

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

CASE NO.: VIS(2024-25)-PL444-394-545

Dated: 28.10.2024

VALUATION REPORT

OF

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

SITUATED AT

WELSPUN CITY, VILLAGE VARSAMEDI, TALUKA ANJAR, DISTRICT
KACHCHH, GUJARAT-(370110)

- Corporate Valuers
- Business/ Enterprise/ Factory Valuers
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Asset Monitoring (SAM)
- Project Techno Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, MCB, BACK BAY RECLAMATION BRANCH
NARIMAN POINT, MUMBAI

****Important - In case of any query/ issue or escalation you may please contact Incident Manager**

- Agency for Specialized Asset Monitoring (SAM) **We will appreciate your feedback in order to improve our services.**

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

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

CORPORATE OFFICE:

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

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

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

PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT
WELSPUN CITY, VILLAGE VARSAMEDI, TALUKA ANJAR, DISTRICT
KACHCHH, GUJARAT-(370110)

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PART B

SBI FORMAT OF OPINION REPORT ON VALUATION

Name & Address of Branch	State Bank Of India, MCB, Back Bay Reclamation Branch, Nariman Point, Mumbai
Name of Customer (s)/ Borrower Unit	M/s. Anjar TMT Steel Pvt. Ltd.
Work Order No. & Date	Via Work Order Dated: 04/09/2024

S.NO.	CONTENTS	DESCRIPTION		
1.	INTRODUCTION			
a.	Name of Property Owner	M/s. Anjar TMT Steel Pvt. Ltd.		
	Address & Phone Number of the Owner	---		
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property		
c.	Date of Inspection of the Property	20.09.2024		
	Property Shown By	Name	Relationship with Owner	Contact Number
		Mr. Harsh Joshi	Employee	+91-9879202881
d.	Date of Valuation Report	28.10.2024		
e.	Name of the Developer of the Property	M/s. Anjar TMT Steel Pvt. Ltd.		
	Type of Developer	---		


2.	PHYSICAL CHARACTERISTICS OF THE PROPERTY
	<p align="center">BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION</p> <p>This Valuation report is prepared for Industrial Land & Building situated at the aforesaid address having total plot area of 71,592 sq.mtr. as per the lease deed provided, along with 3,157.34 sq.mtr./ 33,985 sq.ft built-up area.</p> <p>Owner of the property is Welspun Steel Limited who had given the vacant land to M/s. Anjar TMT Steel Pvt. Ltd on lease for a period of 30 years with effect from 01/05/2021 till 30/04/2051 with an option to construct buildings/structures as per their requirement. Also, there is a specific condition in the lease deed that he can mortgage only the superstructure created on the land. Any financial institution will not have any rights over the land and they cannot attach the land. Therefore, for the purpose of valuation, rental value of land for balance period and depreciated replacement value of the building structure considering total life of structure as 30 years has been considered assuming that lease may not be extended further.</p> <p>This industrial facility is utilized for the manufacturing of TMT bars, and all necessary NOCs have been obtained.</p> <p>The property is located in a SEZ with name of Welspun city and being used for industrial purpose. It is located near National Highway 341. All basic amenities are available in close vicinity.</p> <p>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</p>

<p>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.</p> <p>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.</p>																							
a. Location attribute of the property																							
i.	Nearby Landmark	Near JSW steel																					
ii.	Postal Address of the Property	Welspun City, Village Varsamedi, Sub Dist. Anjar, District Kachchh, Gujarat 370110																					
iii.	Type of Land	Solid Land/ on road level																					
iv.	Independent access/ approach to the property	Clear independent access is available																					
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 23°06'45.7"N 70°05'04.9"E																					
vi.	Details of the roads abutting the property																						
	(a) Main Road Name & Width	NH 341	Approx. 36 mt. wide																				
	(b) Front Road Name & width	Internal Road	Approx. 16 mt. wide																				
	(c) Type of Approach Road	Bituminous Road																					
	(d) Distance from the Main Road	~5 km																					
vii.	Description of adjoining property	The adjoining plots are used for Industrial purpose																					
viii.	Plot No. / Survey No.	---																					
ix.	Zone/ Block	Welspun City	Village Varsamedi																				
x.	Sub registrar	Sub Dist. Anjar																					
xi.	District	District Kachchh																					
xii.	Any other aspect	<p>Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site.</p> <p>Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.</p>																					
	(a) List of documents produced for perusal (<i>Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner</i>)	<table border="1"> <thead> <tr> <th>Documents Requested</th> <th>Documents Provided</th> <th>Documents Reference No.</th> </tr> </thead> <tbody> <tr> <td>Property Title document</td> <td>Lease deed</td> <td>Dated 01/05/2021</td> </tr> <tr> <td>Approved Map</td> <td>Elevation Plan</td> <td>---</td> </tr> <tr> <td>Copy of TIR</td> <td>Copy of TIR</td> <td>Dated 30/09/2021</td> </tr> <tr> <td>Pollution NOC</td> <td>Pollution NOC</td> <td>Dated 01/07/2022</td> </tr> <tr> <td>Factory License</td> <td>Factory License</td> <td>Dated 01/07/2022</td> </tr> <tr> <td>Registration Certificate</td> <td>Registration Certificate</td> <td>Dated 05/06/2021</td> </tr> </tbody> </table>	Documents Requested	Documents Provided	Documents Reference No.	Property Title document	Lease deed	Dated 01/05/2021	Approved Map	Elevation Plan	---	Copy of TIR	Copy of TIR	Dated 30/09/2021	Pollution NOC	Pollution NOC	Dated 01/07/2022	Factory License	Factory License	Dated 01/07/2022	Registration Certificate	Registration Certificate	Dated 05/06/2021
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Factory License	Factory License	Dated 01/07/2022																					
Registration Certificate	Registration Certificate	Dated 05/06/2021																					
	(b) Documents provided by	<table border="1"> <thead> <tr> <th colspan="3">Bank</th> </tr> <tr> <th>Name</th> <th>Relationship with Owner</th> <th>Contact Number</th> </tr> </thead> <tbody> <tr> <td>Mr. Swapnita</td> <td>Banker</td> <td>+91-9664359284</td> </tr> </tbody> </table>		Bank			Name	Relationship with Owner	Contact Number	Mr. Swapnita	Banker	+91-9664359284											
Bank																							
Name	Relationship with Owner	Contact Number																					
Mr. Swapnita	Banker	+91-9664359284																					
	(c) Identification procedure followed of the property	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input checked="" type="checkbox"/> Done from the name plate displayed on the property																					

VALUATION ASSESSMENT

M/S ANJAR TMT STEEL PVT. LTD.

	<input checked="" type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed		
	<input type="checkbox"/>	Enquired from local residents/ public		
	<input type="checkbox"/>	Identification of the property could not be done properly		
	<input type="checkbox"/>	Survey was not done		
(d) Type of Survey		Full survey (inside-out with approximate measurements & photographs).		
(e) Is property clearly demarcated by permanent/ temporary boundary on site		Partly demarcated only		
(f) Is the property merged or colluded with any other property		Yes (Owner of the property has bigger piece of land and which is merged with subject property)		
(g) City Categorization		Village	Urban developing	
(h) Characteristics of the locality		Average	Within averagely maintained Industrial area	
(i) Property location classification		Good location within locality	Near to Highway	Normal location within locality
(j) Property Facing		West Facing		
b.	Area description of the Property Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.	Land	Construction	
			Built-up Area	
		71,592 sq.mtr.	3,157.34 sq.mtr/ 33,985 sq.ft	
c. Boundaries schedule of the Property				
i.	Are Boundaries matched	Yes, as per the document provided		
ii.	Directions	As per Sale Deed/TIR	Actual found at Site	
	East	Remaining portion of land bearing consolidated Survey no. 652/P-1	Gate	
	West	Remaining portion of land bearing consolidated Survey no. 652/P-1	Entry & Road	
	North	Road	Road	
	South	Land bearing consolidated Survey no. 652/P-1	Other's Plant	
3. TOWN PLANNING/ ZONING PARAMETERS				
a.	Master Plan provisions related to property in terms of Land use		Industrial	
	i.	Any conversion of land use done	No documents provided	
	ii.	Current activity done in the property	Industrial Activity	
	iii.	Is property usage as per applicable zoning	Yes	
	iv.	Any notification on change of zoning regulation	No	
	v.	Street Notification	Industrial	
b.	Provision of Building by-laws as applicable		PERMITTED	CONSUMED
	i.	FAR/FSI	---	---

	ii.	Ground coverage	---	---
	iii.	Number of floors	---	---
	iv.	Height restrictions	---	---
	v.	Front/ Back/Side Setback	---	---
	vi.	Status of Completion/ Occupational certificate	No document provided, but the factory is operational at the time of survey, so it is presumed that they might have obtained the completion/ occupancy certificate from concerned authority	
c.	Comment on unauthorized construction if any		No	
d.	Comment on Transferability of developmental rights		No transferable rights	
e.	i.	Planning Area/ Zone	Industrial	
	ii.	Master Plan Currently in Force	NA	
	iii.	Municipal Limits	Village Versamedi	
f.	Developmental controls/ Authority		Industrial Commissionrate, Gujarat	
g.	Zoning regulations		Industrial	
h.	Comment on the surrounding land uses & adjoining properties in terms of uses		Industrial	
i.	Comment of Demolition proceedings if any		Not in our knowledge	
i.	Comment on Compounding/ Regularization proceedings		Not in our knowledge	
j.	Any other aspect		---	
	i.	Any information on encroachment	No	
	ii.	Is the area part of unauthorized area/ colony	No (As per general information available)	
4. DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY				
a.	Ownership documents provided		Lease Deed	TIR
b.	Names of the Legal Owner/s		M/s Welspun Steel Ltd.	
c.	Constitution of the Property		Freehold land, currently on lease to M/s. Anjar TMT Steel Pvt. Ltd.	
d.	Agreement of easement if any		Not required	
e.	Notice of acquisition if any and area under acquisition		No such information came in front of us and could not be found on public domain	
f.	Notification of road widening if any and area under acquisition		No such information came in front of us and could not be found on public domain	
g.	Heritage restrictions, if any		No	
h.	Comment on Transferability of the property ownership		Transferability rights with Owner	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any		Yes	---
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be		Not Known to us	---
k.	Building plan sanction:			
	i.	Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us	
	ii.	Authority approving the plan	Industrial Safety and Health , Gujarat State, Ahmedabad	
	iii.	Any violation from the approved Building Plan	No	



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	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations <input type="checkbox"/> Not permitted alteration	
I.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural land	
m.	Whether the property SARFAESI complaint	Yes	
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Property Tax	Provided
		Water Tax	Provided
		Electricity Bill	Provided
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii. Is property tax been paid for this property	Yes	
	iv. Property or Tax Id No.	---	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided	
p.	Qualification in TIR/Mitigation suggested if any	Legal opinion has to be given by Advocate/ legal expert.	
q.	Any other aspect	<p>This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.</p> <p>Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.</p>	
	i. Property presently occupied/ possessed by	Lessee	

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

5.	ECONOMIC ASPECTS OF THE PROPERTY		
a.	Reasonable letting value/ Expected market monthly rental	Rs. 15 to 20 per sq.ft.	
b.	Is property presently on rent	Yes	
	i. Number of tenants	1	
	ii. Since how long lease is in place	3 years	
	iii. Status of tenancy right	Leasehold Rights	
	iv. Amount of monthly rent received	Rs. 2,08,344/-	
c.	Taxes and other outgoing	Provided	
d.	Property Insurance details	Customer ID- PO98756216	
e.	Monthly maintenance charges payable	Provided	
f.	Security charges, etc.	Provided	
g.	Any other aspect	---	
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Industrial area.	



VALUATION ASSESSMENT

M/S ANJAR TMT STEEL PVT. LTD.

b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No					
7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES							
a.	Description of the functionality & utility of the property in terms of:						
	i. Space allocation	Yes					
	ii. Storage spaces	Yes					
	iii. Utility of spaces provided within the building	Yes					
	iv. Car parking facilities	Yes					
	v. Balconies	No					
b.	Any other aspect						
	i. Drainage arrangements	Yes					
	ii. Water Treatment Plant	No					
	iii. Power Supply arrangements	Permanent	Yes				
		Auxiliary	Yes, D.G sets				
	iv. HVAC system	No					
	v. Security provisions	Yes/ Private security guards					
	vi. Lift/ Elevators	No					
	vii. Compound wall/ Main Gate	Yes					
	viii. Whether gated society	Yes					
	Internal development						
	Garden/ Park/ Land-scaping	Water bodies	Internal roads	Pavements	Boundary Wall		
	No	No	Yes	Yes	Yes (partially)		
8. INFRASTRUCTURE AVAILABILITY							
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply	Yes from borewell/ submersible					
	ii. Sewerage/ sanitation system	Underground					
	iii. Storm water drainage	Yes					
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management	Yes, by the local Authority					
	ii. Electricity	Yes					
	iii. Road and Public Transport connectivity	Yes					
	iv. Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity					
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~5 KM.	~8 KM.	~2 KM	~8 KM.	~5 KM	---	---
	Availability of recreation facilities (parks, open spaces etc.)			Yes few recreational facilities are available nearby			
9. MARKETABILITY ASPECTS OF THE PROPERTY							
a.	Marketability of the property in terms of						
	i. Location attribute of the subject property	Average					
	ii. Scarcity	Less availability of similar kind of properties					

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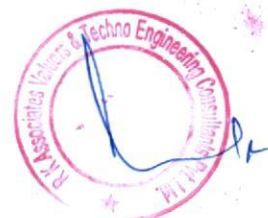


	iii. Demand and supply of the kind of the subject property in the locality	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.		
	iv. Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment		
b.	Any other aspect which has relevance on the value or marketability of the property	Merged with adjoining property		
	i. Any New Development in surrounding area	No		
	ii. Any negativity/ defect/ disadvantages in the property/ location	Merged with adjoining property		
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY			
a.	Type of construction	Structure	Slab	Walls
		Steel columns and trusses framed structure	GI Shed	Brick walls
b.	Material & Technology used	Material Used	Technology used	
		Grade B Material	Steel columns and trusses framed structure	
c.	Specifications			
	i. Roof	Floors/ Blocks	Type of Roof	
		Please refer to the building sheet attached	Please refer to the building sheet attached	
	ii. Floor height	Please refer to the building sheet attached		
	iii. Type of flooring	Vitrified tiles, PCC		
	iv. Doors/ Windows	Wooden doors & Aluminum frame windows		
	v. Class of construction/ Appearance/ Condition of structures	Internal - Class C construction (Simple/ Average)		
		External - Class C construction (Simple/ Average)		
	vi. Interior Finishing & Design	Ordinary regular architecture	Simple Plastered Walls	
	vii. Exterior Finishing & Design	Ordinary regular architecture, Simple Plastered Walls		
	viii. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.		
	ix. Class of electrical fittings	External		
	x. Class of sanitary & water supply fittings	Internal / Ordinary quality fittings used		
d.	Maintenance issues	No maintenance issue, structure is maintained properly		
e.	Age of building/ Year of construction	Refer to building sheet attached	Refer to building sheet attached	
f.	Total life of the structure/ Remaining life expected	~40 years	Around 20 to 39 years	
g.	Extent of deterioration in the structure	No deterioration		
h.	Structural safety	Appears to be structurally stable as per visual observation		
i.	Protection against natural disasters viz. earthquakes etc.	No information available		
j.	Visible damage in the building if any	No visible damages in the structure		
k.	System of air conditioning	Partially covered with window/ split ACs in admin building		
l.	Provision of firefighting	Fire Hydrant System		
m.	Copies of the plan and elevation of the building to be included	Provided		
11.	ENVIRONMENTAL FACTORS			



a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No
b.	Provision of rainwater harvesting	No
c.	Use of solar heating and lighting systems, etc.	No
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, Industrial pollution present
12.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY	
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Plain looking simple structure
13.	VALUATION	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to Part D: Procedure of Valuation Assessment of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to Point 3 of Part D: Procedure of Valuation Assessment of the report and the screenshot annexure in the report, if available.
d.	Summary of Valuation	For detailed Valuation calculation please refer to Part D: Procedure of Valuation Assessment of the report.
	i. Guideline Value	Rs. 14,15,31,024/- (Considering full value of freehold land and building)
	ii. Indicative Prospective Estimated Fair Market Value	Rs. 31,00,00,000/-
	iii. Expected Estimated Realizable Value	Rs. 26,35,00,000/-
	iv. Expected Forced/ Distress Sale Value	Rs. 23,25,00,000/-
	v. Valuation of structure for Insurance purpose	---
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in Part D: Procedure of Valuation Assessment of the report and the screenshots of the references are annexed in the report for reference.
14.	Declaration	<p>a. The information provided by us is true and correct to the best of our knowledge and belief.</p> <p>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</p>

		<p>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available.</p> <p>d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.</p> <p>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</p> <p>f. Our authorized surveyor Dhawal Vanjari has visited the subject property on 20/8/2024 in the presence of the owner's representative with the permission of owner.</p> <p>g. Firm is an approved Valuer of the Bank.</p> <p>h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>i. We have submitted the Valuation Report directly to the Bank.</p>
15.	ENCLOSED DOCUMENTS	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Enclosed with the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc.	No specific price trends available for this location on property search sites or public domain.
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<p>i. Part C: Area Description of the Property</p> <p>ii. Part D: Procedure of Valuation Assessment</p> <p>iii. Google Map</p> <p>iv. References on price trend of the similar related properties available on public domain, if available</p> <p>v. Photographs of the property</p> <p>vi. Copy of Circle Rate</p> <p>vii. Important property documents exhibit</p> <p>viii. Annexure: VI - Declaration-Cum-Undertaking</p> <p>ix. Annexure: VII - Model Code of Conduct for Valuers</p> <p>x. Part E: Valuer's Important Remarks</p>
i.	Total Number of Pages in the Report with enclosures	43

ENCLOSURE: I

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	71,592 sq.mtr.	
	Area adopted on the basis of	Property documents only	
	Remarks & observations, if any	---	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Built-up Area	3,157.34 sq.mtr./ 33,985 sq.ft
	Area adopted on the basis of	Site survey measurement only since no relevant document was available	
	Remarks & observations, if any	---	

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. 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

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		4 September 2024	20 September 2024	28 October 2024	28 October 2024
ii.	Client	State Bank of India, MCB, Back Bay Reclamation Branch, Nariman Point, Mumbai			
iii.	Intended User	State Bank of India, MCB, Back Bay Reclamation Branch, Nariman Point, Mumbai			
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 Periodic Re-valuation of the mortgaged property			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	<input type="checkbox"/>	Identified by the owner		
		<input checked="" type="checkbox"/>	Identified by owner's representative		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the deed		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done		
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).			

2. ASSESSMENT FACTORS			
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.	
ii.	Nature of the Valuation	Fixed Assets Valuation	
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category
		LAND & BUILDING	INDUSTRIAL
		Classification	Income/ Revenue Generating Asset
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value
		Secondary Basis	On-going concern basis
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State	
		Reason: Asset under free market transaction state	
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use

Considered for
 Valuation purpose

			(in consonance to surrounding use, zoning and statutory norms)		
		Industrial	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	
		Irregular	Medium	Normal Layout	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Village	Ordinary	On Wide Road	GF
		Semi Urban	Average	Near to Highway	
			Within averagely maintained Industrial area	Ordinary location within the locality	
		Property Facing			
		North Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from municipal connection	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.)	Industrial area			
xiii.	Neighbourhood amenities	Average			
xiv.	Any New Development in surrounding area	None			
xv.	Any specific advantage in the property	Near to highway			
xvi.	Any specific drawback in the property	Mixed with other adjoining properties of same owner			
xvii.	Property overall usability/ utility Factor	Good			
xviii.	Do property has any alternate use?	No, only for industrial purpose.			

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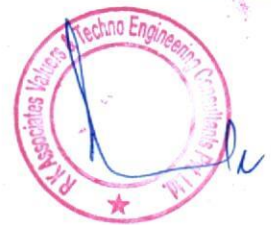
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Partly demarcated only	
xx.	Is the property merged or colluded with any other property	No	
		Comments: ---	
xxi.	Is independent access available to the property	Yes	
xxii.	Is property clearly possessable upon sale	No	
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxv.	Approach & Method of Valuation Used	Land Approach of Valuation Market Approach	Method of Valuation Rent Capitalization Method
		Building Cost Approach	Depreciated Replacement Cost Method
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)	
xxvii.	Market Comparable References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1. Name: Mr. Anand Contact No.: +91+9909068999 Nature of reference: Property Consultant Size of the Property: Similar Size Location: Similar locality Rates/ Price informed: Rs. 1,600/- to Rs.2,000/- per sq. mtr. on plot area Any other details/ Discussion held: As per the discussion with the property dealer of the subject locality we came to know that the prevailing land rate are in the range of Rs. 1,600/- to Rs.2,000/- per sq. mtr. on plot area. Further depending on the location, size and area of the subject property.	
		2. Name: Mr. Aakib Contact No.: +91 9825224586 Nature of reference: Property Consultant Size of the Property: Similar Size Location: Similar Locality Rates/ Price informed: Rs. 1,600/- to Rs.2,000/- per sq. mtr. on plot area Any other details/ Discussion held: As per the discussion with the property dealer of the subject locality we came to know that the prevailing plot rate are in the range of Rs. 1,600/- to Rs.2,000/- per sq. mtr. on plot area. Further depending on the location, size and area of the subject property.	

		NOTE: The given information above can be independently verified to know its authenticity.	
xxviii.	Adopted Rates Justification	<p>As per the discussion with the property dealer of the subject locality we came to know that the prevailing rate of land are in range of Rs. 1,600/- to Rs. 2,000/- per sq. mtr on plot area.</p> <p>1) There is less availability of industrial property in the subject location. 2) These above mentioned rates are for office units with an average size of Rs. 1,600/- to Rs. 2,000/- per sq. mtr. on plot area. Further depending on the location, size and area of the subject property. Newly constructed properties fetch higher range per unit.</p> <p>Based on the above information we are of the view to adopt rate of Rs.1,600/- per sq.mtr (for freehold land) for the purpose of working out the rental value of the land.</p> <p>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.</p>	
xxix.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: ---	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Good	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	<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 into consideration all such future risk while financing.</p> <p>Adjustments (-/+): 0%</p>	
xxxii.	Final adjusted & weighted Rates considered for the subject property	Rs. 1,600 /- per sq.mtr	



xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiv.	Basis of computation & working <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 	

	<p>owners has not been factored in the Valuation.</p> <ul style="list-style-type: none"> 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 <ol style="list-style-type: none"> 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 None.



3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs. 1,236/- per sq.mtr	Refer to table attached below
b.	Rate adopted considering all characteristics of the property	Rs. 1,236/- per sq. mtr.	
c.	Total Built-up Area considered (documents vs site survey whichever is less)	71,592 sq.mtr.	
d.	Total Value of Built-up Unit (A)	Rs. 1,236/- per sq. mtr. X 71,592 sq.mtr Rs. 8,84,87,712/- (for freehold land)	

RENTAL VALUE OF LAND							
Lease Allotment Year (As per copy of lease Deed)	Area (mtr.)	Prospective Fair Market Value (INR)	Land Rent of the Property (5% Rate of Return/ Leasehold Interest taken into account) (INR)	Less Outgoings (Property Tax, Ground Rent, Insurance, Maintenance, Security, etc.) (INR)	Net Rent to Lessee (After rent to lessor) (INR)	Year's Purchase Factor of Rs. 1/- per annum @12% (for residual period)	Total Lease Hold Interest Value of Lessee for residual period of 27 years (INR)
2021	71,592	11,45,47,200	57,27,360	4,29,552	27,97,679	7.94	2,22,20,715
Notes-							
1. As per the copy of Lease Deed provided to us by the bank, the property is leased for the period of 30 years from 01-05-2021.							
2. Capitalisation of profit Rent Method is applied for the valuation of lease hold property attained by M/s. Welspun City, Village Varsamedi, Taluka Anjar, District Kachchh, Gujarat for the balance lease hold period of 27 years. Land rent has been assumed @5% of the depreciated replacement value of the property.							
3. Capitalisation is done @12% i.e. Nifty 50 Return for last 10 years.							



VALUATION ASSESSMENT

M/S ANJAR TMT STEEL PVT. LTD.

4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

M/s. Anjar TMT Steel Pvt. Ltd. | Situated at Welspun City, Village Varsamedi, Taluka Anjar, District Kachchh, Gujarat

S. no.	Description	Height (mtr.)	Type of Structure	Built-up area (in sq ft)	Year of Construction	Total Economical Life (In year)	Plinth Area Rate (INR per sq feet)	Gross Replacement Value (INR)	Depreciated Replacement Market Value (INR)
1	Main Factory Shed	19.5	RCC Column with CGI Shed	1,54,365	2021	30	1,800	27,78,57,162	25,28,50,017
2	Re-Heating Furnace Shed	14.18	RCC Column with CGI Shed	5,813	2021	30	1,700	98,81,260	89,91,947
3	Canteen Building	6.7	RCC Column with CGI Shed	2,766	2022	30	1,300	35,96,219	33,80,446
4	QC LAB	5.8	RCC Column with CGI Shed	2,164	2023	30	1,200	25,96,253	25,18,365
5	Store Building	10.3	RCC Column with CGI Shed	11,625	2004	30	1,400	1,62,75,017	65,10,007
6	Control Room & Admin Building	6	RCC Column with CGI Shed	11,464	2021	30	1,300	1,49,02,620	1,35,61,384
Total				1,88,196				32,51,08,530	28,78,12,165

Remarks:

1. All the details pertaining to the building area statement such as area, floor, etc has been taken as per the site survey measurement since no relevant documents provided.
2. The maintenance of the building was good as per site survey observation.
3. Age of construction taken from the information provided to us.





5. 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.)	---	---
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)	---	---
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. 		

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6.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Rental Value Land (A)	Rs. 8,84,87,712/-	Rs. 2,22,20,715/-
2.	Total BUILDING & CIVIL WORKS(B)	Rs. 5,30,43,312/-	Rs. 28,78,12,165/-
3.	Aesthetic Value (C)	---	---
4.	Total Add (A+B+C)	Rs. 14,15,31,024/-	Rs. 31,00,32,881/-
5.	Profit Rent Capitalized Value of the property (D)	---	Rs. 31,00,32,881/-
6.	Additional Premium if any	---	---
	Details/ Justification	---	---
7.	Deductions charged if any	---	---
	Details/ Justification	---	---
8.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 31,00,32,881/-
9.	Rounded Off	---	Rs. 31,00,00,000/-
10.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Thirty-One Crore Only/-
11.	Expected Realizable Value (@ ~15% less)	---	Rs. 26,35,00,000/-
12.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 23,25,00,000/-
13.	Percentage difference between Circle Rate and Fair Market Value	---	---
14.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>e. Legal aspects for 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.</p> <p>f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.</p>		

- 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.

15. IMPORTANT KEY DEFINITIONS

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

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

Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation. Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

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

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

16. Enclosures with the Report:

- Enclosure: I- Google Map
- Enclosure: II- References on price trend of the similar related properties available on public domain, if available
- Enclosure: III- Photographs of the property
- Enclosure: IV- Copy of Circle Rate
- Enclosure: V- Important property documents exhibit
- Enclosure: VI- Annexure: VI - Declaration-Cum-Undertaking
- Enclosure: VII- Annexure: VII - Model Code of Conduct for Valuers
- Enclosure: VIII- Part E: Valuer's Important Remarks

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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.

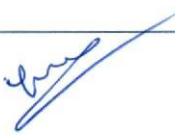

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IF REPORT IS USED FOR BANK/ FIs

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	L1/ L2 REVIEWER
Dhawal Vanjari	Yash Bhatnagar	Anil Kumar
		



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

No specific reference is available similar to subject property

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ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY



ENCLOSURE: VI – COPY OF CIRCLE RATE

ઠરાવ:-

(૧) રાજ્યમાં જંગી (એન્યુઅલ સ્ટેટમેન્ટ ઓફ રેટસ) - ૨૦૧૧ ના તમામ પ્રકારના દરો તા.૦૪/૦૨/૨૦૨૩ થી બે ગણા કરવામાં આવેલ તથા તેનો અમલ તા.૧૫/૦૪/૨૦૨૩ થી કરવાનું અગાઉ તા.૧૧/૦૨/૨૦૨૩ ના ઠરાવથી ઠરાવેલ.

(૨) આ દરોમાં,

(ક) ખેતી તથા બિનખેતીના જમીનના દરો બે ગણા યથાવત રાખવાનું,

(ખ) જ્યારે Composite Rate (જમીન + બાંધકામના સંયુક્ત દર) માં રહેણાંકના દર બે ગણાના બદલે ૧.૮ ગણા કરવાનું, ઓફિસના ભાવ બે ગણાના બદલે ૧.૫ (દોઢ) ગણા કરવાનું, તથા દુકાનના ભાવ બે ગણા યથાવત રાખવાનું તેમજ,

(ગ) જંગી બાબતે ઇસ્યુ થયેલ તા.૧૮/૦૪/૨૦૧૧ ની ગાર્ડલાર્દન્સ મુજબ જુદા જુદા પ્રકારના બાંધકામ માટે નક્કી થયેલ ભાવ તા.૦૪/૦૨/૨૦૨૩ થી બે ગણા કરેલ. તેના બદલે હવે તા.૧૫/૦૪/૨૦૨૩થી આ દર ૧.૫ (દોઢ) ગણા કરવાનું આથી ઠરાવવામાં આવે છે.

દા.ત. તા.૧૮/૦૪/૨૦૧૧થી અમલી જંગી (એન્યુઅલ સ્ટેટમેન્ટ ઓફ રેટસ)-૨૦૧૧માં

(A) ખેતી તથા બિનખેતી જમીનના દર પ્રતિ ચો.મી.ના રૂ.૧૦૦/- નક્કી થયેલ હોય ત્યાં બે ગણા એટલે કે રૂ.૨૦૦/- દર ગણવાનો રહેશે.

(B) Composite Rate (જમીન + બાંધકામના સંયુક્ત દર) રહેણાંક માટે પ્રતિ ચો.મી.ના રૂ.૧૦૦૦/- નક્કી થયેલ હોય ત્યાં ૧.૮ ગણા એટલે કે રૂ.૧૮૦૦/-,

(C) ઓફિસ માટે પ્રતિ ચો.મી.ના રૂ.૧૦૦૦/- નક્કી થયેલ હોય ત્યાં ૧.૫ ગણા એટલે કે રૂ.૧૫૦૦/-,

(D) દુકાન માટે પ્રતિ ચો.મી.ના રૂ.૧૦૦૦/- નક્કી થયેલ હોય ત્યાં બે ગણા એટલે કે રૂ.૨૦૦૦/- તેમજ

(E) ગાર્ડલાર્દન્સ મુજબ બાંધકામના ભાવ પ્રતિ ચો.મી.ના રૂ.૯૯૦૦/- નક્કી થયેલ હોય ત્યાં ૧.૫ (દોઢ) ગણા એટલે કે રૂ.૧૪૮૫૦/- દર ગણવાનો રહેશે.



(૫) ઔદ્યોગિક શેડ (આર.સી.સી. પકડા):-

એવા ઔદ્યોગિક બાંધકામો કે જેનું બાંધકામ આર.સી.સી. ફ્રેમ સ્ટ્રક્ચર અને રતેબ સાથે થયેલ હોય.

(૬) ઔદ્યોગિક શેડ (પતરા વાળા શેડ):-

એવા ઔદ્યોગિક બાંધકામો કે જેનું બાંધકામમાં છાપરું, જી.આઈ.સીટ અથવા એ.સી.સીટ દ્વારા રાખવામાં આવેલ હોય.

૨. બાંધકામના ભાવો:- (વર્ષ-૨૦૨૩)

(અ) બાંધકામ માટેના ભાવો:-

જુદા જુદા સ્ટ્રક્ચર માટે વર્ષ : ૨૦૨૩ ના બાંધકામના ભાવો	ભાવ પ્રતિ ચો.મી	
	શહેરી વિસ્તાર	ગ્રામ્ય વિસ્તાર
આર.સી.સી. ફ્રેમ સ્ટ્રક્ચર	૧૪૮૫૦	૧૩૬૫૦
લોડ બેરીંગ સ્ટ્રક્ચર	૧૨૮૦૦	૧૧૫૫૦
રોમી પકડા સ્ટ્રક્ચર	૮૪૫૦	૮૮૫૦
ઔદ્યોગિક આર.સી.સી. શેડ	૧૭૨૫૦	૧૬૮૦૦
ઔદ્યોગિક પતરાવાળો શેડ	૧૨૭૫૦	૧૨૩૦૦

(બ) અધુરા બાંધકામ માટેના દર -

અધુરું બાંધકામ	ટકા
રતેબ વગરનું અધુરું બાંધકામ	સંબંધીત એસ.ઓ.આર.ના ૫૦% ગણવાં
રતેબ સાથેનું અધુરું બાંધકામ	સંબંધીત એસ.ઓ.આર.ના ૭૦% ગણવાં

૩. જુના બાંધકામ માટે ઘસારાના દર :-

૦ થી ૫૦ વર્ષ સુધી	બાંધકામ કિંમત ઉપર પ્રતિ વર્ષ ૧.૨%
૫૧ થી ઉપર.	કુલ બાંધકામ કિંમતના વધુમાં વધુ ૬૦%

નોંધ:- ઘસારાનો નિર્ણય લેતી વખતે ઉપયોગિતા અંગેનું પ્રમાણપત્ર ન મળે તો મ્યુનિસિપલ ટેક્સ બિલ, વેરા પાવતી ધ્યાને લઈ શકાશે.



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ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Lease Deed

A J R		
7228	4	29
2021		

LEASE DEED


THIS LEASE DEED ("Lease Deed") is executed at Anjar Kachchh on this _____th day of August, 2021 by and between


WELSPUN STEEL LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at Welspun City, Village Versamedi, Taluka Anjar, Dist : Kachchh - Gujarat - 370110 through its Authorised Signatory **Mr. Ashok Iyer S/o. Shambhamurti Iyer**, Age 56 years about, Indian, Service by Occupation, Residing at 176, Bageshshree Twonship-2, S.No. 391, Village Versamedi, Ta. Anjar, District Kachchh, AADHAR No. 4502 6918 6566, Mobile 9978918063 (hereinafter referred to as, "**Lessor**" which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns), of the **FIRST Part**;

AND

ANJAR TMT STEEL PRIVATE LTD., a company incorporated in India under the Companies Act, 1956 and having its registered office at Welspun City, S.No. 650, Village Varsamedi, Taluka Anjar, District Kachchh, through its Authorised Signatory **Mr. Girishkumar Mathur S/o. Late Shri Kishanswaroop S. Mathur**, Age 51 years about, Indian, Service by Occupation, Residing at Welspun City, Village Varsamedi, Ta. Anjar-Kachchh, AADHAR No. 2907 5894 7553, Mobile No. 9879508033 (hereinafter referred to as "**Lessee**" which expression shall, unless it be repugnant to the subject or context thereof, include its successors and permitted assigns), of the **SECOND Part**;

The Lessor and the Lessee are hereinafter collectively referred to as "**Parties**" and individually referred to as a "**Party**".


LESSOR


LESSEE

7 AUG 2021

VALUATION ASSESSMENT

M/S ANJAR TMT STEEL PVT. LTD.

A J R		
No - 7228	5	29
2021		

...3...

WHEREAS

A) Lessor is engaged in the business of *interalia* manufacturing of steel products and power generation and as enumerated in its Memorandum and Article of Association.

B) The Lessor has represented to the Lessee that:

(i) The Lessor is seized, possessed of and the owner of the land for non-agricultural industrial use bearing consolidated survey No. 652/p-1 admeasuring Hectare 19-91-06, comprises of original lands bearing (1) S. No. 652/p-1 admeasuring 03-19-70, (2) S. No. 653 admeasuring Hectare 07-57-78 and (3) S. No. 655 admeasuring Hectare 09-13-58 situated at Village Varsamedi, Taluka Anjar, Kachchh Gujarat - 370110.

(ii) The Lessor has a clear title to the said Leased Lands and the same are duly converted into non-agricultural use for power generation and manufacturing of steel products by the competent authority.




(iii) The Lessor has all the rights and authority to grant the lease.

(iv) Based on the above representations, the Lessee has approached the Lessor with a request to give the total area admeasuring 71592.00 Sq.Mtrs. of consolidated S. No. 652/p-1 which comprises of area admeasuring 51930.00 Sq.Mtrs. of original S. No. 655 and area admeasuring 19662.00 Sq.Mtrs. of original S. No. 653. (hereinafter referred to as "**Leased Land**") on lease for the purpose of setting up a factory unit for manufacturing of Rolling Mill Plate and DRI Kiln through itself or through its nominees/ group companies ("**Purpose**"), upon the terms and conditions hereinafter mentioned.

C) The Lessor has acceded to the above referred request of the Lessee and hence the Parties are desirous of recording the terms and conditions of the grant of the Leased Land to the Lessee.

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:

(...4/-)

 LESSOR  7 AUG 2021  LESSEE



VALUATION ASSESSMENT M/S ANJAR TMT STEEL PVT. LTD.



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE THE BOARD OF DIRECTORS OF WELSPUN STEEL PRIVATE LIMITED IN THEIR BOARD MEETING HELD ON MAY 4, 2021 AT MUMBAI.

Lease of Land to Anjar TMT Steel Private Limited

"RESOLVED THAT pursuant to Section 180(1)(a) and other applicable provisions of the Companies Act, 2013 ("The Act") and rules and regulations made thereunder and pursuant to enabling provisions of Memorandum of Association and Articles of Association, and subject to approval by the shareholders of the Company under Section 180 of The Act, the consent of the Board of Directors of the Company be and is hereby accorded for entering in to lease transaction with Anjar TMT Steel Private Limited as under:

Lessor	Welspun Steel Limited
Lessee	Anjar TMT Steel Private Limited
Purpose	Industrial purpose for setting up rolling mill plant and DRI kiln
Land Survey No.	Part of Survey No. 653 and 655
Area of Land to be leased	71592 Sq. mtr
Nature of Land	Non-Agriculture
Period of Lease	30 years
Deposit	Nil
Lease Rent	Rs. 1.23 lacs per annum per acre (Excluding GST)
Lease Rent Escalation	15% after every 3 years
Municipal Taxes etc.	All Municipal Tax, Other taxes to be borne by the Lessee.



RESOLVED FURTHER THAT Mr. Balkrishan Goenka, Mr. Rajesh Mandawewala and Mr. Prakash Tatia - directors of the Company, Mr. Aman Goenka and Mr. Ashok Iyer - representatives of the Company, be and are hereby, severally, authorized to sign, execute and register necessary agreements, applications, deeds, documents, letter of authority, papers and any amendment(s), modification(s) thereto as may be required to be executed for and on behalf of the Company in this connection and to do all such other acts, deeds and things as may be required for consummation of the above resolution.

RESOLVED FURTHER THAT Balkrishan Goenka, Mr. Rajesh Mandawewala and Mr. Prakash Tatia - directors of the Company, Mr. Aman Goenka and Mr. Ashok Iyer - representatives of the Company, be and are hereby, severally, authorized to affix the Common Seal of the Company on any documents wherever required as per Articles of

Welspun Steel Limited
C/O 28/7 Floor, Trade World, Kumbha City, Seepur Baga Marp, Lower Panel (West) Mumbai-400 013, India
E-mail: companysecretary_welspunsteel.com | Website: www.welspunsteel.com
Registered Office Survey No. 650 - Village Vansandol, Taluka Anjar, Dist. Kutch, Gujarat 370 114, India
T: +91-2236 279451-56/11 -91-2076 279451
CIN: 12119012004910944299

(Signature)



Pollution NOC



GUJARAT POLLUTION CONTROL BOARD

PARYAVARAN BHAVAN

Sector-10-A, Gandhinagar-382 010

Phone : (079) 23226295

Fax : (079) 23232156

Website : www.gpcb.gov.in

In exercise of the power conferred under section-25 of the Water (Prevention and Control of Pollution) Act-1974, under section-21 of the Air (Prevention and Control of Pollution)-1981 and Authorization under rule 6(2) of the Hazardous and Other Waste (Management and Transboundary) Rules, 2016 framed under the Environmental (Protection) Act-1986. This Board is empowered to Grant CC&A.

And whereas Board has received consolidated consent application inward no. **258204 dated 02/07/2022** for the **Consolidated Consent and Authorization (CC & A)** of this Board under the provisions / rules of the aforesaid Acts. Consents & Authorization are hereby granted as under:

CONSENTS AND AUTHORISATION:

(Under the provisions / rules of the aforesaid environmental acts)

To,
M/s. Anjar TMT Steel Pvt. Ltd.,
Survey no. 655 & 653,
Vill: Varsamedi, Welspun City,
Tal: Anjar,
Dist: Kutch - 370 110

1. Consent Order No. WH-120111 Date of issue: 14/07/2022.
2. The consents shall be valid upto 01/07/2027 for the use of outlet for the discharge of treated effluent and emission due to operation of industrial plant for manufacturing of the following items/ products

Sr. No.	Product	Quantity
1	TMT Bars	4,00,000 TPA

Subject to specific condition:

1. Industry shall not carry out any activities which attract provision of EIA Notification-2006 and amendment made therein
2. Industry shall not install reheating furnace, Hot/ cold rolling mill, re-rolling mill and activities or any other furnace which are covered under EIA notification 2006 and amendment made therein as per Hon'ble NGT order issued in case of M/s. Chromin Steel (P) Ltd
3. Industry shall use only hot billets as raw material.
4. Industry shall strictly adhere to undertaking dated 03/06/2021 that project doesn't involve in hot & cold rolling, re-rolling or any other activity as specified in Ministry of Environment, Forests and Climate Change letter no. F. no. IA-J-11013/8/2019-IA-II(I) dated 22/10/2020
5. Industry shall obtain fresh water from valid source having permission of the competent authority

Page 1 of 6

Clean Gujarat Green Gujarat

ISO - 9001 - 2008 & ISO - 14001 - 2004 Certified Organisation



Certificate of Registration

CERTIFICATE OF REGISTRATION
 FORM - II
 (See Rule 24(1))
 Government of Gujarat
 Office of the Director Industrial Safety & Health
 Plot no. 66, ward 1-b, Opposite TMS college, Adipur, Kutch

No: DDISH/KTC/BOCW/100/2021 Date: 05/05/2021

A Certificate of Registration is hereby granted under sub section(3) of Section-7 of the Building & Other Construction Workers (Regulation of Employment & Conditions of Service) Act, 1996 & Rules made thereunder to having the following particulars subject to the conditions laid down in the Annexure

1	Postal Address / Location where building & other construction work to be carried on by the employer	ANJAR TMT STEEL PRIVATE LIMITED WELSPUN CITY VILL. VERSAMED, TALUKA- ANJAR- 370110 KUTCH- GUJARAT
2	Name & Address of the employer including location of the building & other construction work	HARISH CHANDRA GUPTA Plot No. 122, Ward-4/A, Near Kidzee School, Adipur, Gandhinagar, Adipur, Gandhinagar Dist- Kutch, Ta- Gandhinagar ANJAR TMT STEEL PRIVATE LIMITED WELSPUN CITY VILL. VERSAMED, TALUKA- ANJAR- 370110 KUTCH- GUJARAT
3	Name and permanent address of the establishment	ANJAR TMT STEEL PRIVATE LIMITED WELSPUN CITY VILL. VERSAMED, TALUKA- ANJAR Dist- Kutch, Ta- Anjar Pincode - 370 110
4	Nature of work in which building workers are employed or are to be employed	Civil Work
5	Maximum number of building workers to be employed on any day by the employer	500
6	Probable date of commencement and completion of work	Commencement date: 25/01/2021 Completion date: 31/12/2022
7	Other particulars relevant to the employment of building workers	Transaction No. of Rs 4 000/- Transaction ID: 1729100 Of Gandhinagar as Registration Fee is

Registering Officer under
BOCW, RE&CS Act 1996 &
Dy. Director/Asst. Director
Industrial Safety & Health
Kutch

Signature valid
 Digitally signed by CHANDAN BEHRA KUMAR ARVINDKUMAR
 Date: 2022.05.05 13:05:11 +05'30'
 Reason: Approval
 Location: Kutch



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

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated **28/10/2024** is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor **Dhawal Vanjari** have personally inspected the property on **20/9/2024** the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This Valuation report is prepared for Industrial Land & Building situated at the aforesaid address having total plot area of 71,592 sq.mtr. along with 3,157.34 sq.mtr./ 33,985 sq.ft as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.

3.	Identity of the experts involved in the valuation	Survey Analyst: Er. Dhawal Vanjari 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:	4/9/2024
		Date of Survey:	20/9/2024
		Valuation Date:	28/10/2024
		Date of Report:	28/10/2024
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Dhawal Vanjari on 20/9/2024. Property was shown and identified by Mr. Harsh Joshi	
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.	
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.	
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</p>	
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.	
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.	




VALUATION ASSESSMENT
M/S ANJAR TMT STEEL PVT. LTD.

12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Please refer to Part E of the Report and Valuer's Important Remarks enclosed herewith.
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Date: 28/10/2024

Place: Noida


Signature



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

ENCLOSURE IX: ANNEXURE: VII - MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.



Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person: _____

Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 28/10/2024

Place: Noida

ENCLOSURE: X

PART E

VALUER'S IMPORTANT REMARKS

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person: This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
7.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
9.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
12.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format <u>to provide only the general basic idea of the value of the property prevailing in the market</u> 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 up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or at least within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

