> <th>Date of Inspection of the Property</th> <th>Date of Valuation Assessment</th> <th>Date of Valuation Report</th> </tr> </thead> <tbody> <tr> <td>5 October 2024</td> <td>25 October 2024</td> <td>5 November 2024</td> <td>5 November 2024</td> </tr> </tbody> </table>	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report	5 October 2024	25 October 2024	5 November 2024	5 November 2024
Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report						
5 October 2024	25 October 2024	5 November 2024	5 November 2024						
ii. Client	IDBI Bank Limited, WTC Complex, Cuffe Parade, Mumbai								
iii. Intended User	IDBI Bank Limited, WTC Complex, Cuffe Parade, Mumbai								
iv. Intended Use	Only for the intended user, purpose of the assignment as per the scope of the assessment.								
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 than as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.								
viii. Manner in which the proper is identified	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input 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?	No								
x. Type of Survey conducted	Full survey (inside-out with approximate measurements verification & 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	<table border="1"> <thead> <tr> <th>Nature</th> <th>Category</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>LAND & BUILDING</td> <td>INDUSTRIAL</td> <td>INDUSTRIAL PLANT</td> </tr> <tr> <td>Classification</td> <td colspan="2">Non - Income/ Revenue Generating Asset</td> </tr> </tbody> </table>	Nature	Category	Type	LAND & BUILDING	INDUSTRIAL	INDUSTRIAL PLANT	Classification	Non - Income/ Revenue Generating Asset	
Nature	Category	Type								
LAND & BUILDING	INDUSTRIAL	INDUSTRIAL PLANT								
Classification	Non - Income/ Revenue Generating Asset									
iv. Type of Valuation (Basis of Valuation as per IVS)	<table border="1"> <tbody> <tr> <td>Primary Basis</td> <td>Market Value & Govt. Guideline Value</td> </tr> <tr> <td>Secondary Basis</td> <td>On-going concern basis</td> </tr> </tbody> </table>	Primary Basis	Market Value & Govt. Guideline Value	Secondary Basis	On-going concern basis					
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	<table border="1"> <thead> <tr> <th>Current/ Existing Use</th> <th>Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)</th> <th>Considered for Valuation purpose</th> </tr> </thead> <tbody> <tr> <td>INDUSTRIAL</td> <td>INDUSTRIAL</td> <td>INDUSTRIAL</td> </tr> </tbody> </table>	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Valuation purpose	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL			
Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Valuation purpose								
INDUSTRIAL	INDUSTRIAL	INDUSTRIAL								

vii.	Legality Aspect Factor	Assumed to be positive as per copy of documents & information produced to us. However Legal aspects of the property have to be taken care by Bank empanelled competent Legal expert/ Advocate. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. has to be taken care by Bank empanelled Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Lower Middle Class (Average)			
ix.	Property Physical Factors	Shape		Size	Layout
		Irregular		Large	Normal Layout
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Village	Ordinary	Near to Highway	As mentioned in building sheet
		Urban Remote	Average	Road Facing	
			Within good village area	None	
		Property Facing			
		North Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from borewell/ submersible	Underground	Yes	Not available within 5 Km. radius
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are not available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Rural Income Group			
xiii.	Neighbourhood amenities	Poor			
xiv.	Any New Development in surrounding area	Work in Progress of widening of existing road			
xv.	Any specific advantage in the property	None			
xvi.	Any specific drawback in the property	None			
xvii.	Property overall usability/ utility Factor	Good			
xviii.	Do property has any alternate use?	Vacant land in Ponnada can be used for Resort purpose in future and Pump House land can be used for residential purpose after development work.			
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly except the vacant land in Ponnada (Uppada) it was demarcated with RCC pillars only.			
xx.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property			
		Comments: ---			
xxi.	Is independent access available to the property	Clear independent access is available			
xxii.	Is property clearly possessable upon sale	Yes			



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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		Approach of Valuation	Method of Valuation
		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)	1.	Name:	V Shankar
			Contact No.:	+91- 9491044974
			Nature of reference:	Habitant of subject location
			Size of the Property:	Not specified
			Location:	Suresh Nagar, Suryaraopet
			Rates/ Price informed:	Rs. 25000/- per sq.yds.
			Any other details/ Discussion held:	As per the discussion with the Habitant of subject location, we came to know that the rates for the land parcel near the subject land is as mentioned above depending upon distance from approach road and size of the property.
		2.	Name:	Mr. Prasad(Varaadh Reality)
			Contact No.:	+91- 8885553986
			Nature of reference:	Property Consultant
			Size of the Property:	Not specified
			Location:	Ponnada, Uppada Vacant Land
			Rates/ Price informed:	Rs. 10 lakhs to 15 lakhs per acre
			Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality, we came to know that the rates for resale of the agricultural land near the subject land is as mentioned above.
	NOTE: The given information above can be independently verified to know its authenticity.			
xxviii.	Adopted Rates Justification	As per our discussion with the property dealers and habitants of the subject location we have gathered the following information: 1. There is good availability of vacant land in Ponnada and Uppada villages near beach similar size as our subject property in the locality. 2. In future there is scope of developing a resort or motel because it has connectivity with road as well as with the beach. Also road widening work is also in progress. 3. The subject land parcel in ponnada is large in size, so we are of the view that land rates will be around Rs.12 lakhs per acre depending upon the availability and development. 4. For the pump house land it is in developed residential area the market rate will be around Rs. 25000/- per sq.yds., smaller plots are available on higher side around Rs. 30,000/- per sq.yds.		

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		Based on the above information and keeping in mind the availability of plots in subject locality we are of the view to adopt a rate of Rs.25,000/- per sq. yds. for Pump house land and Rs. 12 lakhs per acre for the vacant land in ponnada, uppada 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	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Moderate	Moderate
		Remarks: ---	
		Adjustments (-/+): 0%	
xxx.	Any other special consideration	Remarks: The pump house land is a corner property and at 50 mtr. distance from Gandhiji road.	
		Adjustments (-/+): +10%	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	----- Valuation of the same asset/ property can fetch different values under different circumstances & situations. For 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.27,500/- per sq. yds. (Pump House Land) Rs. 12 lakhs per acre (Vacant Land Ponnada)	
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		
	<ul style="list-style-type: none">Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.For knowing comparable market rates, significant discreet local enquiries have been made from our side		

based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.

- References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents in case of large property involving multiple buildings & irregular design.
- Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxv. ASSUMPTIONS

- Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- The assets and interests therein have been valued free and clear of any liens or encumbrances unless

	<p>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.</p> <p>d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification may be done by an agency / advocate appointed by lender. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</p> <p>e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.</p> <p>f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p> <p>g. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.</p>
xxxvi.	<p>SPECIAL ASSUMPTIONS</p> <ol style="list-style-type: none"> 1. Vacant land in Ponnada can be used for Resort purpose in future. 2. There is road widening and development work in progress of NH 516F which may affect the fair market value in near future. 3. Pump House land can be used for residential purpose after development work because right now there is pump house is made in the land.
xxxvii.	<p>LIMITATIONS</p> <p>---</p>

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	As mentioned in table below	As mentioned in table below
b.	Rate adopted considering all characteristics of the property	As mentioned in table below	As mentioned in table below
c.	Total Land Area considered (documents vs site survey whichever is less)	As mentioned in table below	As mentioned in table below
d.	Total Value of land (A)	As mentioned in table below Rs. 4,16,67,200/-	As mentioned in table below Rs. 5,20,33,450/-

S. No.	Property Location	Area	Govt. Rates (in Rs.)	Guideline Value(in Rs.)	Market Rates (in Rs.)	FMV of land (in Rs.)
1.	Pump House	527.18 sq.yds	20,000 per sq.yds	1,05,43,600	27,500	1,44,97,450
2.	Vacant Land	31.28 acres	9,95,000 per acre	3,11,23,600	12,00,000	3,75,36,000
	Total			4,16,67,200		5,20,33,450

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4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

M/S GMR ENERGY LTD.										
Sr. No.	Block Name	Floor	Height (in mtr.)	Type of Structure	Built-up area (in sq ft.)	YoC	Total Economic Life (In year)	Plinth Area Rate (INR per sq feet)	Gross Replacement value (INR)	Fair Market Value (INR)
1	Security Room	GF	3.5	RCC Structure with RCC Roof and brickwork	1466	2011	27	1400	20,52,659	11,63,174
2	Admin Block	GF	3		8073	2011	27	1600	1,29,16,680	73,19,452
		FF	3		8073	2011	27	1600	1,29,16,680	73,19,452
		SF	3		2691	2011	27	1600	43,05,560	24,39,817
		3	Warehouse		GF	13.5	9365	2011	27	1700
4	DM Plant	GF	4.5		407	2011	27	1450	5,89,969	3,34,316
		FF	4.5		407	2011	27	1450	5,89,969	3,34,316
5	DM Chemical Storage	GF	4.5		517	2011	27	1450	7,49,167	4,24,528
6	Fire pump House	GF	4.5		1412	2011	27	1450	20,47,724	11,60,377
7	Workshop	GF	13.5		4432	2011	27	1700	75,34,461	42,69,528
8	Switchyard	GF	4		3584	2011	27	1400	50,18,130	25,59,246
9	Cooling Water Pump House	GF	10.6		7602	2011	27	1600	1,21,63,207	62,03,236
10	Cooling Water Pump House MCC	GF	18.5	2096	2011	27	1800	37,73,285	19,24,375	
Total					50125				8,05,77,301	4,44,73,042

Remarks:

1. All the details pertaining to the building area statement such as area, floor, etc. has been taken from the documents provided to us.
2. The maintenance of the building was average as per site survey observation from external.
3. Age of construction taken from the information as per documents provided to us.
4. The Valuation is done by considering the depreciated replacement cost and while calculating D.R.C. 10% salvage value is considered.



5. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY			
Sl. 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.)	----	~ Rs. 20,00,000 /- (lumpsum)
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.	ADDITIONAL AESTHETIC/ INTERIOR WORKS VALUE (B)	----	Rs. 20,00,000 /-
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. 		

6. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET

S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs. 4,16,67,200/-	Rs. 5,20,33,450/-
2.	Structure Construction Value (B)	---	Rs. 4,44,73,042/-
3.	Additional Aesthetic/ Interior Works Value (C)	NA	Rs. 20,00,000 /-
4.	Total Add (A+B+C)	Rs. 4,16,67,200/-	Rs. 9,85,06,492 /-
5.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
6.	Deductions charged if any	NA	NA
	Details/ Justification	NA	NA
7.	Total Indicative & Estimated Prospective Fair Market Value	Rs. 4,16,67,200/-	Rs. 9,85,06,492 /-

8.	Rounded Off	---	Rs.9,90,00,000 /-
9.	Indicative & Estimated Prospective Fair Market Value in words	NA	Rupees Nine Crore Ninety Lakhs Only
10.	Expected Realizable Value (@ ~15% less)	NA	Rs. 8,41,50,000 /-
11.	Expected Distress Sale Value (@ ~25% less)	NA	Rs. 7,42,50,000 /-
12.	Percentage difference between Circle Rate and Fair Market Value	25%	
13.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	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	
14.	Concluding Comments/ Disclosures if any		
	<p>a. In the present economic condition prevailing in the country, the demand for residential properties in general is moderate.</p> <p>b. The liabilities and contingent liabilities are not featured in this valuation report. Therefore, it has to be factored separately to get the transactional value.</p> <p>c. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>d. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>e. This Valuation is done for the property found on as is where is basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>f. 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>g. 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>h. 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>i. 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>j. 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>		

- k. 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.
- l. During the site visit, the units of the plant was in operational (Maintenance work going on since, it is an off season). Our engineering team visited all the sections and manually inspected the machines and equipment's on the basis of their physical existence not on the basis technical.

15. IMPORTANT KEY DEFINITIONS

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

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

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

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

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

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

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



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

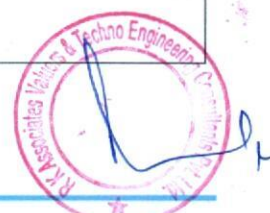
The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given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

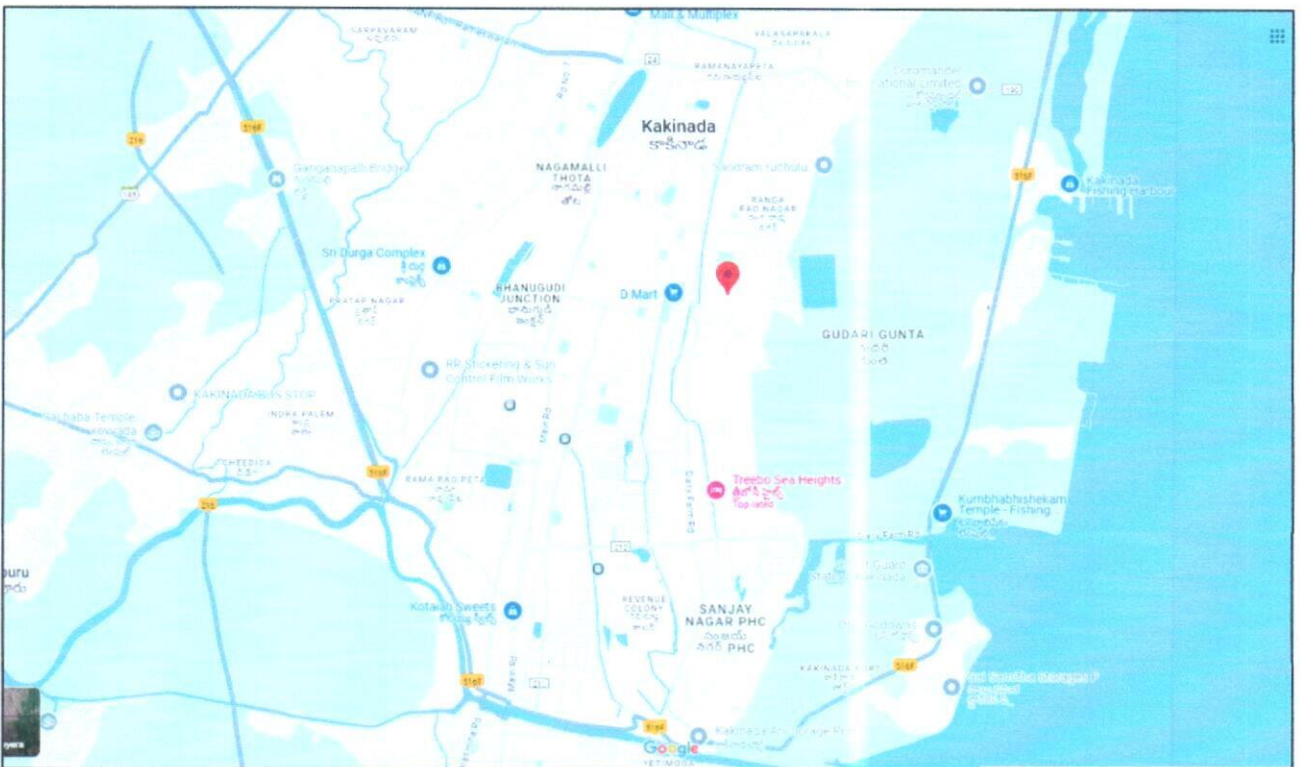
16. Enclosures with the Report:

- Enclosure: I – Google Map Location
- Enclosure: II - References on price trend of the similar related properties available on public domain
- Enclosure: III – Photographs of the property
- Enclosure: IV – Copy of Circle Guideline Rate
- Enclosure V: Important property documents exhibit
- Enclosure VI: Annexure: VI - Declaration-cum-Undertaking
- Enclosure VII: Annexure: VII - Model code of conduct for valuers
- Enclosure VII: Part D - Valuer's Important Remarks

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Er. Manmohan	Er. Manmohan	Er. Anil Kumar
		



PUMP HOUSE (SURESH NAGAR, SURYARAOPET)

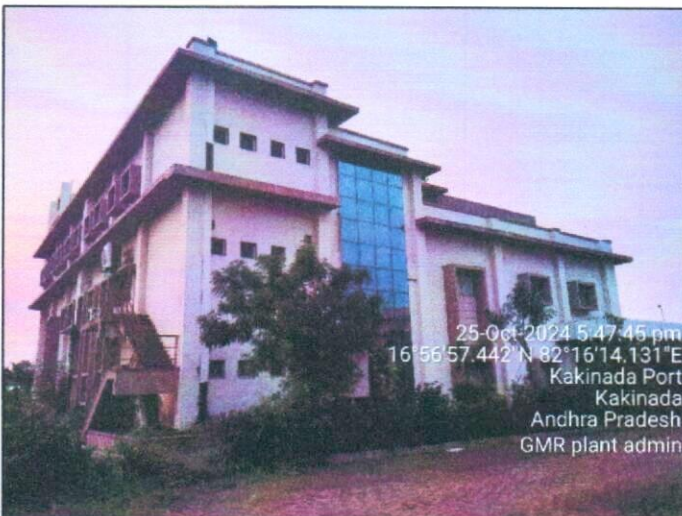


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VACANT LAND – PONNADA (UPPADA)

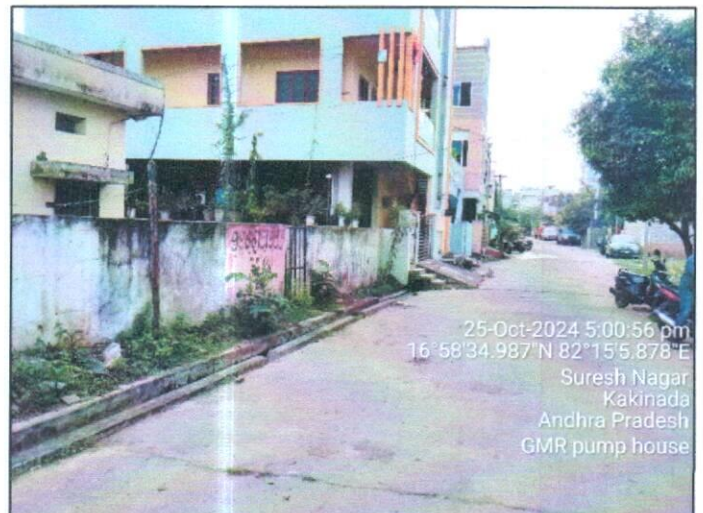


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PUMP HOUSE

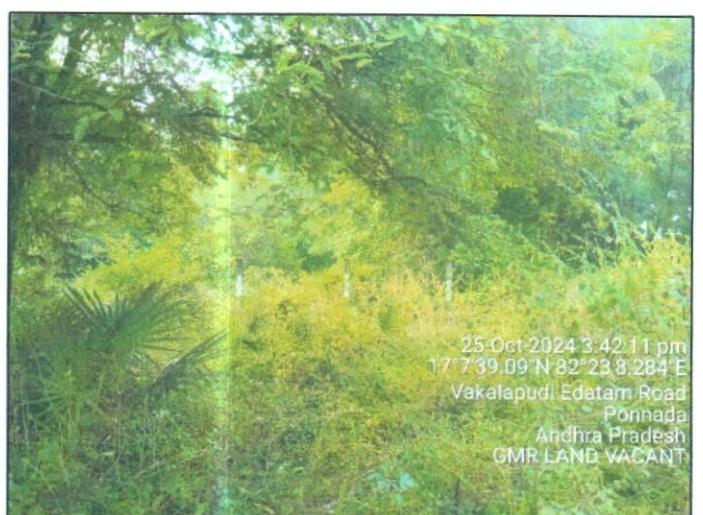
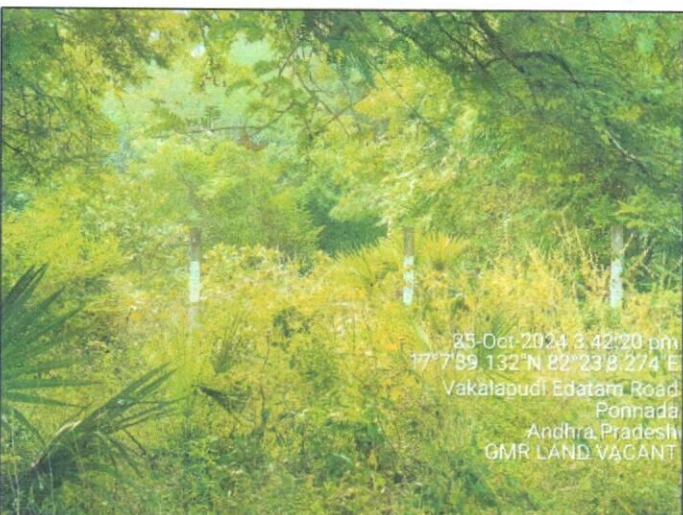
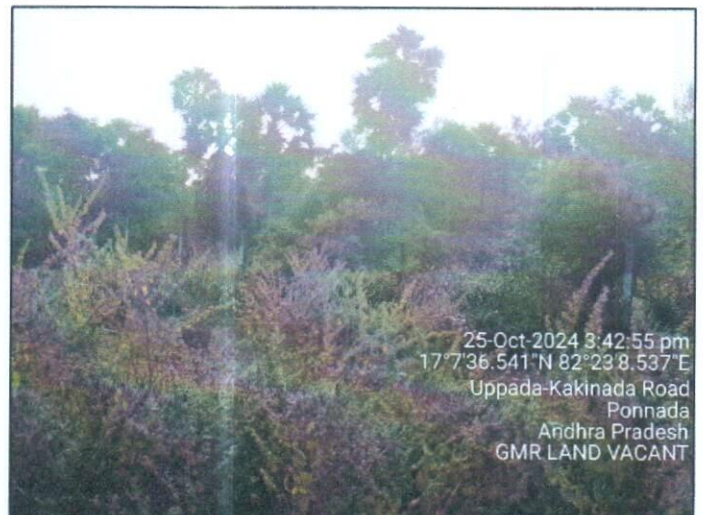


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RK Associates Valuers & Techno Engineers Consultants Pvt. Ltd.

VACANT LAND



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[Circular stamp: R.K. Associates Valuers & Techno Engineers, Ponnada, Andhra Pradesh]

भारतीय गैर न्यायिक
एक सौ रुपये **Rs. 100**
रु. 100 **ONE HUNDRED RUPEES**
भारत INDIA
INDIA NON JUDICIAL

ॐ नमो भगवते वासुदेवाय
GMR energy LTD. Kakinada
REPR. Mr. A. Sahasrabudhe
Kakinada
M 532144
V. Santaloi
पैमल कार्यालय
कakinada

LONG TERM LEASE DEED

This Lease Deed executed on this day of 29th of April, Two thousand eight and
BETWEEN the State of Andhra Pradesh represented by the Director of Ports,
Kakinada, Andhra Pradesh, hereinafter referred to as "GOAP or Lessor", which
expression shall unless excluded by or repugnant to the context of meaning thereof
include its successors and assigns of the one part, AND M/s GMR Energy
Limited, Bangalore, Represented by Mr. Arundh Saha, Associate Vice
President, hereinafter referred to as "the Lessee" (which expression shall unless
excluded by or repugnant to the context of meaning thereof include its successors
and assigns) of the other part.

Khalur
DIRECTOR OF PORTS
ANDHRA PRADESH
KAKINADA.

भारतीय गैर न्यायिक
एक सौ रुपये **Rs. 100**
रु. 100 **ONE HUNDRED RUPEES**
भारत INDIA
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ॐ नमो भगवते वासुदेवाय
GMR energy LTD. Kakinada
REPR. Mr. A. Sahasrabudhe
Kakinada
M 532143
V. Santaloi
पैमल कार्यालय
कakinada

2

WHEREAS, the Lessee in the process of establish 240 MW Barge mounted
combined cycle gas turbine power plant at Kakinada Port has applied to the Lessor
for allotment of 56.81 acres

AND WHEREAS, after due consideration of the same and considering the
importance of establish 240 MW Barge mounted combined cycle gas turbine power
plant at Kakinada Port, the Government of Andhra Pradesh hereby agrees to
lease out Port land to an extent of 18.81 acres in S.Nos 411 and 413 to the

EAST
WEST
NORTH
SOUTH

As per enclosed Site plan sketch

Khalur
DIRECTOR OF PORTS
ANDHRA PRADESH
KAKINADA.

compound wall. The bottom-most footing of the
compound wall should be within the leased premises.

(18) TO YIELD UP ON PREMISES IN REPAIR AT THE END OF TERM The Lessee agrees to remove the structures, erections
etc. which have been built and which shall have been
built thereon during the said term and all drains and
appurtenances thereto and also together with all fixtures,
windows, doors, shutters, fastenings, water closets,
cisterns, partitions, fixtures, process shelves, pipes,
pumps, rails, poles, locks and all other fixtures before the
last day of the lease deed and hand over vacant
possession of the land in the condition in which it was
given on lease to the Lessee. If the Lessee fails to hand
over the vacant possession of the land after removing
the structures, assets, any materials etc., on the day the
lease period expires, the Lessee agrees to leave the
structures as they are, without claiming any
compensation for the said buildings etc. If any of the
buildings is removed in portion, the Lessor is at liberty to
get the same removed at the cost of the Lessee. If these
provisions shall be determined in pursuance of Clause-1 of
the General Provisions hereunder then the Lessor shall
pay to the Lessee compensation for the buildings as
provided in the said clause.

(19) ASSIGNMENT (A) That the Lessee shall be competent, during the
period of demise to mortgage the super structure raised
by him in the demised land, for securing necessary loans
from any bank / financial institution with prior
permission of Lessor Mortgage Fee of 1% of loan
amount or minimum Rs.5,000/- to be paid to Lessor

contd. 13

Khalur
DIRECTOR OF PORTS
ANDHRA PRADESH
KAKINADA.

13

while exceeding Mortgage. He shall not be competent
under any circumstances to create any encumbrances on
the land.

(B) The Lessee is entitled to transfer the said
superstructure constructed by him to a third party after
obtaining written consent from Lessor paying transfer
fee as applicable below:

Transfer fee = 50% of (Premium B - Premium A) x
Balance of Term of Lease
Actual Term of Lease

Where Premium B = Present Lease charges which
Lessee paying to Lessor.

Where Premium A = Original lease charges paid by
Lessee at time of execution of Agreement.

(20) TO MAKE AGREEMENTS FOR INGRESS AND EGRESS FROM ROADS That the Lessee shall at his cost make arrangements for
ingress and egress from the roads to the demised
premises if and where necessary and the Lessor shall
have no concern therewith. The Lessee shall keep
sufficient space for parking the vehicles and comply
with the statutes under no circumstances parking of any
type of vehicles out side the said premises.

(21) LESSEE ALWAYS TO HAVE AN AGENT IN KAKINADA That the Lessee shall at all times hereafter during
the continuance of the term hereby granted have and
keep the Lessor informed of a duly constituted attorney
residing and carrying on business at Kakinada where
shall for all purposes whatsoever in connection with the
lease fully and effectively represent him and that the
Lessee will in every respect ratify and confirm all and
whatsoever the said attorney may do in the premises
AND the Lessor doth HEREBY covenants with Lessee as
follows.

contd. 14

Khalur
DIRECTOR OF PORTS
ANDHRA PRADESH
KAKINADA.

PUMP HOUSE



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH No 879 Msr/ 20 8 08
F 415620
SOLD TO: M. Srinivas S/o Atchuta Ramak Rao Kakinada
FOR WHOM: M/S GMR Energy Limited Bangalore
S.VENKATARAO
S.V. KFO-5, LHO 705
H.No. 3708 upto Dec 2010
Reply to Associate Vice president S. Anuradha
- Saha S/o Sri Juntalash Saha Kakinada

Witnesseth as follows:

Whereas the Vendor represents that he is the sole and absolute owner of a vacant Residential Plot measuring 133.33 Square Yards (equivalent to 111.47 sq mts) being portion of Plot No. 110, situated at "Sastry Layout" formed out of Sy.No.212/1C/1P, Ward No 30, Block No 70, Godarigunta, Suryaraopet, Kakinada morefully described in the Schedule hereunder and hereinafter referred to as the Schedule Property, having acquired the same from Smt. Mulukutla Swarnamuki and others vide Sale Deed dated 28.07.2007 registered as document number 8451/2007 at the office of Sub-Registrar, Kakinada.

Whereas originally the Schedule Property was part of larger extent of agricultural land bearing Sy.No. 212/1 (said land) belonging to one Sri. Mulukutla Atchuta Ramayya.

Whereas the said Sri. Mulukutla Atchuta Ramayya settled the said lands in favor of his sisters namely Mulukutla Swarnamuki, Vemuri Kamal, Somina Chitra and Vallabajyotsyula Rekha vide Settlement deed dated 10.11.1957 registered as doc.no. 6500/1957.

Whereas the said sisters got converted the said lands from agricultural to residential use and got approved a layout plan with respect to the said lands vide LP no: 500/82, Revised LP No: 428/83 and formed a layout named as Sastry nagar.

G.S.N. Chaudhary





అంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH No 883 Rs 50/ 20.8.08
SOLD TO: M. Srinivas S/o Atchuta Rainarao Kakinada F. 415624
FOR WHOM: M/S GMR Energy Limited Bangalore
Reply its Associate Vice President Sri Arumandu S. VENKATARAO
S.V. KKO-S, LNo: 705
R No. 37/08 upto Dec 2010
Saha S/o Sri Jwalaneni Saha Kakinada
2.

Witnesseth as follows:

Whereas the Vendor represents that he is the sole and absolute owner of a vacant Residential Plot measuring 186.08 Square Yards (equivalent to 155.58 Square Meters) being portion of Plot No. 110, situated at "Sastry Layout" formed out of Sy.No.212/1C/1P, Ward No 30, Block No 70, Godarigunta, Suryaraopet, Kakinada morefully described in the Schedule hereunder and hereinafter referred to as the Schedule Property, having acquired the same from Smt. Mulukutla Swarnamuki and others vide Sale Deed dated 28.07.2007 registered as document number 8452/2007 at the office of Sub-Registrar, Kakinada.

Whereas originally the Schedule Property was part of larger extent of agricultural land bearing Sy.No. 212/1 (said land) belonging to one Sri. Mulukutla Atchuta Ramayya.

Whereas the said Sri. Mulukutla Atchuta Ramayya settled the said lands in favor of his sisters namely Mulukutla Swarnamuki, Vemuri Kamal, Somina Chitra and Vallabajyotsyula Rekha vide Settlement deed dated 10.11.1957 registered as doc.no. 6500/1957.

Whereas the said sisters got converted the said lands from agricultural to residential use and got approved a layout plan with respect to the said lands vide LP no: 500/82, Revised LP No: 428/83 and formed a layout named as Sastry nagar.

కులకర్ణి మూలకర్ణి రామయ్య





అంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH No 881 D.501-20-808
SOLD TO: M. Srinivas 3/ Atchuta Ramayya Kakinada F 415622
FOR WHOM: M/s GMR Energy Limited Bangalore S. VENKATARAO
Rep by its Associate Vice President Sri Anuradu - SV No D.5, 110-705
- Saha & Sri Jwalareu Saha Kakinada R No 31728 upto Dec 2010
- 2 -

Witnesseth as follows:

Whereas the Vendor represents that he is the sole and absolute owner of a vacant Residential Plot measuring 207.77 Square Yards (equivalent to 173.71 Square meters) being portion of Plot No. 110, situated at "Sastry Layout" formed out of Sy.No.212/1C/1P, Ward No 30, Block No 70, Godarigunta, Suryaraopet, Kakinada morefully described in the Schedule hereunder and hereinafter referred to as the Schedule Property, having acquired the same from Smt. Mulukutla Swarnamuki and others vide Sale Deed dated 28.07.2007 registered as document number 8450/2007 at the office of Sub-Registrar, Kakinada.

Whereas originally the Schedule Property was part of larger extent of agricultural land bearing Sy.No. 212/1 (said land) belonging to one Sri. Mulukutla Atchuta Ramayya.

Whereas the said Sri. Mulukutla Atchuta Ramayya settled the said lands in favor of his sisters namely Mulukutla Swarnamuki, Vemuri Kamal, Somina Chitra and Vallabajyotsyula Rekha vide Settlement deed dated 10.11.1957 registered as doc.no. 6500/1957.

Whereas the said sisters got converted the said lands from agricultural to residential use and got approved a layout plan with respect to the said lands vide LP no: 500/82, Revised LP No: 428/83 and formed a layout named as Sastry nagar.

అంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్



VACANT LAND (PONNADA, UPPADA)

SALE DEED - 27 ACRES

From
Yeleti Gopalakrishna
S/o Padmaraju,
Landlord,
Samalkota

To
GMR Energy Limited,
25/1 off Museum Road, Skip House,
Bangalore -560025

Sir,

I have sold ac.27.00 cents of land in S.No.360/2. 361 and 237 of Ponnada village to the Company and executed a registered sale deed dated 21-11-2005. I have retained ac.0.64 cents in S.No.361 for the purpose of passage to the lands of my brother by name Late Yeleti Mohanakrishna Kondalarao, which is a part of the land agreed to be sold in terms of the agreement dated 18-7-2005 entered in to and M.V.Subbarao representing GMR Energy limited, Bangalore.

I under take that in case the said land is not given to my brother Yeleti Mohanakrishna Kondalarao as passage, I agree to sell the same to the company and execute necessary registered sale deed.


Yeleti Gopalakrishna



SALE DEED - 4.28 ACRES

-6-

11) ది. 19-03-2005 తేదీని మూలో 1 టు 7 వవరలు, 8వవారిపేర (వాయిచి శ్రీ పితాపురం స. రి. వారి ఆఫీసులో నెం. 755/2005 రు గా రిజిస్టర్ కాబడిన స్వాధీన క్రయ అగ్రిమెంటుతో కూడిన జనరల్ పవర్ అమలు లో ఉన్నది. సదరు పవరు వాయిచిన మూలో 1 టు 7 వవరలు జీవించియున్నారు.

11) ది. 19-03-2005 నం. రం. తేదీని మూలో 1 టు 7 వవరలు 8వవారిపేర (వాయిచి శ్రీ పితాపురం స. రి. వారి ఆఫీసులో నెం. 755/2005 రు గా రిజిస్టర్ కాబడిన స్వాధీన క్రయ అగ్రిమెంటుతో కూడిన జనరల్ పవర్కు చెల్లించిన స్టాంపు డ్యూటీ రూ 27,720/- లున్నా హిందూ స్టాంపు చట్టం సెక్షను 16 ప్రకారం తగ్గించగా మిగతా ఈ దస్తావేజుకు చెల్లించవలసిన కొడువ స్టాంపు డ్యూటీ రూ 60,880/-, రిజిస్టర్ ఫీజు రూ 4,950/-, యూజర్ ఛార్జ్ రూ 105/- పెరశి రూ 65,935/-, స్టేట్ బ్యాంక్ ఆఫ్ ఇండియా- పితాపురం లో ది. 21-11-2005 తేదీని నెం. 13 రు చలానా ద్వారా జమ చేయడమైనది.

12) డిక్లరేషన్లు:- ఈ ఆఫీస్లో కొబ్బరి, మామిడి, బత్తాయి చెట్లు గాని, తమలపాకు తోటలు గాని, గ్రామీణ వగయిరా ఖనిజములు గాని, చేపల చెలువులు గాని, మిషన్ వగయిరా గాని లేవు. అట్లు నిరూపణ అయిన ఎడల తరుగు సుంకము చెల్లించుటకు గాను బాధ్యత వహిస్తూ ప్రాసెక్యూషనుకు కూడా అంగీకరించుము.

ఆసెస్మెంట్:- తూర్పు గోదావరి జిల్లా పితాపురం సబు డిస్ట్రిక్టు, కొత్తపల్లి మండల పరిషత్తు, పొన్నాడ గ్రామ పంచాయితీలో చేరిన పొన్నాడ గ్రామం తాలూకు, నెం. 254 రు పట్టా దాఖలా, నెం. 229 రు సర్వే జిరాయిత్ మెరక పూరా య 6-50 బ్లలో సముద్రములో పోగా మిగతా భూమిని కొలత ప్రకారం కొలిపించగా మా హక్కు భూక్తములలో గల య 4-28 బ్లు = 1.712 హెక్టార్ల భూమికి హద్దులు.

తూర్పు: బంగాళా ఖాతం.
దక్షిణం: ఏలేటి గోపాలకృష్ణ గారి భూమి.
పడమర: ఏలేటి గోపాలకృష్ణ గారి భూమి.
ఉత్తరం: ఏలేటి పద్మావతి వగైరాల భూమి.

సదరు హద్దులు మధ్య య 4-28 బ్లు = 1.712 హెక్టార్ల జిరాయిత్ మెరక భూమి, అందుల నానా విధ ఫల వృక్షములు, మాములు మార్గములు, నీటి వనరులు, యాజమెంటు హక్కులు వగైరాల సహా మీకు విక్రయించడమైనది.

(1) రాజాల సరస్వతి, (2) రాజాల అప్పారావు, (3) రాజాల రాజబాబు, (4) రాజాల సంజీవి, (5) రాజాల పౌలు, (6) రాజాల దాసుబాబు, (7) కుండ్రాపు మిరియాలమ్మ, గార్ల తరపున జనరల్ పవర్ ఏజెంటు


(8) *V.V. Nageswara*

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

magicbricks
Buy
Rent
Sell
Home Loans

₹1.33 Cr ₹4222/sqft EMI - ₹60k | [How much loan can I get?](#)

Plot For Sale in [Suresh Nagar, Kakinada](#) [View on map](#)



5 Floors allowed


Plot Area	Dimensions (L X B)	Any Construction Done
350 sqyd	45 X 70	Yes
Status	Boundary Wall	Transaction Type
Legal & Infra Status	No	Resale

1 Photos

magicbricks
Buy
Rent
Sell
Home Loans

₹1.50 Cr ₹4762/sqft EMI - ₹68k | [Get Loan offers from 34+ banks](#)

350 Sq-yrd Residential Plot/Land For Sale in [Suresh Nagar, Kakinada](#) [View on map](#)



Gated Colony South 3 Floors allowed

Plot Area	Any Construction Done	Boundary Wall
350 sqyd	No	Yes
Type Of Ownership	Overlooking	Transaction Type
Freehold	Pool, Garden/Park, Main Road	Resale

Property in a Gated Locality

[Contact Agent](#) [Get Phone No.](#)

Last contact made 3 days ago

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 5/11/2024 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. Manmohan have personally inspected the property on 25/10/2024 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 has 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 report consists valuation of Land & Building of Power Plant having 50,125 sq.ft. of built-up area along with 2 other properties located at aforesaid address having total land area as 31.28 acres of Vacant land at Ponnada village near Uppada and 527.18 sq.yds. of residential land in Suresh nagar, Kakinada 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

		<p>copy of documents provided to us and informed verbally or in writing.</p> <p>The land area of Power plant is not considered for valuation purpose because as per lease deed it is non transferrable and cannot be mortgaged under any circumstances.</p> <p>Also, as per observation during site visit there is nothing operational hence economic benefit cannot be enjoyed by existing lessee so as per Profit Rent under Income approach of valuation the fair market value is zero.</p>
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.
3.	Identity of the experts involved in the valuation	<p>Survey Analyst: Manmohan</p> <p>Valuation Engineer: Manmohan</p> <p>L1/ L2 Reviewer: Anil Kumar</p>
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: 5/10/2024
		Date of Survey: 25/10/2024
		Valuation Date: 5/11/2024
		Date of Report: 5/11/2024
6.	Inspections and/ or Investigations undertaken	Yes, by our authorized Survey Engineer Manmohan on 25/10/2024. Property was shown and identified by Mr. B. Prabhakaran (+91-995616420).
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.</p> <p>During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other</p>

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		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. 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.
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please refer to Part E of the Report and Valuer's Important Remarks enclosed herewith.

Date: 5/11/2024

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 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.
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 authorised 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.
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 organisation 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.
33. The valuer under no circumstances, should use any legend containing the bank's name/symbol/logo on their heads, signboards, name plates, visiting cards etc. while canvassing business of valuation.

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: 5/11/2024

Place: Noida

ENCLOSURE: X

PART E

VALUER'S IMPORTANT REMARKS

1. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2. The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3. Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4. In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5. Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6. Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
7. We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8. This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
9. We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11. Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
12. Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13. We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14. This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15. The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16. The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.

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17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owner's name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same

	assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client 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 upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or 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.



