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Andheri (W), Mumbai - 400053
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REPORT FORMAT: V-L2 (Medium – BOB) | Version: 12.0_2022

CASE NO. VIS (2024-25)-PL434-384-528

DATED: 20/09/2024

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PLANT

SITUATED AT

M/S GUPTA POWER INFRASTRUCTURE LIMITED, PLOT NO. 132, 132B, 132C & 145, VILLAGE MAHUAKHERAGANJ, NANDNAGAR INDUSTRIAL AREA PHASE-II, TEHSIL KASHIPUR, DISTRICT UDHAM SINGH NAGAR, UTTARAKHAND

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineer (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR

BANK OF BARODA CAPITAL MARKETS LTD, BKC, G-BLOCK BANDRA EAST, MUMBAI-400051

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

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

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

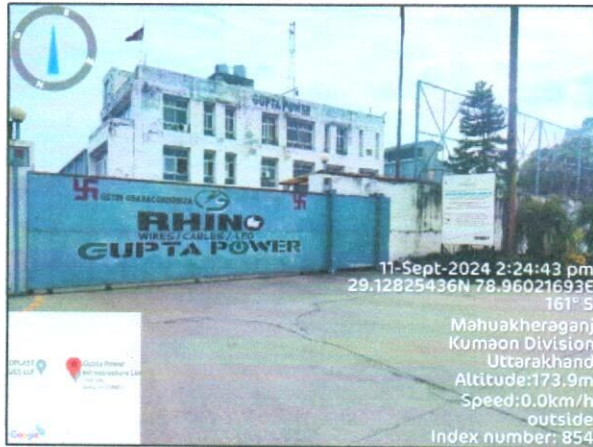
CORPORATE OFFICE:

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION

PLOT NO. 132, 132B & 132C

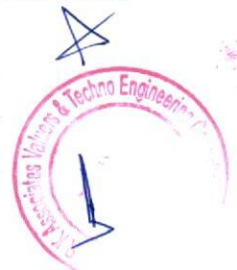


PLOT NO. 145



SITUATED AT
M/S GUPTA POWER INFRASTRUCTURE LIMITED, PLOT NO. 132, 132B, 132C & 145, VILLAGE MAHUAKHERAGANJ, NANDNAGAR INDUSTRIAL AREA PHASE-II, TEHSIL KASHIPUR, DISTRICT UDHAM SINGH NAGAR, UTTARAKHAND

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PART B

BOB FORMAT ON OPINION REPORT ON VALUATION

Name & Address of the Branch	Bank of Baroda Capital Markets Ltd, BKC, G-Block, Bandra East, Mumbai-400051
Name & Designation of concerned officer	Mr. Puneet Bansal
Work Order No. & Date	Via letter no. BCML/29/MB/2024-25/23/TDDV dated 27 th August, 2024
Name of the Customer	M/s. Gupta Power Infrastructure Limited

S. NO.	CONTENTS	DESCRIPTION		
I.	GENERAL			
1.	Purpose of Valuation	For Debt Acquisition purpose		
2.	a. Date of Inspection of the Property	11 September 2024		
	b. Date of Valuation Assessment	20 September 2024		
	c. Date of Valuation Report	20 September 2024		
3.	Property shown by	Name	Relationship with Owner	Contact Number
		Mr. Vipin	Employee	---
4.	List of documents produced for perusal (Documents has been referred only for reference purpose)	Documents Requested	Documents Provided	Documents Reference No.
		Total 14 documents requested.	Total 02 documents provided	Total 02 documents provided
		Property Title document	Sale Deed	Dated: 18/06/2007 & 06/03/2012
		Cizra Map	---	---
		Change of Land Use	---	---
		Approved Map	---	---
		Copy of TIR	Copy of TIR	Refer annexure
		Last paid Electricity Bill	---	---
		Last paid Municipal Tax Receipt	---	---
		Structural Stability Certificate	---	---
		Completion Certificate	---	---
		Occupation certificate	---	---
		Copy of FAR	---	---
		Capacity Utilization	---	---
		Maintenance Record	---	---
		Property Insurance paper	---	---

VALUATION ASSESSMENT
M/S GUPTA POWER INFRASTRUCTURE LIMITED

5.	Documents provided by	Bank
6.	Name of the owner(s)	M/s Gupta Power Infrastructure Limited (formerly known as Gupta Cables Pvt. Ltd.)
	Address/ Phone no.	Address: Cuttack-Puri Road, Infront of Budheswari Temple, Bhubaneswar, Orissa – 751006
		Phone No.: ---

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7. **Brief description of the property**

8. This Valuation is prepared for the property situated at the aforesaid address having total land area admeasuring 7.88 acres/ 31,870 sq.mtr as per copy documents provided. The subject property comprises of two locations ie Plot no. 132, 132B & 132C and plot no. 145. The plot no. 132, 132B & 132C are merged together and having total area admeasuring 25,068 sq.mtr and for plot no. 145 is having the land area admeasuring 6,802 sq.mtr as per the sale deeds provided. As per the satellite measurement done during site survey the land area comes out to be more or less same.



Copy of approved sanction plan or building area details are not shared with us. Thus, for building valuation purpose, physical measurement of building/structure is conducted on site.

Details building measured physically are as follows:

Sr. No.	Building Name	Floor	Height (in feet) Approx.	Type of Structure	Area (in sq.mtr.)	Area (in sq.ft.)
Plot No. 132, 132B & 132C						
1	Office Building	Ground Floor	24 & 11	RCC	265.70	2,860
2	Office Building	First Floor	11	RCC	130.06	1,400
3	Office Building	Second Floor	11	RCC	265.70	2,860
4	CCV building	Ground Floor	15	RCC	410.63	4,420
5	CCV building	First Floor	17	RCC	410.63	4,420
6	CCV building	Second Floor	15	RCC	410.63	4,420
7	CCV building	Third Floor	15	RCC	410.63	4,420
8	Office	Fourth Floor	11	RCC	215.54	2,320
9	Shed 1	Ground Floor	35	PEB Structure	3157.78	33,990
10	Shed 2	Ground Floor	35	PEB Structure	4094.24	44,070
11	Shed 3	Ground Floor	35	PEB Structure	4586.63	49,370



12	Shed 4	Ground Floor	49	PEB Structure	2704.60	29,112
13	DG Shed	Ground Floor	16	Shed with Brick wall	72.46	780
14	Panel room	Ground Floor	14	RCC	112.227	1208
Plot No. 145						
1	Shed 1	Ground Floor	37	PEB Structure	1566.35	16,860
2	Shed 2	Ground Floor	37	PEB Structure	1254.19	13,500
3	Shed 3	Ground Floor	37	PEB Structure	1245.83	13,410
4	Meter & VCB room	Ground Floor	12	RCC	36.23	390
5	Panel room	Ground Floor	14	RCC	63.17	680
6	Guard Room	Ground Floor	12	RCC	24.53	264
7	Production office	Ground Floor	12	Iron Girder with Brick wall	278.71	3,000
TOTAL					21,716.48	2,33,754

During the site visit, the plant was found to be operational. Based on observations and information obtained, the plant was engaged in the manufacturing of AAC (Aluminum Alloy Conductors), ACSR (Aluminum Conductor Steel-Reinforced) Conductors and Copper Conductors. Copy of the Fixed Asset Register (FAR) or detailed machine inventory and machine capacities & technical specification were not shared with us. Therefore, we conducted a detailed machine inventory assessment during the site survey. The machinery was in good condition and plant was maintained properly.

The major machines found during site visit of both the units are Wire Stranding Machine, Wire drawing machines, Armoring machine, Copper taping, HT cable core making machine, Triple extrusion machine along with the compressors, DG set and Lathe machine.

The subject property is situated in the averagely maintained industrial area named as Nandnagar industrial area phase-II, Kashipur. The plant is located at a distance of 4 km from Chandpur-Kashipur Road and is about ~45 km from Moradabad. Nearest railway station is Kashipur Railway Station which is about ~11 km and Pantnagar Airport is about 80 km from the subject property. All other basic civic amenities are within close vicinity.

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

9.	Total Lease period & remaining period (if leasehold)	NA
	Location of the property	



VALUATION ASSESSMENT

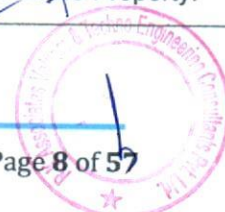
M/S GUPTA POWER INFRASTRUCTURE LIMITED

10.	1. Plot No. / Survey No.		Plot no. 132, 132B, 132C & 145	
	2. Door No.		---	
	3. T. S. No. / Village		Village Mahuakheraganj	
	4. Ward / Taluka		Tehsil - Kashipur	
	5. Mandal / District		District Udham Singh nagar	
	6. Postal address of the property		M/S Gupta Power Infrastructure Limited, Plot No. 132, 132b, 132c & 145, Village Mahuakheraganj, Nandnagar Industrial Area Phase-II, Tehsil Kashipur, District Udham Singh Nagar, Uttarakhand	
	7. Latitude, Longitude & Coordinates of the site		Plot no. 132, 132B & 132C - 29°07'39.7"N 78°57'37.6"E Plot no. 145 - 29°07'40.3"N 78°57'34.7"E	
	8. Nearby Landmark		Village Mahuakheraganj	
11.	Area Categorization		Scale-C City	Rural
	Type of Area		Notified Industrial area	
12.	Classification of the area		Middle Class (Ordinary)	Industrial
			Within averagely maintained Industrial area	
13.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name		Rural	Village Panchayat (Gram Panchayat)
			Village Mahuakheraganj	
14.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area		No	
15.	In case it is an agricultural land, any conversion of land use done		Not Applicable	
16.	Boundary schedule of the Property			
	Are Boundaries matched		Yes from the available documents only	
	Directions	As per Documents	Actually, found at Site	
			Plot no. 132, 132B & 132C	Plot no. 145
	North	Different for different plot no.	Road	Plot no. 144
	South	Different for different plot no.	Other's Land	Road
	East	Different for different plot no.	Other's Land	Road and Plot no. 132
17.	Dimensions of the site		Actually, found at Site (B)	

18.	Extent of the site		Plot no. 132, 132B & 132C - 25,068 sq.mtr Plot no. 145 - 6,802 sq.mtr. TOTAL - 31,870 sq.mtr	
			Plot no. 132, 132B & 132C - 25,068 sq.mtr Plot no. 145 - 6,802 sq.mtr. TOTAL - 31,870 sq.mtr	
19.	Extent of the site considered for valuation		7.88 acres/ 31,870 sq.mtr	
	Property presently occupied/ possessed by		Owner	



20.	If occupied by tenant, since how long?	Not applicable					
	Rent received per month	Not applicable					
II. CHARACTERISTICS OF THE SITE							
1.	Classification of the locality	Average					
2.	Development of surrounding areas	Rural area					
3.	Possibility of frequent flooding / submerging	No					
4.	Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc.						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~ 1.6 km.	~ 4.5 km.	~ 2 km.	~ 4 km.	~11 km.	---	~80 km
5.	Level of land with topographical conditions	on road level/ Plain Land					
6.	Shape of land	Rectangle					
7.	Type of use to which it can be put	Best for industrial use					
8.	Any usage restriction	Yes only for industrial use					
9.	Is plot in town planning approved layout? / Zoning regulation	Yes					
10.	Corner plot or intermittent plot?	Plot no. 132, 132B & 132C - It is a corner plot Plot no. 145 - It is a corner plot					
11.	Road facilities						
	(a) Main Road Name & Width	Chandpur-Kashipur Road				~24 ft.	
	(b) Front Road Name & width	Internal Road				~70 ft.	
	(c) Type of Approach Road	Cement Concrete Road					
	(d) Distance from the Main Road	4 Km.					
12.	Type of road available at present	Cement Concrete Road					
13.	Width of road – is it below 20 ft. or more than	More than 20 ft.					
14.	Is it a land – locked land?	No					
15.	Water potentiality	Details/infromation not shared					
16.	Underground sewerage system	Yes					
17.	Is power supply available at the site?	Yes					
18.	Advantages of the site	It is a corner property					
19.	Special remarks, if any, like:						
	a. Notification of land acquisition if any in the area	No such information came in front of us and couldn't be found on public domain					
	b. Notification of road widening if any in the area	No such information came in front of us and couldn't be found on public domain					
	c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No					
	d. Any other	None					
III. VALUATION OF LAND							
1.	Size of plot North & South	Please refer to Part B – Area description of the Property.					



	East & West			
2.	Total extent of the plot			
3.	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Please refer to Part C - Procedure of Valuation Assessment section.		
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)			
5.	Assessed / adopted rate of valuation			
6.	Estimated Value of Land			
IV.	VALUATION OF BUILDING			
1.	Technical details of the building			
a.	Type of Building (Residential / Commercial/ Industrial)	INDUSTRIAL / MANUFACTURING UNIT		
b.	Type of construction (Load bearing / RCC/ Steel Framed)	Structure	Slab	Walls
		RCC structure & RCC Walls Shed Structures	Reinforced Cement Concrete	Brick walls
c.	Architecture design & finishing	Interior	Exterior	
		Ordinary regular architecture / Simple/ Average finishing	Ordinary regular architecture / Simple/ Average finishing	
d.	Class of construction	Class of construction: Class B construction (Good)		
e.	Year of construction/ Age of construction	2009-2014	10-15 years	
f.	Number of floors and height of each floor including basement, if any	Separate sheet has been attached below		
g.	Plinth area floor-wise	Separate sheet has been attached below		
h.	Condition of the building	Interior	Exterior	
		Ordinary/ Normal	Ordinary/ Normal	
i.	Maintenance issues	No maintenance issue, structure is maintained properly		
j.	Visible damage in the building if any	No visible damages in the structure		
k.	Type of flooring	PCC, Vitrified tiles		
a.	Class of electrical fittings	Internal/ Normal quality fittings used		
b.	Class of plumbing, sanitary & water supply fittings	Internal/ Normal quality fittings used		
2.	Map approval details			
a.	Status of Building Plans/ Maps and Date of issue and validity of layout of approved map / plan	Cannot comment since no approved map provided to us on our request.		
b.	Approved map / plan issuing authority	Cannot comment since no approved map provided to us on our request		
c.	Whether genuineness or authenticity of approved map / plan is verified	Cannot comment since no approved map provided to us on our request		

	d. Any other comments on authenticity of approved plan	Verification of authenticity of documents with the respective authority can be done by a legal/ liasoning person and same is not done at our end.	
	e. Is Building as per copy of approved Map provided to Valuer?	Cannot comment since no approved map provided to us on our request.	
	f. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the approved plan	<input type="checkbox"/> Permissible alterations	
		<input type="checkbox"/> Non permissible alterations	
	g. Is this being regularized		
V.	SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF		
1.	Foundation	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. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.	
2.	Basement		
3.	Superstructure		
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		
5.	RCC works		
6.	Plastering		
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc		
9.	Roofing including weather proof course		
10.	Drainage		
11.	Compound wall	Yes	
	Height	~10-12 ft.	
	Length	Plot no. 132, 132B & 132C - ~650 meter Plot no. 145 - ~320 meter	
	Type of construction	Brick Wall	
12.	Electrical installation	Please refer to "Class of electrical fittings" under technical details of the building above in totality and lumpsum basis. 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.	
	Type of wiring		
	Class of fittings (superior / ordinary / poor)		
	Number of light points		
	Fan points		
	Spare plug points		
	Any other item		
13.	Plumbing installation	Please refer to "Class of plumbing, sanitary & water supply fittings" under technical details of the building above in totality and lumpsum basis. 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.	
	No. of water closets and their type		
	No. of wash basins		
	No. of urinals		
	No. of bath tubs		
	No. of water closets and their type		
	Water meter, taps, etc.		
	Any other fixtures		
14.	EXTRA ITEMS	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. These points are covered in	
	Portico		
	Ornamental front door		



	Sit out/ Verandah with steel grills	totality in lumpsum basis under technical details of the building under "Class of construction, architecture design & finishing" point.
	Overhead water tank	
	Extra steel/ collapsible gates	
15.	AMENITIES	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. These points are covered in totality in lumpsum basis under technical details of the building under "Class of construction, architecture design & finishing" point.
	Wardrobes	
	Glazed tiles	
	Extra sinks and bath tub	
	Marble / Ceramic tiles flooring	
	Interior decorations	
	Architectural elevation works	
	Paneling works	
	Aluminum works	
	Aluminum hand rails	
	False ceiling	
16.	MISCELLANEOUS	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. These points are covered in totality in lumpsum basis under technical details of the building under "Class of construction, architecture design & finishing" point.
	Separate toilet room	
	Separate lumber room	
	Separate water tank/ sump	
	Trees, gardening	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. These points are covered in totality in lumpsum basis under technical details of the building under "Class of construction, architecture design & finishing" point.
17.	SERVICES	
	Water supply arrangements	
	Drainage arrangements	
	Compound wall	
	C. B. deposits, fittings etc.	
	Pavement	






TOTAL ABSTRACT OF THE ENTIRE PROPERTY

1.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S. No.	Particulars	Book Value as on 31-03-2024	Indicative & Estimated Prospective Fair Market Value as on 20-09-2024
1.	Land Value (A)	Plant-wise Details not available	Rs. 16,57,24,000/-
2.	Total Building & Civil Works (B)		Rs. 31,69,90,612/-
3.	Additional Aesthetic Works Value (C)		Rs. 12,50,000/-
4.	Plant & Machinery		Rs. 70,22,40,000/-
5.	Total Add (A+B+C)	---	Rs. 118,62,04,612/-
6.	Additional Premium if any Details/ Justification	---	---
7.	Deductions charged if any Details/ Justification	---	---
8.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 118,62,04,612/-
9.	Rounded Off	---	Rs. 118,60,00,000/-
10.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees One Hundred and Eighteen Crore Sixty Lakhs Only
11.	Expected Realizable Value (@ ~15% less)	---	Rs. 100,81,00,000/-
12.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 88,95,00,000/-
13.	Percentage difference between Book Value and Fair Market Value	---	---

***NOTE:**

- For more details & basis please refer to **Part C - Procedure of Valuation Assessment section**.
- This valuation is conducted based on the comparable composite market rate method which is inherently inclusive of the additional items as mentioned in S.No. 2 to 8 if present in the flat at ordinary level. For any exclusive and superfine finish over and above ordinary finishing, additional value is taken in lumpsum as described in the **Procedure of Valuation Assessment section under "Valuation of Additional Aesthetic & Decor Works in the Property"**.
- Estimated Value is subject to the assumptions, limitations, basis of computation, caveats, information, facts came during valuation within the limited available time & cost.
- PART A - BOB format on opinion report on Valuation** is just the description of the asset as per the format requirement of the client. The real procedure of Valuation is discussed from **PART C - Procedure of Valuation Assessment** where all different aspect of Valuation as per the standards are described in detail.
- This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at www.rkassociates.org.

ENCLOSURE: I

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	7.88 acres/ 31,870 sq.mtr	
	Area adopted on the basis of	Property documents, Old Valuation Report & site survey	
	Remarks & observations, if any	Land area is adopted as per old valuation report, which was cross-verified via multiple copy of documents provided which was verified via satellite measurement tools.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Built-up Area	Plot no. 132, 132B & 132C – 17,247.47 sq.mtr Plot no. 145 – 4,469.01 sq.mtr.
	Area adopted on the basis of	Site survey measurement only since no relevant document was available	
	Remarks & observations, if any	We have adopted the area on basis of the site survey measurement & satellite measurement tools, since building plan was not provided to us.	

Note:

1. Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.

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ENCLOSURE: II

PART D

PROCEDURE OF VALUATION ASSESSMENT

2.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		27 August 2024	11 September 2024	20 September 2024	20 September 2024
ii.	Client	Bank Of Baroda Capital Markets Ltd., BKC, G-Block, Bandra East, Mumbai-400051			
iii.	Intended User	Bank Of Baroda Capital Markets Ltd., BKC, G-Block, Bandra East, Mumbai-400051			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Debt Acquisition purpose			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	✓	Done from the name plate displayed on the property		
		✓	Cross checked from address of the property mentioned in the documents		
ix.	Is property name/number/ survey number displayed on the property for proper identification?	Yes.			
x.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).			

3. 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

VALUATION ASSESSMENT

M/S GUPTA POWER INFRASTRUCTURE LIMITED

iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature		Category	Type
		LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET		INDUSTRIAL	MANUFACTURING UNIT
		Classification		Income/ Revenue Generating Asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value		
		Secondary Basis	On-going concern basis		
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Distress State			
		Reason: Asset under NPA account			
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Valuation purpose	
		Industrial	Industrial	Industrial	
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Middle Class (Ordinary)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Rectangle	Large	Good Layout	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-C City	Average	Near to Highway	Refer to the attached sheet
		Rural	Average	Road Facing	
		Property Facing			
		Plot no. 132, 132B & 132C – North-West Facing Plot no. 145 – North-East Facing			
xi.	Physical Infrastructure availability factors of the	Water Supply	Sewerage/ sanitation	Electricity	Road and Public



VALUATION ASSESSMENT

M/S GUPTA POWER INFRASTRUCTURE LIMITED

	locality		system		Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Rural Area			
xiii.	Neighbourhood amenities	Average			
xiv.	Any New Development in surrounding area	No new development observed in the locality			
xv.	Any specific advantage in the property	It is a corner property			
xvi.	Any specific drawback in the property	Not as such			
xvii.	Property overall usability/ utility Factor	Good			
xviii.	Do property has any alternate use?	No			
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary			
xx.	Is the property merged or colluded with any other property	Yes			
		Comments: Plot no. 132, 132B & 132C are merged together.			
xxi.	Is independent access available to the property	Clear independent access is available			
xxii.	Is property clearly possessable upon sale	Yes			
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv)	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.			



	above)																																											
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	<p>Fair Market Value</p> <p>Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.</p>																																										
xxv.	Approach & Method of Valuation Used	<table> <tr> <th rowspan="2">Land</th><th>Approach of Valuation</th><th>Method of Valuation</th></tr> <tr> <th>Market Approach</th><th>Market Comparable Sales Method</th></tr> <tr> <th>Building</th><th>Cost Approach</th><th>Depreciated Reproduction Cost Method</th></tr> </table>	Land	Approach of Valuation	Method of Valuation	Market Approach	Market Comparable Sales Method	Building	Cost Approach	Depreciated Reproduction Cost Method																																		
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	Market Approach	Market Comparable Sales Method																																										
Building	Cost Approach	Depreciated Reproduction Cost Method																																										
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)																																										
xxvii.	Market Comparable																																											
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	<table> <tr> <td>1.</td><td>Name:</td><td>M/s. Dbali Developers</td></tr> <tr> <td></td><td>Contact No.:</td><td>+91-9012845680</td></tr> <tr> <td></td><td>Nature of reference:</td><td>Property Consultant</td></tr> <tr> <td></td><td>Size of the Property:</td><td>~3-4 acre</td></tr> <tr> <td></td><td>Location:</td><td>Nandnagar Industrial Area</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>Around Rs. 4,800/- to Rs. 5,400/- per sq.mtr.</td></tr> <tr> <td></td><td>Any other details/ Discussion held:</td><td>As per discussion with the property dealer, the industrial land is available in the subject locality in the above-mentioned range.</td></tr> <tr> <td>2.</td><td>Name:</td><td>M/s. Shree Ram Property Advisor</td></tr> <tr> <td></td><td>Contact No.:</td><td>+91-9690404324</td></tr> <tr> <td></td><td>Nature of reference:</td><td>Property Consultant</td></tr> <tr> <td></td><td>Size of the Property:</td><td>~4 acre</td></tr> <tr> <td></td><td>Location:</td><td>Nandnagar Industrial Area</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>Around Rs. 5,000/- to Rs. 5,400/- per sq.mtr.</td></tr> <tr> <td></td><td>Any other details/ Discussion held:</td><td>As per discussion with the property dealer, the industrial land is available in the subject locality in the above-mentioned range.</td></tr> </table> <p>NOTE: The given information above can be independently verified to know its authenticity.</p>	1.	Name:	M/s. Dbali Developers		Contact No.:	+91-9012845680		Nature of reference:	Property Consultant		Size of the Property:	~3-4 acre		Location:	Nandnagar Industrial Area		Rates/ Price informed:	Around Rs. 4,800/- to Rs. 5,400/- per sq.mtr.		Any other details/ Discussion held:	As per discussion with the property dealer, the industrial land is available in the subject locality in the above-mentioned range.	2.	Name:	M/s. Shree Ram Property Advisor		Contact No.:	+91-9690404324		Nature of reference:	Property Consultant		Size of the Property:	~4 acre		Location:	Nandnagar Industrial Area		Rates/ Price informed:	Around Rs. 5,000/- to Rs. 5,400/- per sq.mtr.		Any other details/ Discussion held:	As per discussion with the property dealer, the industrial land is available in the subject locality in the above-mentioned range.
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	Any other details/ Discussion held:	As per discussion with the property dealer, the industrial land is available in the subject locality in the above-mentioned range.																																										
xxviii.	Adopted Rates Justification	<p>As per our discussion with the property dealers and habitants of the subject location and research through public domain we have gathered the following information: -</p> <ol style="list-style-type: none"> 1. The subject plant is situated in industrial area named as Nandnagar Industrial Area Phase 2, Kashipur 2. There is good availability of industrial land in the subject location. 3. As per the discussion with the property dealer, the industrial property is available in Phase 2 of Nandnagar Industrial Area within the range of Rs. 4,800/- to Rs.5,400/- per sq.mr. 4. The industrial land is also available in Phase 1 of Nandnagar Industrial, which is near to the main road. The rates of industrial land in this area are in the range of Rs. 7,500/- to 8,500/- per sq.mtr. <p>Based on the above information and keeping in mind in subject locality we are of</p>																																										

		the view to adopt a base rate of Rs.5,200/- per sq.mr for the purpose of 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	Negotiation Discount	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Moderate	Extremely low
		Remarks:	
		Adjustments (-/+): 0%	
xxx.	Any other special consideration	Reason: ---	
		Adjustments (-/+): 0%	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	NA	
		<p>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 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.</p> <p>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</p>	

		into consideration all such future risk while financing.
		Adjustments (-/+): 0%
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs.5,200/- per sq.mr
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 or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services. 	

- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is 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 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.
- 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 and 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.
- 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.
- Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township 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.

xxxvi.

SPECIAL ASSUMPTIONS

None

xxxvii.

LIMITATIONS

Unavailability of the data & information in public domain pertaining to the subject location.



VALUATION ASSESSMENT
M/S GUPTA POWER INFRASTRUCTURE LIMITED

4.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs. 3,000/- per sq.mtr.	Rs. 4,800/- to Rs. 5,400/- per sq.mtr.
b.	Rate adopted considering all characteristics of the property	Rs. 3,000/- per sq.mtr.	Rs. 5,200/- per sq.mtr.
c.	Total Land Area considered (documents vs site survey whichever is less)	7.88 acres/ 31,870 sq.mtr	7.88 acres/ 31,870 sq.mtr
d.	Total Value of land (A)	31,870 sq.mtr x Rs.3,000/- per sq.mtr	31,870 sq.mtr x Rs.5,200/- per sq.mtr
		Rs. 9,56,10,000/-	Rs. 16,57,24,000/-




5.

VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

M/S. GUPTA POWER INFRASTRUCTURE LTD								
Sr. No.	Building Name	Floor	Height (in feet) Approx.	Type of Structure	Area (in sq mtr.)	Total Economical Life (In year)	Gross Replacement value (INR)	Depreciated Replacement Value (INR)
Plot No. 132								
1	Office Building	Ground Floor	24 & 11	RCC	265.70	60	42,90,000	33,89,100
2	Office Building	First Floor	11	RCC	130.06	60	21,00,000	16,59,000
3	Office Building	Second Floor	11	RCC	265.70	60	42,90,000	33,89,100
4	CCV building	Ground Floor	15	RCC	410.63	60	70,72,000	57,99,040
5	CCV building	First Floor	17	RCC	410.63	60	70,72,000	57,99,040
6	CCV building	Second Floor	15	RCC	410.63	60	70,72,000	57,99,040
7	CCV building	Third Floor	15	RCC	410.63	60	70,72,000	57,99,040
8	Office	Fourth Floor	11	RCC	215.54	60	34,80,000	26,97,000
9	Shed 1	Ground Floor	35	PEB Structure	3157.78	50	6,11,82,000	4,46,62,860
10	Shed 2	Ground Floor	35	PEB Structure	4094.24	50	7,93,26,000	5,79,07,980
11	Shed 3	Ground Floor	35	PEB Structure	4586.63	50	8,88,66,000	6,48,72,180
12	Shed 4	Ground Floor	49	PEB Structure	2704.60	50	5,82,24,000	4,35,51,552
13	DG Shed		16	Shed with Brick wall	72.46	40	10,92,000	7,23,450
14	Panel room		14	RCC	112.22698	60	18,12,000	14,04,300
Plot No. 145								
1	Shed 1	Ground Floor	37	PEB Structure	1566.35	50	3,03,48,000	2,48,85,360
2	Shed 2	Ground Floor	37	PEB Structure	1254.19	50	2,43,00,000	1,99,26,000
3	Shed 3	Ground Floor	37	PEB Structure	1245.83	50	2,41,38,000	1,97,93,160
4	Meter & VCB room	Ground Floor	12	RCC	36.23	60	5,85,000	4,97,250
5	Panel room	Ground Floor	14	RCC	63.17	60	10,20,000	8,67,000
6	Guard Room	Ground Floor	12	RCC	24.53	60	3,69,600	3,14,160
7	Production office		12	Iron Garder with Brick wall	278.71	40	42,00,000	32,55,000
TOTAL					21,716.48		41,79,10,600	31,69,90,612

Remarks:

1. All the details pertaining to the building area statement such as area, floor, etc has been taken from the area details provided to us and as per the site survey.
2. The maintenance of the building is average as per site survey.
3. Age of construction taken from the information as per details provided to us.

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6. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY			
S. No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Boundary Wall	Rs. 12,50,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)		
e.	Depreciated Replacement Value (B)	---	Rs. 12,50,000/-
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. 		

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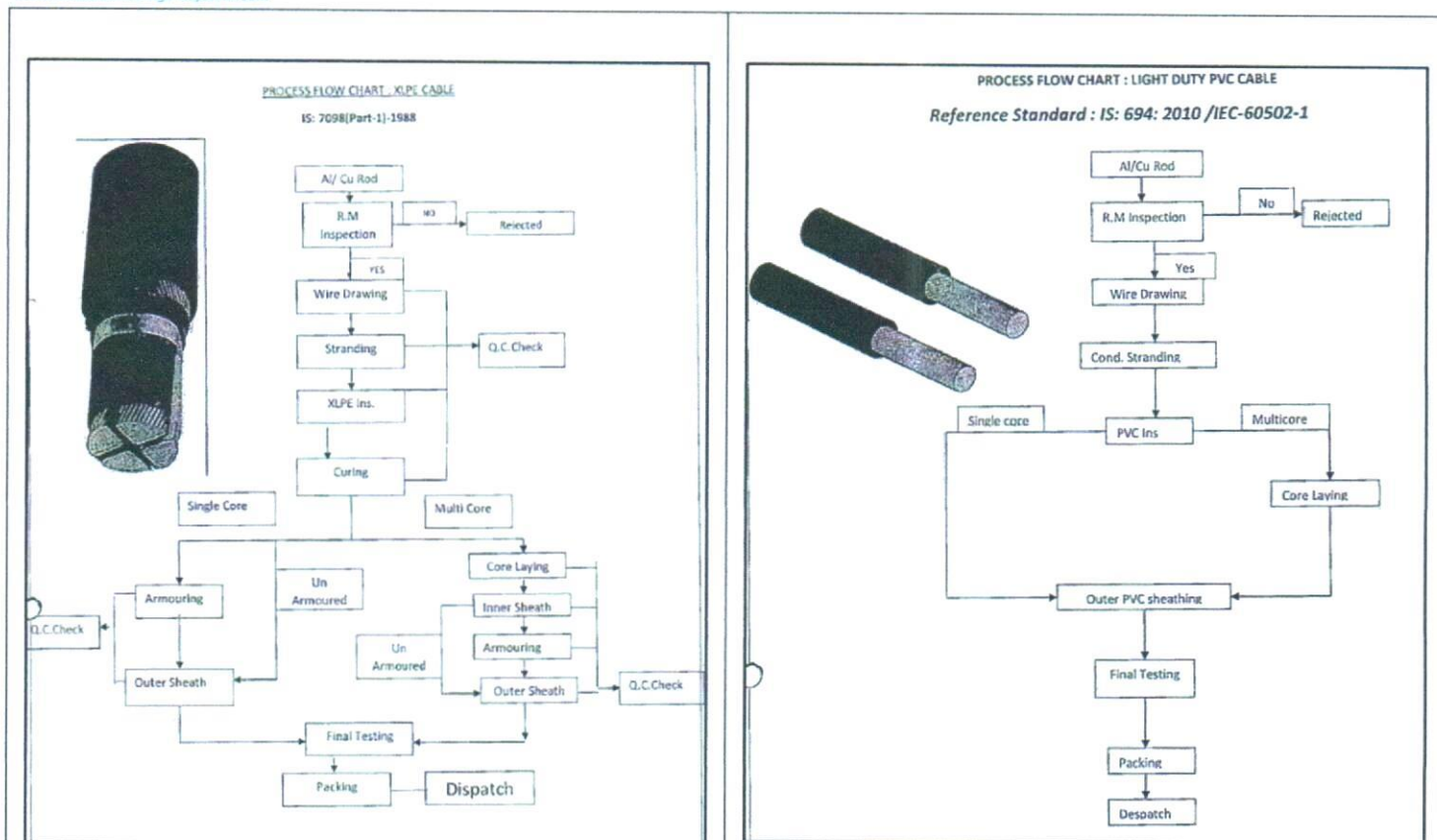
PART E

CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY

S.NO.	CONTENTS	DESCRIPTION
1.	TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY	
a.	Nature of Plant & Machinery	Manufacturing, Electric Wires & Cables
b.	Size of the Plant	Medium scale Plant
c.	Type of the Plant	Semi Automatic
d.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	Detailed not shared
e.	Production Capacity	Aluminum Conductors & Cables - 40,000 MT Copper-Contact & Catenary Wire – 2,000 MT
f.	Capacity at which Plant was running at the time of Survey	Plant was operational at the time of site survey and no information was provided regarding the capacity at which plant was running.
g.	Number of Production Lines	Cannot comment as full plant survey was not allowed
h.	Condition of Machines	Rusted & sulpharised all over.
i.	Status of the Plant	Partially operational
j.	Products Manufactured in this Plant	Cables & conductors
k.	Recent maintenance carried out on	Details not shared with us.
l.	Recent upgradation, improvements if done any	Details not shared with us
m.	Total Gross Block & Net Block of Assets	As on 31/03/2023
		Gross Block (In Rs.)
		Net Block (In Rs.)
		Details not shared
n.	Any other Details if any	<ul style="list-style-type: none"> The subject plant is into manufacturing of Aluminum conductors & cables. Copy of latest available FAR or machine details are not shared with us. Plant capacity utilization is also not shared with us. The plant was operational during site survey and plant was maintained properly. We conducted machines inventory assessment during the site survey and the same was used for valuation purpose. As per visual inspection, the plant & machinery were in good condition.
2.	MANUFACTURING PROCESS	

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[Circular stamp: R.K. Associates, Valuation & Engineering Consultants, Kanpur]



3.	TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY	
a.	Technology Type/ Generation Used in this Plant	Conventional Wire Manufacturing process such as Wire Drawing, Stranding, etc.
b.	Technological Collaborations If Any	None
c.	Current Technology used for this Industry in Market	Conventional Wire Manufacturing process such as Wire Drawing, Stranding, etc.
4.	RAW MATERIALS REQUIRED & AVAILABILITY	
	Type of Raw Material	Aluminum wire, Copper wire, PVC resins & Metallic Strips
	Availability	No information provided
5.	AVAILABILITY & STATUS OF UTILITIES	
	Power/ Electricity	Yes, available
	Water	Yes, available
	Road/ Transport	Yes, available
	COMMENT ON AVAILABILITY OF LABOUR	
	Availability	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.
	Number of Labours working in the Factory	No information provided
7.	SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY	
	Strategic Sale as part of the ongoing concern company.	

	Reason: This is a Large Scale Plant and can only be sold only as an Integrated Industry to preserve its value since complete process line & machines are special purpose machines and can't be used in any other Industry. So for fetching maximum value is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry.
8.	DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET
	Appears to be good as per general information available in public domain.
9.	SURVEY DETAILS
a.	Plant has been surveyed by our Engineering Team on 11 th September 2024.
b.	Site inspection was done in the presence of Company Representative who hadn't provided us the technical information about the plant & machinery or its tangible assets.
c.	Our team examined the machines & utilities and machine list/Inventorisation was done, as no FAR/machine list was given to us to verify the machine/equipment.
d.	Photographs have also been taken of all the Machines and its accessories installed there.
e.	Plant was not operational at the time of survey due to financial stress.
f.	Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.
g.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.
h.	As per the overall site visit summary, Plant appeared to be in good condition.






PART F

PROCEDURE OF VALUATION ASSESMENT – PLANT & MACHINERY

1. GENERAL INFORMATION				
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		11 September 2024	20 September 2024	20 September 2024
ii.	Client	Bank of Baroda Capital Markets Ltd, BKC, G-Block, Bandra East, Mumbai-400051		
iii.	Intended User	Bank of Baroda Capital Markets Ltd, BKC, G-Block, Bandra East, Mumbai-400051		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	For Debt Acquisition purpose		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Identification of the Assets	<input type="checkbox"/> Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine <input type="checkbox"/> Identified by the company's representative <input type="checkbox"/> Identified from the available Invoices <input checked="" type="checkbox"/> Identification of the machines could not be done properly <input type="checkbox"/> Due to large number of machines/ inventories, only major production lines & machines have been checked <input checked="" type="checkbox"/> Physical inspection of the whole plant was not allowed <input checked="" type="checkbox"/> Inventorization or Machine list was prepared during site survey		
ix.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).		
2. ASSESSMENT FACTORS				
i.	Nature of the Valuation	Fixed Assets Valuation		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		PLANT & MACHINERY	INDUSTRIAL	INDUSTRIAL PLANT & MACHINERY
		Classification	Income/ Revenue Generating Asset	
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value	
		Secondary Basis	On-going concern basis	
iv.	Present market state of the Asset assumed (Premise of Value as per	Under Distress State		
		Reason: Asset under NPA account		



	IVS)				
v.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
vi.	Neighbourhood amenities	Average			
vii.	Any New Development in surrounding area	No			
viii.	Any specific advantage/ drawback in the plant and machines	It is a corner property			
ix.	Machines overall usability/ utility Factor	Normal			
x.	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.			
xi.	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.			
xii.	Approach & Method of Valuation Used	Approach of Valuation		Method of Valuation	
		Market Approach		Depreciated Reproduction Cost Method	
xiii.	Type of Source of Information	Level 3 Input (Tertiary)			

xiv.	Any other aspect which has relevance on the value or marketability of the machines	<p>The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material, usability, capacity.</p> <p>This Valuation report is prepared based on the facts of the assets & 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 assets market may go down, asset conditions may change or may go worse, plant vicinity conditions may go down or become worse, plant market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the Plant may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p>
xv.	Basis of computation & working	
xvi.	Main Basis:	<p>a. Basic Methodology: For arriving at fair market value of P&M & other fixed assets our engineering team has rationally applied the mixture of <u>'sales comparison approach (market approach)'</u> and the <u>'cost approach (depreciated replacement cost)'</u>. The fair market value of Plant & Machinery on the date of valuation is its cost of reproduction & commissioning on that date less the depreciation & other deterioration deductions (Technological, Economic, Functional obsolescence) or additions for good maintenance from the date of commissioning of the machinery to the date of its valuation.</p> <p>b. Main Machinery of this Plant are specific purpose machines such as Rewinders, Re-coilers, Wire Twisters, Melting Furnaces, Wire Drawing Machine, Extrusion Process Line, Butcher Machine etc.</p> <p>c. No Fixed Asset Register or Inventory sheet has been provided to us. Machine list was prepared during site survey. However Valuation has been done independently.</p> <p>d. No capitalization cost or purchase cost of machines were made available to us and this Valuation is done purely by similar industry/plant project installation cost.</p> <p>e. For evaluating depreciation, Chart of Companies Act-2013 for ascertaining useful life of different types of machines are followed. Useful life of the Plant is taken as 18 years considering 5% of salvage value.</p> <p>f. On the Depreciated Replacement Cost (DRC) deduction for obsolescence/ deterioration or addition for good maintenance has been taken to arrive at the estimated Prospective Fair Market Value of the machines.</p> <p>g. Valuation of the asset is done as found on as-is-where basis on the site as identified independently during site inspection by our engineer/s unless otherwise mentioned in the report.</p> <p>h. The valuation of the Plant/ Machinery has been done considering the plant as a whole and may vary from market rates since the valuation is done using cost approach method and finally cross verified from market approach as a whole plant and not individual machine.</p> <p>i. Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List doesn't include Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc.</p> <p>Other Basis:</p>

- j. 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.
- k. 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.
- l. Secondary/ Tertiary costs related to asset transaction like Installation, maintenance and Logistics costs pertaining to the sale/ purchase of the assets are not considered separately while assessing the indicative estimated Market Value and is assumed to be included in the Cost of capitalization provided by the client.
- m. The condition assessment and the estimation of the residual economic life of the machinery and assets are only based on the visual observations and appearance found during the site survey. We have not carried out any physical tests to assess the working and efficiency of the machines and assets.
- n. 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.
- o. 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.

xvii. ASSUMPTIONS

- a. 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.
- b. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- c. 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 and 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.
- d. Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal & informal payment components as per market trend.
- e. 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.

xviii. SPECIAL ASSUMPTIONS

Valuation to be considered on ongoing concern basis.

xix. LIMITATIONS

- Copy of FAR and Machine/equipment specifications details not shared with us.
- This is just Fixed Asset Valuation and not an Enterprise Valuation. This report doesn't cover any prospective sale value of the Power Plant as a whole which is based on the cash flows of the business.

[Handwritten signature and circular stamp of R.K. Associates]

METHODOLOGY ADOPTED: The fair market value of the plant and machinery as of the valuation date is determined based on its reproduction cost as of that date, less deductions for depreciation and other forms of deterioration from the date of commissioning to the valuation date. However, as we were not provided with a copy of the Fixed Asset Register (FAR), we are unable to apply the "Cost Approach." Furthermore, the machinery specification list was not made available to us, preventing the use of the "Market Approach." Due to practical constraints, a comprehensive inventorization of the plant and its accessories could not be conducted, as a substantial quantity of machinery and equipment was present at the facility.

Therefore, based on publicly available information, we have utilized market comparables from similar industries as a benchmark for plant installation costs to estimate the replacement cost of the plant and machinery. Subsequently, depreciation and other forms of deterioration have been applied to the plant and machinery. As a result, a combination of the Market Approach and Cost Approach has been employed for the valuation. Details of information available on public domain regarding replacement cost is as follows:-

Particulars	Project Cost (In Rs. Cr.)	Capacity	Plant & Machinery Cost (In Rs. Cr.)	Replacement Cost Per MTPA (In Rs. Cr.)
Oswal Cables Private. Limited	354.25	38,400 MTPA	235.03	61,206
Diamond Power	-	2,50,000 MTPA	1,279.88	51,195
Average Replacement P&M Cost (In Rs. Per MTPA)				56,000

As per information received, the total capacity of the plant is 40,000 MTPA. Considering the same, the Plant & Machinery Replacement Cost for our plant is Rs. 2,24,00,00,000/-. Since our Plant is approximately 12 years old and is semi-automatic. Considering the same, a technical obsolescence of 5% is applied. The arrived replacement cost for the subject plant is Rs. 2,12,80,00,000/- and the same is considered for valuation purpose. Thus, the valuation of plant & machinery is as follows:-




As Per GPIL BS dated 31-03-2022		As per RKA dated 20-09-2024		
Asset Type	Net Block (In Rs.)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)	Estimated Fair Value (In Rs.)
Plant and Machinery	187,17,10,000	2,12,80,00,000	78,02,66,667	70,22,40,000
Other Miscellaneous Assets¹				
Total	187,17,10,000	2,12,80,00,000	78,02,66,667	70,22,40,000

Notes:

- Assets under owned by M/S Gupta Power Infrastructure Limited, Plot No. 132, 132b, 132c & 145, Village Mahuakheraganj, Nandnagar Industrial Area Phase-II, Tehsil Kashipur, District Udham Singh Nagar, Uttarakhand are only considered in this report.
- Valuation of major plant & machinery is considered as whole as copy of FAR is shared with us.
- Market & Cost Approach is used for the purpose of Valuation.
- For evaluating depreciation, Chart of Companies Act-2013 for ascertaining useful life of different types of machines are followed. Useful life of the Plant is taken as 18 years.
- Salvage value of machines is considered 5% depending only.
- Plant commissioning date is not shared with us. As per copy of lease deed, the company have purchased land area in year 2007 & 2012. Thus, year of plant commissioning is considered as 2012.
- As per information received, the plant is operational and conditions of machine & equipment were good. Thus, on the arrived Depreciated Replacement Cost (DRC) on conservative basis, a physical obsolesce of 10% is applied to arrive Estimated Fair Value.
- As per observation made during site survey, the condition of machinery was fair and is expected to have balance economic life of approx. 08 to 09 years subject to proper repair & maintenance depending upon nature of machinery.
- Our engineering team visited all the sections and manually inspected the machines and equipment on the basis of their physical existence.
- Final valuation includes Design, erection, procurement, installation & commissioning charges as well.

¹¹ The Estimated Fair Value of other miscellaneous is same as Net Book Value mentioned in the BS dated 31-03-2022 provided, is for all the 3 plants of the company and the value of other miscellaneous assets of all the plants is considered in Khurda Plant report, thus not considered in this report

8.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S. No.	Particulars	Book Value as on 31-03-2024	Indicative & Estimated Prospective Fair Market Value as on 20-09-2024
14.	Land Value (A)	Plant-wise Details not available	Rs. 16,57,24,000/-
15.	Total Building & Civil Works (B)		Rs. 31,69,90,612/-
16.	Additional Aesthetic Works Value (C)		Rs. 12,50,000/-
17.	Plant & Machinery		Rs. 70,22,40,000/-
18.	Total Add (A+B+C)	---	Rs. 118,62,04,612/-
19.	Additional Premium if any	---	---
	Details/ Justification	---	---
20.	Deductions charged if any	---	---
	Details/ Justification	---	---
21.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 118,62,04,612/-
22.	Rounded Off	---	Rs. 118,60,00,000/-
23.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees One Hundred and Eighteen Crore Sixty Lakhs Only
24.	Expected Realizable Value (@ ~15% less)	---	Rs. 100,81,00,000/-
25.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 88,95,00,000/-
26.	Percentage difference between Book Value and Fair Market Value	---	

27	Concluding Comments/ Disclosures if any
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute</p>

correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.

- e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

28. IMPORTANT KEY DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

29. Enclosures with the Report:

- Enclosure: III- Google Map
- Enclosure: IV- References on price trend of the similar related properties available on public domain, if available

- Enclosure: V- Photographs of the property
- Enclosure: VI- Copy of Circle Rate
- Enclosure: VII- Important property documents exhibit
- Enclosure: VIII- BOB Annexure: VI - Declaration-Cum-Undertaking
- Enclosure: IX- Part E:: Valuer's Important Remarks

IMPORTANT NOTES

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

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





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IF REPORT IS USED FOR BANK/ FIs

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

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

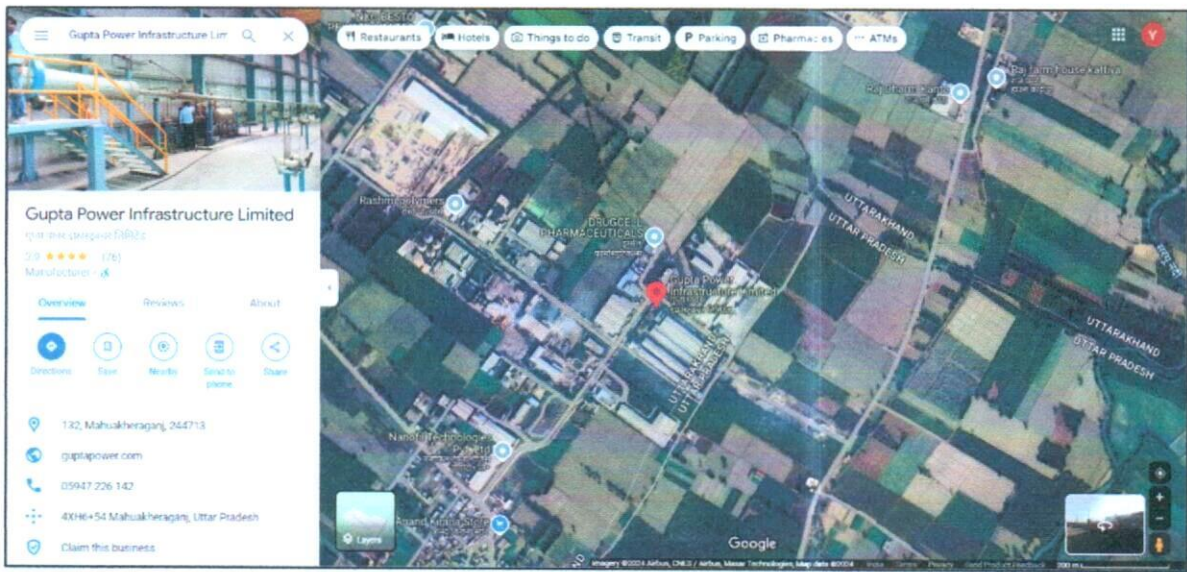
Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	P&M REVIEWER	L1/ L2 REVIEWER
Atul Gola & Yash Bhatnagar	Yash Bhatnagar	Abhinav Chaturvedi	Anil Kumar
			



ENCLOSURE: III – GOOGLE MAP LOCATION

Plot no. 132, 132B & 132C



[Handwritten signature]

[Circular stamp: R.K. Associates - Chartered Engineer - Valuation & Technology]

Plot no. 145



[Handwritten signature]

[Circular stamp: R.K. Associates & Techno Engineers Pvt. Ltd.]

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

**No specific references of the similar related properties are available on the public
domain**

**This property is located approximately 4 km from the subject property, situated in a
remote area.**

99acres Commercial Buy - Enter Locality - Project / Society - Landmark -

Posted on Jun 23, 2024 Ready to move

₹1.5 Cr 4,000 per sq.m. Estimated EMF: ₹1,19,806

REBA STATUS NOT AVAILABLE Website: http://99acres.org/in/803/insult/

Property (3)

Dimensions Plot area 4000 sq.m.

Address Kashipur, Udhm Singh Nagar

Corner Property Yes

Top of Open Sides 2

Price ₹1.5 Cr + Govt Charges & Tax @ 4,000 per sq.m. (Negotiable)

Orientation North-East

Ready to move Yes

Immediate

Why should you consider this property?

Close to Railway Station Corner Property North-East Facing Visitor Parking Available Close to Railway Station

Transaction Type: Resale 12 Months Leasehold 49.2 Feet 100% Property: Yes

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[Circular stamp: R.K. Associates (P) Ltd. Valuers & Techno Engineering Consultants (P) Ltd. Valuation Center of Excellence of Research Center]

ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY

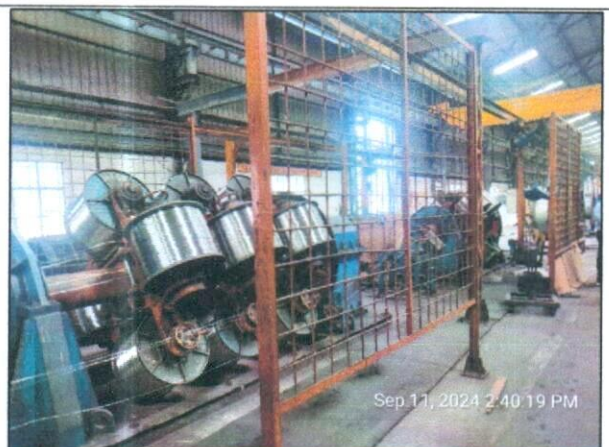
Plot no. 132, 132B & 132C





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[Circular stamp: Valuation & Technical Engineering Consultants (P) Ltd. Valuation Center of Excellence in India]



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Plot no. 145



[Handwritten signature]

[Circular stamp: Valuation & Techno Engineering Consultants (P) Ltd. 11/09/2024]



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ENCLOSURE: VI – COPY OF CIRCLE RATE

तहसील काशीपुर की ग्रामीण क्षेत्र की दरें										
क्रम सं०	प्रमुख की श्रेणी	प्रमुख मार्गों / वाडों / मोहल्ले का नाम		सामान्य दर						
		घाम का नाम	कृषि भूमि (प्रति हेक्टेयर लाख में)	भूमि / सम्पत्ति (प्रति वर्गमीटर)		बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लेट (गुप्त एरिया प्रति वर्गमीटर)	वाणिज्यिक भवन की दर (गुप्त एरिया प्रति वर्गमीटर)		गैर वाणिज्यिक	
				100 मीटर तक	100 मीटर से अधिक		दुकान / रेस्टोरेंट / कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	निर्माण की दर प्रति वर्गमीटर	
									प्रथम श्रेणी (लिनन्टरोफा)	द्वितीय श्रेणी (टीनपोश)
1		1. भोगपुर काशीपुर-	77.00	2600	2200	15200	26400	24200	12000	7000
	क	2. चौदेपुर 3. गढ़ीमज 4. गढ़ीइन्दजीत 5. फिरोजपुर	55.00	2300	2100	15200	26400	24200	12000	7000
	ख	6. पध्यावाला 7. दफिया कला 8. सीतारामपुर 9. जुझका 10. गोपीपुर	38.00	2200	2000	15000	24200	22000	12000	7000
	ग	11. कुदईगोवाला 12. कटैया 13. दभीरा एहतमाली 14. पट्टी हरु 15. बरखेड़ा पाण्डे 16. जमनाधपुर 17. गोधीनगर	45.00	2200	2000	15000	22000	19800	12000	7000
	घ	18. झगलपुर 19. हेमपुर दया 20. विसीदिवावाला 21. झंझडी 22. रामजीवनपुर	23.00	1600	1500	12100	15300	12500	10000	5000
नगरपालिका महआखेड़ागंज										
2	क	महुआखेड़ागंज नगरपालिका समस्त वाडी	94.00	3200	3000	15500	28000	22000	12000	7000



ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Sale Deed

भारतीय गैर न्यायिक

दस रुपये **TEN RUPEES**

रु.10 **Rs.10**

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND प्रमाण पत्र 09AA 307034

स्वामी जगन्नाथ को द्वारा 10 रु के अधीन दिये गये कलेक्टर के आदेश दिनांक 10/02/2005 के अनुसरण में यह प्रमाणित किया जाता है कि इस लिखत के सम्बन्ध में रुपये 8-18-500-00 (रुपये आठ लाख अठ्ठास हजार पचास) की जनशक्ति का बालता संख्या 100 दिनांक 27/03/2010 को मेसर्स गुप्ता पावर इन्फ्रास्ट्रक्चर लिमिटेड, कटक पुरी रोड, भुवनेश्वर 751006 (उड़ीसा) [M/s Gupta Power Infrastructure Limited Cutack Puri Road, Bhubaneswar-751006 (Orissa)] द्वारा अधिकृत प्रतिनिधि श्री अभिलाष कमान्नी/मनीज शर्मा के द्वारा भारतीय स्टेट बैंक काशीपुर जिला उद्यमसिंहनगर में (एन0ज0 स्टाम्प की मद में) नकद सदाय किया गया है, जिसकी एक प्रति यहाँ संलग्न है।

दिनांक - 27/03/2010

(सहचरूप)

Sub Treasurer Officer
Kashipur (U. S. Nagar)

काशीपुर
जिला उद्यमसिंहनगर
राज्य उत्तराखण्ड।

M. S. Siddiqui
KASHIPUR (U.S. Nagar)
UK-254304, UP-2007/94

M. S. Siddiqui
KASHIPUR (U.S. Nagar)
UK-254304, UP-2007/94

Scanned by CamScanner

तफसील जायदाद :- आराजी वर्ग 1 क संक्रमणीय भूमिधारी

ग्राम	तहसील	खाता सं०	खसरा नं०	रक्बा हैक्टेयर
महुआखेड़ागंज	काशीपुर	174	1220	0.9795 हैक्टेयर
		362	1190	0.1816 हैक्टेयर
				1.1611 हैक्टेयर

(एक दशमलव एक छः एक एक हैक्टेयर)

विक्रीत आराजी नन्दनगर औद्योगिक आस्थान फेस-II का प्लॉट नं० 132 बी है। आराजी मुवैया की सीमाएं- पूरब में नाला व चकरास्ता, पश्चिम में प्लॉट नं० 132 ए क्रेता, उत्तर में सड़क 18.00 मीटर चौड़ी (नन्दनगर औद्योगिक आस्थान फेस II), दखन में प्लॉट नं० 132 सी क्रेता। आराजी मुवैया औद्योगिक विकास विभाग उत्तरांचल शासन के शासनादेश सं० 316/औद्योग/07उद्योग/2006-07 दिनांक 06.11.2006 के द्वारा निजी औद्योगिक आस्थान के रूप में अधिसूचित/विनियमित है। आराजी मुवैया न्यायालय सहायक कलेक्टर प्रथम श्रेणी/उप-जिलाधिकारी काशीपुर के राजस्व वाद सं० 22/217 (2006-07) दिनांक 18.06.2007 तथा वाद सं० 22/219 (2006-07) दिनांक 18.06.2007 के अन्तर्गत घारा 143 जेड0ए0 एण्ड एल0आर0 एक्ट के अन्तर्गत अकृषिक/औद्योगिक घोषित की गई है। आराजी मुवैया विक्रेता की जरिये बैनामा दिनांक 25.06.2007 क्रमांक 5004 खरीदशुदा है। विक्रीत आराजी नगरपंचायत महुआखेड़ागंज तहसील काशीपुर में व औद्योगिक आस्थान में होने के कारण आराजी मुवैया पर उत्तराखण्ड अधिनियम सं० 29 वर्ष 2003/2007 के प्रावधान लागू नहीं होते हैं। पक्षकारों ने एक दूसरे की पहचान सुनिश्चित कर ली है तथा विक्रीत सम्पत्ति पर किसी भी न्यायालय से स्थगन आदेश निर्गत नहीं है। विक्रेता का पेन नं० AAGCA6039E है व क्रेता का पेन नं० AAACG9210B है।

पक्षकारों के कथन एवं प्रस्तुत अधिलेख के आधार पर आलेख दि० 27.03.2010 }
मौ० आरिफ एडवोकेट काशीपुर द्वारा तैयार किया गया। }

M. Arif Siddiqui
Advocate
KASHIPUR (U.S. Nagar)
UK 2543/04, UP-2007/94

गवाह 1. मनोज शर्मा पुत्र श्री जगदीश प्रसाद शर्मा निवासी सी-110, गणपति अपार्टमेंट, अलीगंज रोड, काशीपुर।

M. Sharma

गवाह 2 मौ० आरिफ एडवोकेट काशीपुर।

M. Arif Siddiqui

(16)


तफसील जायदाद :- आराजी वर्ग 1 के सकम्पणीय भूमिधरी।

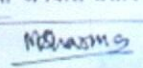
ग्राम	तहसील	खाला सं०	खसरा न०	रकबा हैक्टेयर
महुआखेडागज	काशीपुर	174	1220 मि०	0.3091 हैक्टेयर

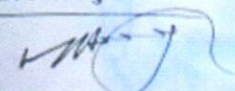
(शून्य दशमलव तीन शून्य नौ एक हैक्टेयर)

विक्रीत आराजी नन्दनगर औद्योगिक आस्थान फेस-II का प्लॉट न० 132 सी है। आराजी मुवैया की सीमाएं- पुरब में चक्रास्ता पश्चिम में रास्ता 80 फिट चौड़ा (नन्दनगर औद्योगिक आस्थान फेस II), उत्तर में प्लॉट न० 132, 132-ए, 132-बी (नन्दनगर औद्योगिक आस्थान फेस II), दखन में चक्रास्ता। आराजी मुवैया औद्योगिक विकास विभाग उत्तराखण्ड शासन के शासनादेश सं० 316/औ०वि०/०7उद्योग/2006-०7 दिनांक 06.11.2006 के द्वारा निजी औद्योगिक आस्थान के रूप में अधिसूचित/विनियमित है। आराजी मुवैया न्यायालय सहायक कलेक्टर प्रथम श्रेणी/उप-जिलाधिकारी काशीपुर के राजस्व वाद सं० 22/217 (2006-०7) दिनांक 18.06.2007 के अन्तर्गत घारा 143 जेड०ए० एण्ड एल०आर० एक्ट के अन्तर्गत अकृषिक/औद्योगिक घोषित की गई है। विक्रीत आराजी नगरपालिकायत महुआखेडागज तहसील काशीपुर में व औद्योगिक आस्थान में होने के कारण आराजी मुवैया पर उत्तराखण्ड अधिनियम सं० 29 वर्ष 2003/2007 के प्रावधान लागू नहीं होते हैं। पक्षकारों ने एक दूसरे की पहचान सुनिश्चित कर ली है तथा विक्रीत सम्पत्ति पर किसी भी न्यायालय से स्थगन आदेश निर्गत नहीं है। विक्रेता का पेन न० AAACJ3738K है व क्रता का पेन न० AAACG9210B है।

पक्षकारों के कथन एवं प्रस्तुत अभिलेख के आधार पर आलेख दि० 23.03.2010 }
मौ० आरिफ एडवोकेट काशीपुर द्वारा तैयार किया गया। }


M. Arif Siddiqui
Advocate
KASHIPUR (U.S. Nagar)
UK 2543/04, UP-2007/99

गवाह 1. मनोज शर्मा पुत्र श्री जगदीश प्रसाद शर्मा निवासी सी-110, गणपति अपार्टमेंट, अलीगंज रोड, काशीपुर।


गवाह 2. मौ० आरिफ एडवोकेट काशीपुर।


VALUATION ASSESSMENT

M/S GUPTA POWER INFRASTRUCTURE LIMITED

SALE DEED Rs. 1,08,83,000.00

Total Stamp Duty Rs. 4,10,600.00,

Govt. Valuation Rs. 55,35,128.00

NOTE :- The above mentioned Govt. rates are assessed by respected District Magistrate Schedule in (Industrial area) Form-146/5 Stamp/Valuation/2008-2009 Page No. 105 Sl. No. 2-2 accordingly Rs. 81,37,500.00 per hectare has being given at this time, which is effected on dated 01-11-2009.

THIS INDENTURE OF SALE is made and executed at Kashiipur on this 06th day of March, 2012.

AMONGST

M/s JINDAL HOLIDAYS PVT. LTD., VILLAGE MAHUWAKHERA GANJ KASHIPUR DISTT. UDHAM SINGH NAGAR, through its Director **Shri VIJAY KUMAR JINDAL** S/o Late SHIV KUMAR JINDAL R/o RAMNAGAR ROAD, KASHIPUR DISTT. UDHAM SINGH NAGAR, UTTARAKHAND hereinafter referred to as **VENDOR** (which expression shall mean and include his legal heirs, executors, legal representatives, successors-in-interest, administrators and assigns etc.), of the part one

AND

M/s SIDHARTH LATEX N ROATERS PVT. LTD., RAMNAGAR ROAD, KASHIPUR DISTT. UDHAM SINGH NAGAR, through its Manager **Shri ANIL KUMAR** S/o Shri Kishan Lal R/o Mohalla Garibagh, KASHIPUR DISTT. UDHAM SINGH NAGAR, UTTARAKHAND, hereinafter called the **CONFIRMING PARTY** (which expression shall mean and include his legal heirs, executors, legal representatives, successors-in-interest, administrators and assigns etc.), of the part two,

IN FAVOR OF

M/s GUPTA POWER INFRASTRUCTURE LIMITED, CUTTACK PURI ROAD, BHUBANESHWAR, ORISSA through its Authorised representative **Shri ABHILASH KAMANI** S/o Shri Ashok Kumar Kamani R/o C-405, 406 Ganpati Apartment, Ailgang Road, Kashiipur Distt. Udhamsingh Nagar hereinafter called the **VENDEE** (which expression shall mean and include his legal heirs, executors, legal representatives, successors-in-interest, administrators and assigns etc.) of the last part.

WHEREAS the **VENDOR** is the owner of the land admeasuring 0.6802 Hectare (Khasra No. 1219 Mini) situated at VIL. MAHUWAKHERA GANJ, TEHSIL KASHIPUR DISTT. UDHAM SINGH NAGAR, UTTARAKHAND (hereinafter referred to as the said Property) and the **VENDOR** Company at the meeting of Board of Directors Dated 15-07-2008 has authorised its Directors Shri Vijay Kumar Jindal to Execute the sale deed of below mentioned land and the **Vendee** Company at the meeting of Board of Directors Dated 12-02-2007 has authorised its representative Shri Abhilash Kamani to Execute the sale deed of below mentioned land and the confirming party at the meeting of Board of Directors Dated 15-02-2012 has authorised its Manager Shri Anil Kumar to Execute the sale deed of below mentioned land.

AND WHEREAS the **VENDOR** entered into an **AGREEMENT** with the **CONFIRMING PARTY** on 15th April 2011 and WHEREAS in terms of the said Agreement the **CONFIRMING PARTY**, got the right to execute the sale deed of the Scheduled property.

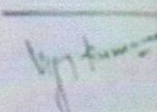
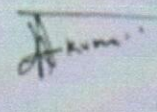
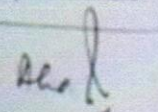
AND WHEREAS **M/s SIDHARTH LATEX N ROATERS PVT. LTD., RAMNAGAR ROAD, KASHIPUR DISTT. UDHAM SINGH NAGAR,** through its Manager **Shri ANIL KUMAR** S/o Shri Kishan Lal R/o Mohalla Garibagh, KASHIPUR DISTT. UDHAM SINGH NAGAR, UTTARAKHAND, being party to the aforesaid **AGREEMENT**, is being made the **CONFIRMING PARTY** so that it is not able to claim any right, title or interest in the said property subject matter of the present deed, if any at all, and the title of the **VENDEE** in respect thereof is perfect, legal, marketable, clear and clean.

AND WHEREAS the **VENDOR** and the **CONFIRMING PARTY** agree to transfer all their rights, title and interest in the said property, to have and to hold the same unto the **VENDEE** absolutely and for ever for a total sale consideration of **Rs. 1,08,83,000/- (Rupees One Crore Eight Lac Eighty Three Thousand Only).**

DETAIL OF PAYMENT

19-08-2011	Canra Bank kashiipur	Cheque	308011	20,00,000/-
16-01-2011	Canra Bank kashiipur	Cheque	987623	25,00,000/-
05-03-2012	Canra Bank kashiipur	Cheque	987683	9,40,000/-
06-03-2012	Canra Bank kashiipur	Cheque	987684	54,43,000/-
		Total		1,08,83,000/-

AND WHEREAS the **PURCHASER** has confirmed that he is purchasing the "SCHEDULE PROPERTY" with the full knowledge of the laws, rules, regulations, notifications etc. applicable to the said land in general and the said plot in particular and the terms and conditions contained in this Deed, and also that it has clearly understood their rights, duties, responsibilities, obligations under each of all the clauses of this Deed and agreed to abide by the General Industrial Development Control Regulation of 2007 of the Industrial Development Authority of Uttarakhand.

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

- a The information furnished in our valuation report dated 30/9/2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- b We have no direct or indirect interest in the property valued.
- c Our authorized Engineer/ surveyor Atul Gola & Yash Bhatnagar have personally inspected the property on 11/9/2024 the work is not subcontracted to any other valuer and is carried out by us.
- d We have not been convicted of any offence and sentenced to a term of imprisonment.
- e We have not been found guilty of misconduct in professional capacity.
- f 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.
- g 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.
- h 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.
- i We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- j I am the authorized official of the firm / company, who is competent to sign this valuation report.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This is an Industrial Land, Building and Plant & Machinery used to manufacture Aluminum conductors located at aforesaid address having total land area as 7.88 acres/ 31,870 sq.mtr with total built-up area is about 21,716.48 sq.mtr with operational capacity of 40,000 MTPA 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.
2.	Purpose of valuation and appointing authority	Please refer to Part-C of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	Survey Analyst: Er. Atul Gola & Er. Yash Bhatnagar Valuation Engineer: Er. Yash Bhatnagar L1/ L2 Reviewer: Er. Anil Kumar
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.
5.	Date of appointment, valuation date and date of report	Date of Appointment: 27/8/2024
		Date of Survey: 11/9/2024

		Valuation Date:	20/9/2024
		Date of Report:	30/9/2024
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Atul Gola & Yash Bhatnagar bearing knowledge of that area on 6/9/2024. Since no one was available from the owner side therefore Surveyor has independently inspected the property.	
7.	Nature and sources of the information used or relied upon	Please refer to Part-C 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-C 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 recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p>	

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 C of the Report and Valuer's Important Remarks enclosed herewith.

Date: 30/9/2024

Place: Noida

Signature

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

ENCLOSURE IX

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.
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 owners 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 upto 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 atleast 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.