

VALUATION OPINION
OF
IMMOVABLE PROPERTY
for
State Bank of India, Commercial Branch, Bhopal, MP



Property Address

**Rectangle No. 82, Village & PO
Kamaspur, NH – 1, GT Karnal Road,
District Sonapat, Haryana**

Owner Name

M/s Daawat Foods Pvt. Ltd.

Account Name

M/s Daawat Foods Pvt. Ltd.

Date of Opinion

26th February, 2021

Aggarwal & Associates

Valuation of Real Estate

Project Appraisals

Panel Valuer of Banks & Financial Institutions

Executive Summary

Purpose of Valuation	Release of property
Name of the Bank / Branch	State Bank of India, Commercial Branch, Bhopal, MP
Instructions	Through the official / manager Mr. Ashish Pandey – 9619059068 of State Bank of India, Commercial Branch, Bhopal, MP
Property Address	Rectangle No. 82, Village & PO Kamasapur, NH – 1, GT Karnal Road, District Sonapat, Haryana (Kila Nos. and their areas given on page number 17)
Property Description	Single storied industrial property, constructed on the land measuring 42,220 sq yd
Owner Name	M/s Daawat Foods Pvt. Ltd. through its Director Mr. Abhinav Arora
Date of Opinion	26 th February, 2021
Date of Valuation	24 th February, 2021
Date of Inspection	24 th February, 2021
Land Use	Industrial as per documents
Title	Freehold
Land Area	71 Kanal 13 Marla or approx. 8.95 acres or ., 43,348 sq yd
Covered Area	1,29,416 sq ft (As per sanctioned map) Approx. 40,000 RCC and 89,416 sq ft Tin shed
Market Valuation	

Market Value	:	Rs.32,35,91,000/-
(Rupees Thirty Two Crore Thirty Five Lakh Ninety One Thousand Only)		
Realizable Value	80 % of F.M.V	Rs.25,88,72,800/-
(Rupees Twenty Five Crore Eighty Eight Lakh Seventy Two Thousand Eight Hundred Only)		
Forced/Distress Sale Value		Rs.19,41,54,600/-
(Rupees Nineteen Crore Forty One Lakh Fifty Four Thousand Six Hundred Only)		
Construction Value (For Insurance Purpose)		Rs.6,25,91,200/-
(Rupees Six Crore Twenty Five Lakh Ninety One Thousand Two Hundred Only)		
Circle Rate Value		Rs.23,88,92,000/-
(Rupees Twenty Three Crore Eighty Eight Lakh Ninety Two Thousand Only)		

VALUATION FORMAT

I. GENERAL					
1.	Purpose for which the Valuation is made	:	To assess the market value of property		
2.	a) Date of Inspection	:	24 th February, 2021		
	b) Date on which the Valuation is made	:	24 th February, 2021		
3.	List of documents produced for perusal				
	Soft copy of sale deed dated 26/05/2006 executed by M/s Pepsi Foods Pvt. Ltd. in favour of M/s Daawat Foods Pvt. Ltd. through its Director Mr. Abhinav Arora OC letter dated 8/8/2013 issued by Town & Country Planning, Haryana (Memo No. S-866/SD (DK)/2013/48294 Sanctioned map dated January, 2019 has been provided for existing building plan of the property Lease deed dated 10/11/2015 executed between Daawat Foods Ltd. and Nature Bio Foods Ltd. (Certificate No. IN-DL64208189714742N)				
4.	Name of the owner (s) and his / their address (es) with phone no. (details of share of each owner in case of joint ownership)	:	M/s Daawat Foods Pvt. Ltd. through its Director Mr. Abhinav Arora		
5.	Brief description of the property	:	Single storied industrial property, constructed on the land measuring 71 Kanal 13 Marla		
6.	Location of the property	:	Rectangle No. 82, Village & PO Kamaspur, NH – 1, GT Karnal Road, District Sonapat, Haryana (Kila Nos. and their areas given on page number 17)		
	a) Plot No. / Survey no.	:	Rectangle No. 82		
	b) Door No.	:	Village & PO Kamaspur		
	c) T.S. No. / Village	:	GT Karnal Road		
	d) Ward / Taluka	:	-		
	e) Mandal / District	:	District Sonapat		
7.	Postal address of the property	:	Rectangle No. 82, Village & PO Kamaspur, NH – 1, GT Karnal Road, District Sonapat, Haryana (Kila Nos. and their areas given on page number 17)		
8.	City / Town	:	Delhi		
	Residential area	:	NA		
	Commercial area	:	NA		
	Industrial area	:	Yes		
9.	Classification of the area	:			
	i) High / Middle / Poor	:	Middle		
	ii) Urban / Semi-urban / Rural	:	Urban		
10.	Coming under corporation limit / Village Panchayat / Municipality	:	Under Sonapat Town Planning		
11.	Whether covered under any state / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No		
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Land use has been changed from agricultural to Industrial vide Letter dated 8/8/2013 issued by Town & Country Planning, Haryana (Memo No. S-866/SD (DK)/2013/48294		
13.	Boundaries of the property	:			
			<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>As per the deed</td> <td>Actuals</td> </tr> </tbody> </table>	A	B
A	B				
As per the deed	Actuals				

	North	:	M/s Logistics Pvt. Ltd.	M/s Logistics Pvt. Ltd.
	South	:	M/s Deewan Farm	M/s Deewan Farm
	East	:	Gaosal	Other property
	West	:	100 ft wide road	100 ft wide road
14.1	Dimensions of the site	:	A	B
			As per the deed	Actuals
	North	:	42,220 sq yd or approx. 8.7 acre	42,220 sq yd or approx. 8.7 acre
	South	:		
	East	:		
	West	:		
14.2	Latitude, Longitude and Coordinates of the site	:	28.9915615,77.0808849	
15.	Extent of the site	:	42,220 sq yd or approx. 8.7 acre	
16.	Extent of the site considered for the valuation (least of 13 A & 13 B)	:	42,220 sq yd or approx. 8.7 acre	
17.	Whether occupied by the owner / tenant? If occupied by the tenant, since how long? Rent received per month	:	Property was tenanted to M/s Nature Bio Foods Ltd. except area used for kurkure plant	

II. CHARACTERISTICS OF THE SITE

1.	Classification of locality	:	Medium
2.	Development of surrounding areas	:	Medium
3.	Possibility of frequent flooding / sub-merging	:	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market, etc.	:	Good
5.	Level of land with topographical conditions	:	Levelled land
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	Industrial
8.	Any usage restriction	:	No
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Good
12.	Type of road available at present	:	Facing about 100 ft road
13.	Width of road – is it below 20 ft or more than 20 ft	:	More than 20 ft
14.	Is it a land - locked land?	:	No
15.	Water potentiality	:	Available
16.	Underground sewerage system	:	Available
17.	Is power supply available at the site?	:	Available
18.	Advantage of the site	:	
	1.	:	
	2.	:	
19.	Special remarks, if any, like threat of acquisition of land for public – service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No

Part – A (Valuation of land)

1.	Size of plot	:	71 K 13 M
	North & South	:	-
	East & West	:	-
2.	Total extent of the plot	:	71 K 13 M

3.	Prevailing market rate (Along with details / reference of atleast two latest deals / transactions with respect to adjacent properties in the areas)	Prevailing market rate ranges from Rs.2,95,00,000 to Rs.3,10,00,000 per sq yd (Land Rate) depending on various physical, technical, legal and social parameters. Latest transactions not available in public domain, however we have given details of similar type of transactions available online.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Land: 8.95 acre x Rs.1,54,00,000 per acre = Rs.13,78,30,000/- Building RCC: 40,000 sq ft x Rs.850 per sq ft = Rs.3,40,00,000/- Building tin shed: 89,416 sq ft x Rs.750 per sq ft = Rs.6,70,62,000/- Total: 23,88,92,000/-
5.	Assessed / adopted rate of valuation	Rs.3,00,00,000 per acre (Land Rate)
6.	Estimated Value of land	8.7 acre x Rs.3,00,00,000 per acre = Rs.26,10,00,000/-

Part – B (Valuation of Building)

1.	Technical details of the building	
a)	Type of Building (Residential / Commercial / Industrial)	Industrial
b)	Type of construction (Load bearing / RCC / Steel Framed)	Mix for different blocks
c)	Year of construction	2013 as per OC received by the client
d)	Number of floors and height of each floor including basement, if any	Mix for different blocks
e)	Plinth area floor-wise	Mix for different blocks (Refer page no. 16)
f)	Condition of the building	
i)	Exterior – Excellent, Good, Normal, Poor	Good
ii)	Inferior – Excellent, Good, Normal, Poor	Normal
g)	Date of issue and validity of layout of approved map / plan	January, 2019 for existing building plan
h)	Approved map / plan issuing authority	DTCP
i)	Whether genuineness or authenticity of approved map / plan is verified	Yes, built up area has been considered as per building plan
j)	Any other comments by our empanelled valuers on authentic of approved plan	No comments
	Whether the building is constructed as per approved plan, details of deviation if any	No comments
	Stages of construction	

Specifications of construction (floor – wise) in respect of

S.No.	Description	Ground floor	Other floors
1.	Foundation	Load Bearing	-
2.	Basement	Load Bearing	-
3.	Superstructure	RCC + Tin shed	-
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting, etc. and specify the species of timber)	Wooden / Glass	-
5.	RCC works	Yes	-
6.	Plastering	Yes	-
7.	Flooring, skirting, dadoing	Epoxy / Tiles	-
8.	Special finish as marble, granite, wooden paneling, grills, etc.	No	-

9.	Roofing including weather proof course	Yes	-
10.	Drainage	Yes	-

S.No.	Description		Ground floor	Other floors
1.	Compound wall	:	Outside visit	
	Height	:		-
	Length	:	-	-
	Type of construction	:	RCC + Tin shed	-
2.	Electrical installation	:		
	Type of wiring	:	Conduit	-
	Class of fittings (superior / ordinary / poor)	:	Ordinary	-
	Number of light points	:	100-150	-
	Fan points	:	100-125	-
	Spare plug points	:	-	-
	Any other item	:		-
3.	Plumbing installation	:		
	a) No. of water closets and their type	:	40-50	-
	b) No. of wash basins	:	15-20	-
	c) No. of urinals	:	15-20	-
	d) No. of bath tubs	:	-	-
	e) Water meter, taps, etc.	:	Yes	-
	f) Any other fixtures	:	No	-

Details of Valuation

S.No.	Particulars of item	Plinth area (sq ft)	Roof height	Age of building	Constructed area	Depreciated replacement rate of construction (Rs)	Replacement cost (Rs)	Net value after depreciation (Rs)
	Single storied	1,29,416 sq ft	-	Approx. 10 years	RCC – 40,000 sq ft Tin shed – 89,416 sq ft	1,000 per sq ft 700 per sq ft	40,000 × 1,000 89,416 × 700	6,25,91,200/-
Total								11,95,32,800/-
(Rupees Eleven Crore Ninety Five Lakh Thirty Two Thousand Eight Hundred Only)								

Part C – (Extra items)

1.	Portico	:	Not available
2.	Ornamental front door	:	Not available
3.	Sit out / verandah with steel grills	:	Not available
4.	Overhead water tank	:	Not available
5.	Extra steel / collapsible gates	:	Not available
	Total	:	

Part D – (Amenities)

1.	Wardrobes	:	Not available
2.	Glazed tiles	:	Not available
3.	Extra sinks and bath tub	:	Not available
4.	Marble / ceramic tiles flooring	:	Not available
5.	Interior decorations	:	Not available
6.	Architectural elevation works	:	Not available

7.	Paneling works	:	Not available
8.	Aluminium works	:	Not available
9.	Aluminium hand rails	:	Not available
10.	False ceiling	:	Not available
	Total		

Part E – (Miscellaneous)

1.	Separate toilet room	:	Included in the construction cost
2.	Separate lumber room	:	Included in the construction cost
3.	Separate water tank / sump	:	Included in the construction cost
4.	Trees, gardening	:	Included in the construction cost

Part F – (Services)

	Water Supply Arrangements	:	Included in the construction cost
	Drainage arrangements	:	Included in the construction cost
	C.B.deposits, fittings etc.	:	Included in the construction cost
	Pavement	:	Included in the construction cost
	Total		

Total abstract of the entire property

Part – A	Land	:	Rs.26,10,00,000/-
Part – B	Building	:	Rs.6,25,91,200/-
Part – C	Extra items	:	-
Part – D	Amenities	:	-
Part – E	Miscellaneous	:	-
Part – F	Services	:	-
	Total (Final Market Value)	:	Rs.32,35,91,200/-
	Say	:	Rs.32,35,91,000/-
	(Rupees Thirty Two Crore Thirty Five Lakh Ninety One Thousand Only)		
	Realizable Value	80 % of F.M.V	Rs.25,88,72,800/-
	(Rupees Twenty Five Crore Eighty Eight Lakh Seventy Two Thousand Eight Hundred Only)		
	Forced/Distress Sale Value		Rs.19,41,54,600/-
	(Rupees Nineteen Crore Forty One Lakh Fifty Four Thousand Six Hundred Only)		
	Construction Value (For Insurance Purpose)		Rs.6,25,91,200/-
	(Rupees Six Crore Twenty Five Lakh Ninety One Thousand Two Hundred Only)		
	Circle Rate Value		Rs.23,88,92,000/-
	(Rupees Twenty Three Crore Eighty Eight Lakh Ninety Two Thousand Only)		

CRITICAL REMARKS

We have received this assignment of valuation from State Bank of India, Commercial Branch, Bhopal, MP through their official Mr. Ashish - 9619059068.

I have contacted Mr. Sunil 9810514867, who was the contact person provided by the bank.

I have reached at the property on 24th February, 2021 at about 12:00 pm.

The subject property is a single storied industrial property, constructed on the land measuring 42,220 sq yd or approx. 8.7 acre.

Total land was 71 Kanal 13 Marla, i.e., 43,348 sq yd or approx. 8.95 acre and some of the land was undergone for road widening since the land in OC (received from the customer) dated 8/8/2013, the total land is 42,220 sq yd or approx. 8.7 acre

Since there is a difference of more than 20% variation between fair market value and circle rate value, we have given justification in terms of online transactions of the similar type of properties available online.

The subject property was found tenanted to M/s Nature Bio Foods Ltd, except an area, which was used for Kurkure plant by the owner.

The property comprises of different blocks used for different sections / purposes. All blocks have different specifications with different roof height. Most of the blocks were having tin sheet roofing on iron gurdurs, epoxy flooring and load bearing walls.

Admin block (Block C) was totally RCC framed structure with tile flooring, centrally air conditioning, workstations with glass and wooden partitions. Photographs of some of the blocks have been attached in our report.

The property has been visited in presence of Mr. Saurabh & Mr. Sunil.

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications as on 24th February, 2021 is Rs. 32,35,91,000/- (Rupees Thirty Two Crore Thirty Five Lakh Ninety One Thousand Only). The book value of the above property as of 24th February, 2021 is Rs. _ and the distress value of Rs. 19,41,54,600/- (Rupees Nineteen Crore Forty One Lakh Fifty Four Thousand Six Hundred Only).

Place: New Delhi

Date: 26th February, 2021

Signature

(Name and official seal of the approved valuer)

The undersigned has inspected the property detailed in the Valuation Opinion dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rupees _____ only).

Date:

Signature

(Name of the branch manager with official seal)

Basis of Market Valuation

- Prevailing market price has been adopted based on site inspection and considering various physical, technical and economic parameters such shape, size, location, demand & supply of similar type of assets in open market, etc. for assessing the value of the property.
- Market survey and enquiries for property prices in the subject locality has been done. Comparison of property prices in similar neighbouring localities has also been done. On the basis of the same, market value has been assessed.

Please find below the details of local property dealers / brokers contacted randomly from the subject locality for enquiry of the property prices.

1. Pankaj Gahlot – 9899758600
2. Digvijay - 9999289874

Please find below the post on 99acres.com.

11 Sale Properties 3 Projects 7 Dealers

2 Acre Farm Land for Sale in GT Karnal Road, Sonipat ₹ 6.52 Cr

Area: 87120 sq.ft. (8093.71 s...)

2 acre sale in sonipat single owner 1 acer front

Agent: Panipat Property Hub [VISA](#)

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

Popular Searches: Residential Plots, Flats, Builder Floors, House & Villas, Industrial Land

G T Road, Karnal

85.05 lakhs

Karnal, Haryana - For Sale - Commercial

Property id: qube_property_1687 plot area: not specified furnished: not specified carpet area: not specified bathrooms: not specified bedrooms: not specified

16-Jan-2020 in Commercial People - Qube Real

PHOTOGRAPHS

Front elevation of the property



Name board displayed outside the property



Approach road



Person met at site



Signature & Seal of Valuer

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BLOCK A

1



2



3



4



Signature & Seal of Valuer

BLOCK B

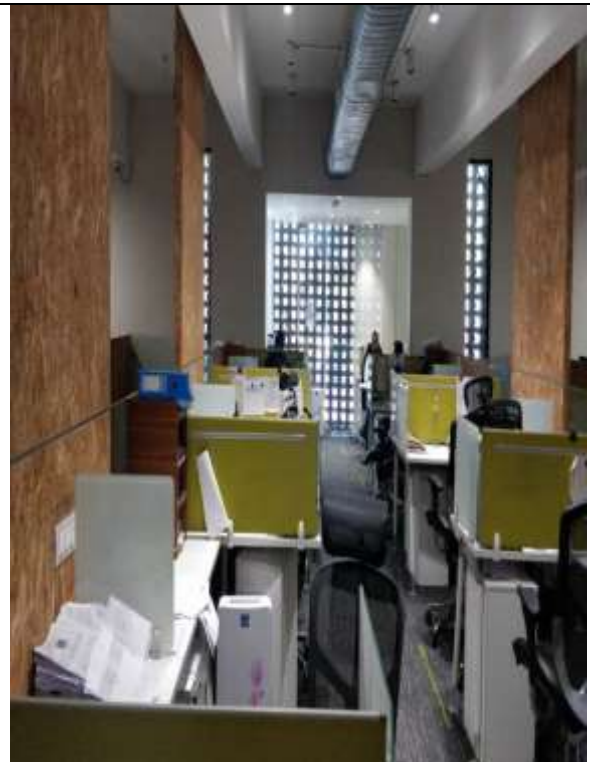
1



2







BLOCK C



Signature & Seal of Valuer

BLOCK D	BLOCK G
	
BLOCK F	
	
Signature & Seal of Valuer	

BLOCK H	
1	2
	
BLOCK I	BLOCK K
	
Signature & Seal of Valuer	

BLOCK M	KURKURE PLANT 1
	
KURKURE PLANT 2	KURKURE PLANT 3
	
Signature & Seal of Valuer	

LAND AREA DETAILS

Khewat no.	Khata no.	Rectangle no.	Kila no.	Area k.m.
462	282	82	1/2	0-15
462	282	82	2	7-16
462	282	82	3	8-00
462	615	82	4	6-10
462	615,616	82	7	3-14
462	615,616	82	8	8-00
462	614	82	9	8-00
462	617	82	10/1	4-06
462	617	82	11	7-10
462	615,616	82	12	8-00
462	615,616	82	13	7-18
462	615,616	82	14	1-04
462	615,616	82		71-13

BUILT UP AREA DETAILS AS PER BUILDING PLAN

AREA DETAIL		
TOTAL FLOOR AREA	418615.81	Sqft.
	38904.81	Sqm.
	46512.86	Sqyd.
COND. AREA GROUND FLOOR -		
BLOCK - A	13299.00	Sqft.
BLOCK - B	161.56	Sqft.
BLOCK - C	4086.00	Sqft.
BLOCK - D	11162.81	Sqft.
BLOCK - E	1335.00	Sqft.
BLOCK - F	1501.24	Sqft.
BLOCK - G	13297.37	Sqft.
BLOCK - H	28572.08	Sqft.
BLOCK - I	1089.00	Sqft.
BLOCK - J	1405.62	Sqft.
BLOCK - K	15848.96	Sqft.
BLOCK - L	182.25	Sqft.
BLOCK - M	5091.75	Sqft.
BLOCK - N	24646.31	Sqft.
COND. AREA 1ST FLOOR -		
BLOCK - A	13299.00	Sqft.
BLOCK - C	4086.00	Sqft.
BLOCK - E	1335.00	Sqft.
BLOCK - F	1165.55	Sqft.
TOTAL COND. AREA = 129616.00 Sqft.		

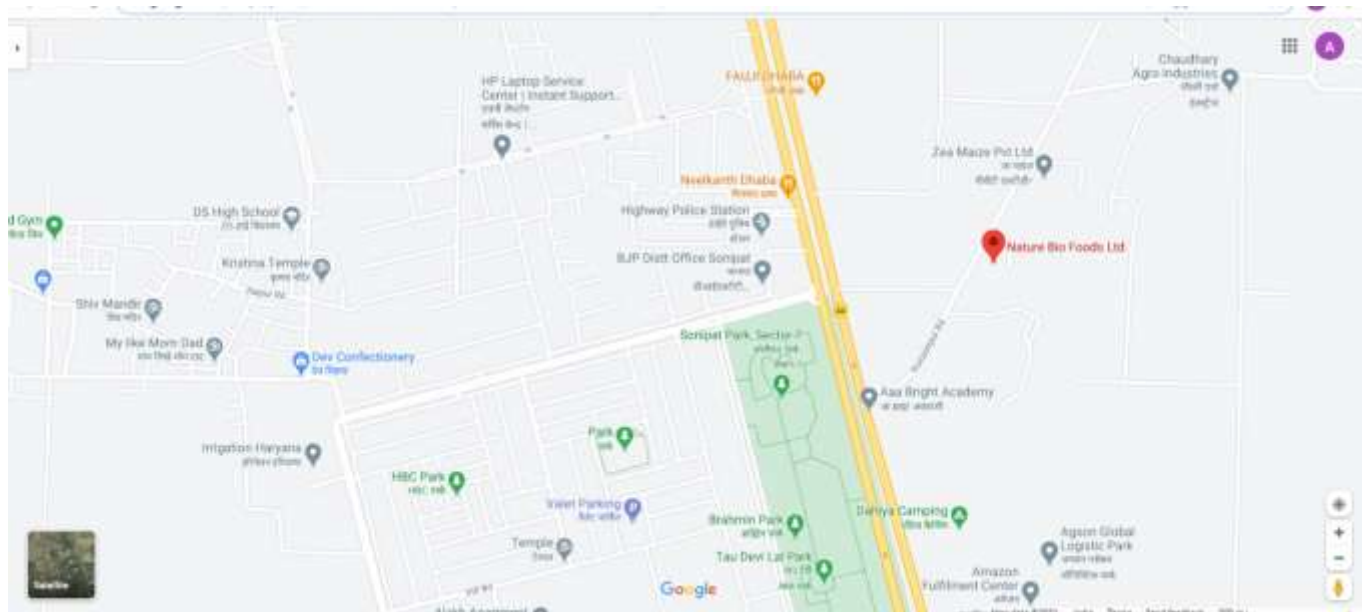
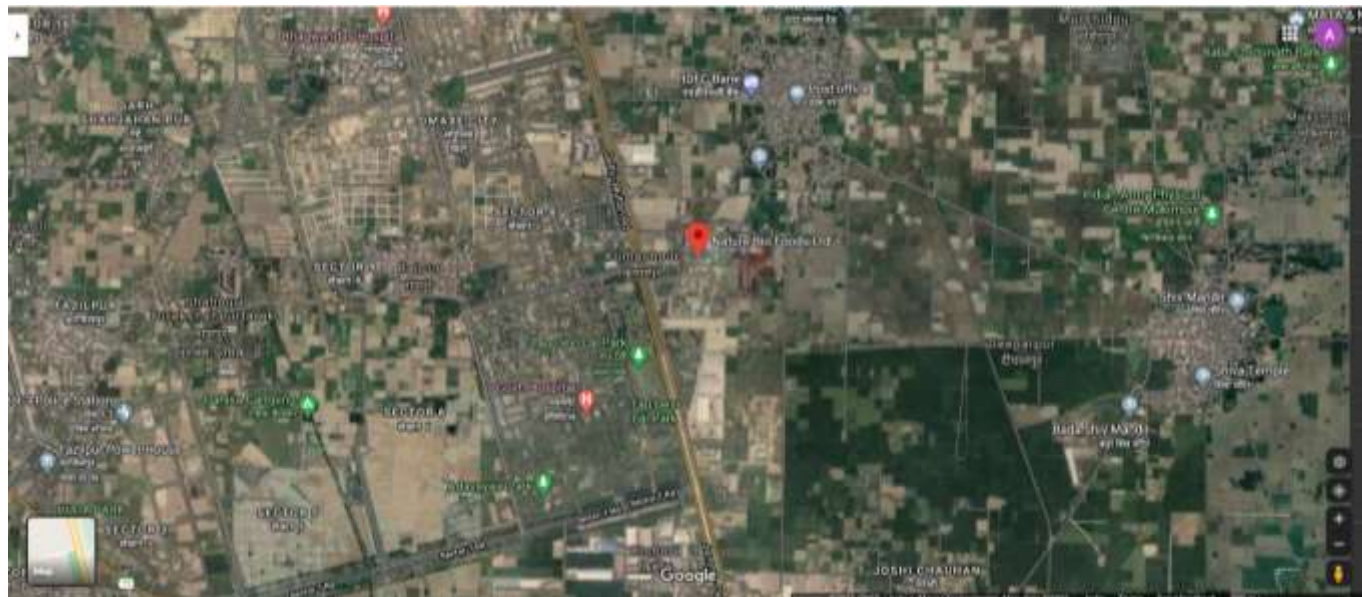
TECHNICAL SPECIFICATIONS OF DIFFERENT BLOCKS AT SITE

Block	Purpose / Name	Stories	Height	Specifications
A	Grain plant (Packaging, milling, storage of all grains except rice)	Double storied	30 ft (Total)	Truss roofing with insulation, partitions made of PVC on 1st floor, epoxy flooring, all insulated walls
B	Semi finished goods storage (Ware house)	Single storied	20 ft	Tin shed roofing with CC flooring
C	Admin block	Double storied	10 ft (Each floor)	RCC structure with tile flooring, centrally air conditioned, workstations with glass / wooden partitions
D	Storage of finished goods	Single storied	23 ft	Epoxy flooring, load bearing walls
G	Storage + Packing	Single storied	25 ft	Tin shed roofing with epoxy flooring
H	Packing + Milling + DG Room	Double storied	42 ft	Tin shed roofing with CC flooring
I	Tool room	Single storied	12 ft	Tin shed roofing with CC flooring
K	Husk Yard	Single storied	50 ft	Tin shed roofing with epoxy flooring
M	Bardana (Storage of packaging material in which raw material comes)	Single storied	25 ft	tin shed roofing, king post truss, load bearing wall till 10 ft, then tin shed walls, CC flooring
Daawat foods Pvt. Ltd.	Kurkure plant (Manufacturing, packing and testing of kurkure)	Single storied	20 ft	Epoxy flooring, load bearing walls

PROPERTY LOCATION MAP

Latitude & Longitude

28.992545,77.0848153



Signature & Seal of Valuer

DOCUMENTS RECEIVED (SALE DEED)

Stamp Duty @ 6%
Stamp No. 111224-S-2000
T.O. Satepat.

Stamp Rs. 33,17,000/-
Out side M.C. Limits
Page Words 2 / 17

Cost of Land measuring 71 Kanal 13 Marla Rs. 47,82,000/-
Cost of Construction i.e. 5000-45000 Sq.ft. Rs. 15,00,000/- 99,00,000/-

THIS SALE DEED is made and executed at Satepat, Hyderabad on this
21st day of May, 2006

BY

M/s Pepsi Foods Private Limited, a company incorporated under the
Companies Act, 1956, and having its office at 3-B, DLF Corporate Park,
Sector 3, Gurgaon Road, Phase III, Gurgaon - 122 002, Haryana and its
Delhi office at 13th Floor, 13, Mahan Devi Building, Tolstoy Marg, New
Delhi - 110 003 Previously known as Pepsi Foods Limited represented
through Mr. Anshu Nanda (~~hereinafter~~ referred to as the "VENDEDOR",
which expression shall unless repugnant to the context herein would
mean and include the Vendor and his legal heirs, successors, legal
representatives, administrators, executors and assigns as the Party of
the First Part;

AND

M/s Dsouza Foods Pvt. Limited, a company incorporated under the
Companies Act, 1956, and having its office at A-21, Green Park, New
Delhi represented through Mr. Ashwini Arora, Director (hereinafter
referred to as the "VENDEE", which expression shall unless repugnant
to the context herein would mean and include the Vendees and his legal
heirs, successors, legal representatives, administrators, executors,
nominees and assigns) as the Party of the Second Part.

WHEREAS M/s Birla International Private Limited having its office at
12C3, Anandhi Bhawan, 22 Kasturba Gandhi Marg, New Delhi - 110 001

purchased and acquired the property, viz. freehold land measuring 71 Kanal 13 Marlas detail below:

Khawut no.	Khata no.	Rectangle no.	Kila no.	Area k.m.
463	282	82	1/2	0.15
463	282	83	2	7.16
463	282	85	3	8.00
463	282	87	4	6.10
463	615,016	81	2	7.14
463	615,016	82	3	6.00
463	615,016	83	4	4.00
463	614	82	10/1	4.06
463	617	82	11	8.00
463	617	83	11	7.18
463	615,016	82	12	6.00
463	615,016	83	13	1.04
463	617,015	82	14	11.13

Situated in Village P.O. Kamasapur, G.T. Road, Sonapat, Haryana (more fully described in the Schedule hereunder) (hereinafter referred to as "the Land") through seven, duly registered Sale Deeds registered with the Sub Registrar, Sonapat (Haryana) in their favour on the terms and conditions contained therein;

AND WHEREAS M/s Brisk International Private Limited had put to use the said Land by putting up the Building and other structures and fully put to use from time to time the same for the purpose of business of trading, making merchantable, selling, buying and dealing in rice;

producing, making more than Rs.10000/- per month. **AND WHEREAS** M/s Birk International Private Limited for its bonafide needs sold the said freehold land measuring 71Kanal 13 Marlas mentioned above in Village P.O. Kamasarp, G.T. Road, Sonapat, Haryana alongwith built up building, machinery and equipments and all other assets on the said land to the Vendor herein for a sum of Rs.1,30,00,000/- (Rupees One Crore thirty lacs only vide Sale Deed dated 30th May, 1994 registered as Document No. 1110 in Additional Book No.1, Volume No. 1120 on pages 1 to 325 on 30th May, 1994 in the office of the Sub-Registrar, Sonapat and the VENDOR purchased the said freehold land admeasuring 71 Kanal 13 Marla mentioned above situated in Village P.O. Kamasarp, G.T. Road, Sonapat, Haryana alongwith built up building, machinery and equipments and all other assets on the said land, out of its own funds and resources;

land, out of its own funds and resources;

AND WHEREAS the vendor M/s Pepsi Foods Pvt. Ltd was previously known by the name M/s Pepsi Foods Ltd. incorporated under the

companies act 1956 vide certificate of incorporation No.53-09114 on 24-2-1989 issued by registrar of companies Punjab, HP & Chandigarh. Later on Pepsi Foods Ltd, Reconverted to M/s Pepsi Foods Pvt. Ltd under section 43A(2A) of companies Act, 1956 vide order dt. 16-8-2001 issued by Registrar of Companies Punjab, HP & Chandigarh.

AND WHEREAS the Vendor is the absolute owner and in possession of the property, viz. freehold land having thereon built up building consisting of rice and paddy sheds, complete office building, godowns, generator and boiler room, tube well weighbridge veranda, main office etc. along with machinery & equipments, fittings fixtures and other miscellaneous things on the above said premises. The said land and building with Plant & machinery are collectively referred as the "Said Property."

AND WHEREAS the VENDOR represents that it has got full power, good title, good right and absolute authority to sell and transfer the said property and there is no impediment in transferring the same and no one else than the VENDOR has got any right, title, claim and interest in the said property;

AND WHEREAS the VENDOR due to its bonafide needs and requirements have agreed to sell and transfer the said property, alongwith all benefits, facilities, privileges, easements, appurtenances or advantages whatsoever belonging to or in any way appertaining to the said property to the VENDEE for a total sale consideration of Rs.4,71,00,000/- (Rupees Four Crores seventy one lacs only);

AND WHEREAS the VENDEE has agreed to purchase, acquire and possess the said property on the basis of the assurances, representations, and covenants, undertakings by the VENDOR mentioned hereinafter:

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:

1. That the subject matter of this Sale Deed is freehold land admeasuring 71 Kanal 13 Marlas mentioned above and fully described in the Schedule hereunder) having thereon built up building, machinery and equipments and all other assets on the said land [more particularly described in Schedule hereunder] alongwith all benefits, facilities, privileges, easements, appurtenances or advantages whatsoever belonging to or in any way appertaining to the said property.

DOCUMENTS RECEIVED (OC)

REGD.

FORM-B/VI
(See Rule-47 (i))
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SECTOR-18, CHANDIGARH
Tele-Fax: 0172-2548475; Tel: 0172-2548851, E-mail: tchpny@gmail.com
Website: www.tchpnyana.gov.in

Memo No: S-866/SD (DK)/2013/14 Dated: 21/11/14

To
Dawat Foods Ltd.
A-71, URBAN PARK, Ambala Road,
New Delhi-110016.

Whereas Dawat Foods Ltd. Village Kanaspur, Dist. Sonapat has applied for the issue of the Occupation Certificate in respect of the buildings described below, I hereby grant permission for the Occupation of the buildings after charging the composition charges amounting to ₹ 15,10,910/- for the vendible area as approved building plans subject to the following conditions:-

1. The building shall be used for the purposes for which the Occupation Certificate is being granted. Any violation of this condition shall render the Occupation Certificate null and void.
2. That you shall be fully responsible with regard to fire safety measures.
3. That you shall be fully responsible to supply of water as per norms.
4. That you shall obtain the connection for disposal of sewerage and drainage from HUDA, after laying the services to the point of external service on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director.
5. That you shall be solely responsible for disposal of sewerage and storm water of building in such times these services are made available by HUDA/State Government as per their scheme.
6. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
7. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
8. That the outer facade of the building shall not be used for purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the buildings blocks.
10. That you shall use compact fluorescent lamps (CFL) in the buildings as well as street lighting.
11. That provision of parking shall be made within the site earmarked/designated for parking and no vehicle shall be allowed to park outside the premises of the site.

DESCRIPTION OF BUILDING

Occupation Certificate for Building Blocks-3A measuring 32.0 sq mt. at ground floor, Block-D1 measuring 245.390 sq mt. at ground floor, Block-C1 measuring 82.50 sq mt. at ground floor, Block-C2 measuring 85.0 sq mt. at ground floor, Block-D1 measuring 407.60 sq mt. at ground floor, Block-C2 measuring 231.50 sq mt. at ground floor, Block-K measuring 2395.14 sq mt. (measuring 1197.57 sq mt. at ground floor & 1197.57 sq mt. at first floor), Block-K1 measuring 252.15 sq mt. at ground floor, Block-L measuring 493.36 sq mt. at ground floor, Block-M measuring 30.62 sq mt. at ground floor, Block-N measuring 92.10 sq mt. at ground floor, Block-O measuring 23.67 sq mt. at ground floor, Block-P measuring 14.35 sq mt. at ground floor, Block-Q measuring 90.25 sq mt. at ground floor, Block-R measuring 458.58 sq mt. at ground floor, Block-S measuring 108.10 sq mt. at ground floor, Block-T measuring 24.10 sq mt. at ground floor, Block-U measuring 108.62 sq mt. at ground floor, Block-V measuring 148.40 sq mt. at ground floor, Block-W measuring 123.50 sq mt. at ground floor, Block-X measuring 128.42 sq mt. (measuring 2/3rd sq mt. at ground floor & 360.83 sq mt. at first floor), Block-Y measuring 295.19 sq mt. (measuring 123.39 sq mt. at ground floor & 171.80 sq mt. at first floor).

District - Sonapat.

Murry, total constructed area 5474.81 sq mt., where construction has been completed in Industrial Building site area measuring 42220.8 sq yds. at Village Kanaspur, Dist. Sonapat

(Anurag Raniga, IAS)
Director General, Town and Country Planning,
Haryana, Chandigarh

Order No: S-866/SD (DK)/2013/14 Dated: 21/11/14

A copy is forwarded to the following for information and necessary action please:-

1. Urban Town Planner, Muzit
2. Superintending Engineer (HQ), HUDA, Panchkula
3. District Town Planner, Sonapat.

(Sunita Sethi)
District Town Planner (HQ),
For: Director General, Town and Country Planning,
Haryana, Chandigarh.

DOCUMENTS RECEIVED (LEASE DEED)

INDIA NON JUDICIAL
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-06/04208/1897147291
Certificate issued Date : 29-Sep-2015 10:40 AM
Account Reference : IMPACC (IV) 0775503 DELHI DL-DLH
Unique Doc. Reference : SUBIN-DL-DL775503035/3425685401
Purchased by : DAAWAT FOODS LTD
Description of Document : Article Others
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : DAAWAT FOODS LTD
Second Party : Not Applicable
Stamp Duty Paid By : DAAWAT FOODS LTD
Stamp Duty Amount (Rs.) : 100
(One Hundred only)

Please write or type below this line.

LEASE DEED

THIS DEED OF LEASE made at Sonapat this 10th day of November, 2015, between Dawat Foods Limited, a company duly incorporated under the Indian Companies Act 1956 having its registered office at Unit No 134, Rectangle-1, Saket District Centre through its authorised signatory Ms. Anu For Nature Bio-Foods Ltd.

Statutory Note: 1. This certificate is the property of the Government of India. It is not to be used for any purpose other than the one for which it is issued. 2. Any stamp duty or fee payable on this certificate shall be paid to the Government of India. 3. Any stamp duty or fee payable on this certificate shall be paid to the Government of India.

Punbarna duly authorised vide resolution dated 7th November, 2015 hereinafter referred to as "the Lessor" of the ONE PART

AND

Nature Bio Foods Limited, a company duly incorporated under the Indian Companies Act 1956 having its registered office at Unit No 134, Rectangle-1, Saket District Centre through its authorised signatory Mr. Surinder Kumar Arora, duly authorised vide resolution dated 6th November, 2015 hereinafter referred to as "the Lessee" of the OTHER PART.

WHEREAS the Lessor is the exclusive owner of piece of land situated at 45 KM Milestone, Village Kanaspur, Sonapat (more particularly described in the schedule hereunder written), hereinafter referred to as the demised premises;

AND WHEREAS the Lessor has agreed to grant to the Lessee a lease in respect of the said premises for a period of 11 years, subject to terms and conditions laid down herein below.

AND WHEREAS the lessor has made out his marketable title to the demised premises free from all encumbrances, claims or reasonable doubts.

NOW THIS DEED WITNESSETH AS FOLLOWS:

In pursuance of the said agreement and in consideration of the rent hereby granted and the Lessee's covenants hereinafter mentioned, the Lessor

For Nature Bio-Foods Ltd.
Authorised Signatory

For DAAWAT FOODS LTD.
Authorised Signatory

[illegible]

BASIS OF CIRCLE RATE

तहसील सोनीपत के गांव के वर्ष 2018-2019 (संशोधित) प्रस्तावित कलैक्टर रेट

क्र.	विवरण	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	2073-74	2074-75	2075-76	2076-77	2077-78	2078-79	2079-80	2080-81	2081-82	2082-83	2083-84	2084-85	2085-86	2086-87	2087-88	2088-89	2089-90	2090-91	2091-92	2092-93	2093-94	2094-95	2095-96	2096-97	2097-98	2098-99	2099-00	2100-01	2101-02	2102-03	2103-04	2104-05	2105-06	2106-07	2107-08	2108-09	2109-10	2110-11	2111-12	2112-13	2113-14	2114-15	2115-16	2116-17	2117-18	2118-19	2119-20	2120-21	2121-22	2122-23	2123-24	2124-25	2125-26	2126-27	2127-28	2128-29	2129-30	2130-31	2131-32	2132-33	2133-34	2134-35	2135-36	2136-37	2137-38	2138-39	2139-40	2140-41	2141-42	2142-43	2143-44	2144-45	2145-46	2146-47	2147-48	2148-49	2149-50	2150-51	2151-52	2152-53	2153-54	2154-55	2155-56	2156-57	2157-58	2158-59	2159-60	2160-61	2161-62	2162-63	2163-64	2164-65	2165-66	2166-67	2167-68	2168-69	2169-70	2170-71	2171-72	2172-73	2173-74	2174-75	2175-76	2176-77	2177-78	2178-79	2179-80	2180-81	2181-82	2182-83	2183-84	2184-85	2185-86	2186-87	2187-88	2188-89	2189-90	2190-91	2191-92	2192-93	2193-94	2194-95	2195-96	2196-97	2197-98	2198-99	2199-00	2200-01	2201-02	2202-03	2203-04	2204-05	2205-06	2206-07	2207-08	2208-09	2209-10	2210-11	2211-12	2212-13	2213-14	2214-15	2215-16	2216-17	2217-18	2218-19	2219-20	2220-21	2221-22	2222-23	2223-24	2224-25	2225-26	2226-27	2227-28	2228-29	2229-30	2230-31	2231-32	2232-33	2233-34	2234-35	2235-36	2236-37	2237-38	2238-39	2239-40	2240-41	2241-42	2242-43	2243-44	2244-45	2245-46	2246-47	2247-48	2248-49	2249-50	2250-51	2251-52	2252-53	2253-54	2254-55	2255-56	2256-57	2257-58	2258-59	2259-60	2260-61	2261-62	2262-63	2263-64	2264-65	2265-66	2266-67	2267-68	2268-69	2269-70	2270-71	2271-72	2272-73	2273-74	2274-75	2275-76	2276-77	2277-78	2278-79	2279-80	2280-81	2281-82	2282-83	2283-84	2284-85	2285-86	2286-87	2287-88	2288-89	2289-90	2290-91	2291-92	2292-93	2293-94	2294-95	2295-96	2296-97	2297-98	2298-99	2299-00	2300-01	2301-02	2302-03	2303-04	2304-05	2305-06	2306-07	2307-08	2308-09	2309-10	2310-11	2311-12	2312-13	2313-14	2314-15	2315-16	2316-17	2317-18	2318-19	2319-20	2320-21	2321-22	2322-23	2323-24	2324-25	2325-26	2326-27	2327-28	2328-29	2329-30	2330-31	2331-32	2332-33	2333-34	2334-35	2335-36	2336-37	2337-38	2338-39	2339-40	2340-41	2341-42	2342-43	2343-44	2344-45	2345-46	2346-47	2347-48	2348-49	2349-50	2350-51	2351-52	2352-53	2353-54	2354-55	2355-56	2356-57	2357-58	2358-59	2359-60	2360-61	2361-62	2362-63	2363-64	2364-65	2365-66	2366-67	2367-68	2368-69	2369-70	2370-71	2371-72	2372-73	2373-74	2374-75	2375-76	2376-77	2377-78	2378-79	2379-80	2380-81	2381-82	2382-83	2383-84	2384-85	2385-86	2386-87	2387-88	2388-89	2389-90	2390-91	2391-92	2392-93	2393-94	2394-95	2395-96	2396-97	2397-98	2398-99	2399-00	2400-01	2401-02	2402-03	2403-04	2404-05	2405-06	2406-07	2407-08	2408-09	2409-10	2410-11	2411-12	2412-13	2413-14	2414-15	2415-16	2416-17	2417-18	2418-19	2419-20	2420-21	2421-22	2422-23	2423-24	2424-25	2425-26	2426-27	2427-28	2428-29	2429-30	2430-31	2431-32	2432-33	2433-34	2434-35	2435-36	2436-37	2437-38	2438-39	2439-40	2440-41	2441-42	2442-43	2443-44	2444-45	2445-46	2446-47	2447-48	2448-49	2449-50	2450-51	2451-52	2452-53	2453-54	2454-55	2455-56	2456-57	2457-58	2458-59	2459-60	2460-61	2461-62	2462-63	2463-64	2464-65	2465-66	2466-67	2467-68	2468-69	2469-70	2470-71	2471-72	2472-73	2473-74	2474-75	2475-76	2476-77	2477-78	2478-79	2479-80	2480-81	2481-82	2482-83	2483-84	2484-85	2485-86	2486-87	2487-88	2488-89	2489-90	2490-91	2491-92	2492-93	2493-94	2494-95	2495-96	2496-97	2497-98	2498-99	2499-00	2500-01	2501-02	2502-03	2503-04	2504-05	2505-06	2506-07	2507-08	2508-09	2509-10	2510-11	2511-12	2512-13	2513-14	2514-15	2515-16	2516-17	2517-18	2518-19	2519-20	2520-21	2521-22	2522-23	2523-24	2524-25	2525-26	2526-27	2527-28	2528-29	2529-30	2530-31	2531-32	2532-33	2533-34	2534-35	2535-36	2536-37	2537-38	2538-39	2539-40	2540-41	2541-42	2542-43	2543-44	2544-45	2545-46	2546-47	2547-48	2548-49	2549-50	2550-51	2551-52	2552-53	2553-54	2554-55	2555-56	2556-57	2557-58	2558-59	2559-60	2560-61	2561-62	2562-63	2563-64	2564-65	2565-66	2566-67	2567-68	2568-69	2569-70	2570-71	2571-72	2572-73	2573-74	2574-75	2575-76	2576-77	2577-78	2578-79	2579-80	2580-81	2581-82	2582-83	2583-84	2584-85	2585-86	2586-87	2587-88	2588-89	2589-90	2590-91	2591-92	2592-93	2593-94	2594-95	2595-96	2596-97	2597-98	2598-99	2599-00	2600-01	2601-02	2602-03	2603-04	2604-05	2605-06	2606-07	2607-08	2608-09	2609-10	2610-11	2611-12	2612-13	2613-14	2614-15	2615-16	2616-17	2617-18	2618-19	2619-20	2620-21	2621-22	2622-23	2623-24	2624-25	2625-26	2626-27	2627-28	2628-29	2629-30	2630-31	2631-32	2632-33	2633-34	2634-35	2635-36	2636-37	2637-38	2638-39	2639-40	2640-41	2641-42	2642-43	2643-44	2644-45	2645-46	2646-47	2647-48	2648-49	2649-50	2650-51	2651-52	2652-53	2653-54	2654-55	2655-56	2656-57	2657-58	2658-59	2659-60	2660-61	2661-62	2662-63	2663-64	2664-65	2665-66	2666-67	2667-68	2668-69	2669-70	2670-71	2671-72	2672-73	2673-74	2674-75	2675-76	2676-77	2677-78	2678-79	2679-80	2680-81	2681-82	2682-83	2683-84	2684-85	2685-86	2686-87	2687-88	2688-89	2689-90	2690-91	2691-92	2692-93	2693-94	2694-95	2695-96	2696-97	2697-98	2698-99	2699-00	2700-01	2701-02	2702-03	2703-04	2704-05	2705-06	2706-07	2707-08	2708-09	2709-10	2710-11	2711-12	2712-13	2713-14	2714-15	2715-16	2716-17	2717-18	2718-19	2719-20	2720-21	2721-22	2722-23	2723-24	2724-25	2725-26	2726-27	2727-28	2728-29	2729-30	2730-31	2731-32	2732-33	2733-34	2734-35	2735-36	2736-37	2737-38	2738-39	2739-40	2740-41	2741-42	2742-43	2743-44	2744-45	2745-46	2746-47	2747-48	2748-49	2749-50	2750-51	2751-52	2752-53	2753-54	2754-55	2755-56	2756-57	2757-58	2758-59	2759-60	2760-61	2761-62	2762-63	2763-64	2764-65	2765-66	2766-67	2767-68	2768-69	2769-70	2770-71	2771-72	2772-73	2773-74	2774-75	2775-76	2776-77	2777-78	2778-79	2779-80	2780-81	2781-82	2782-83	2783-84	2784-85	2785-86	2786-87	2787-88	2788-89	2789-90	2790-91	2791-92	2792-93	2793-94	2794-95	2795-96	2796-97	2797-98	2798-99	2799-00	2800-01	2801-02	2802-03	2803-04	2804-05	2805-06	2806-07	2807-08	2808-09	2809-10	2810-11	2811-12	2812-13	2813-14	2814-15	2815-16	2816-17	2817-18	2818-19	2819-20	2820-21	2821-22	2822-23	2823-24	2824-25	2825-26	2826-27	2827-28	2828-29	2829-30	2830-31	2831-32	2832-33	2833-34	2834-35	2835-36	2836-37	2837-38	2838-39	2839-40	2840-41	2841-42	2842-43	2843-44	2844-45	2845-46	2846-47	2847-48	2848-49	2849-50	2850-51	2851-52	2852-53	2853-54	2854-55	2855-56	2856-57	2857-58	2858-59	2859-60	2860-61	2861-62	2862-63	2863-64	2864-65	2865-66	2866-67	2867-68	2868-69	2869-70	2870-71	2871-72	2872-73	2873-74	2874-75	2875-76	2876-77	2877-78	2878-79	2879-80	2880-81	2881-82	2882-83	2883-84	2884-85	2885-86	2886-87	2887-88	2888-89	2889-90	2890-91	2891-92	2892-93	2893-94	2894-95	2895-96	2896-97	2897-98	2898-99	2899-00	2900-01	2901-02	2902-03	2903-04	2904-05	2905-06	2906-07	2907-08	2908-09	2909-10	2910-11	2911-12	2912-13	2913-14	2914-15	2915-16	2916-17	2917-18	2918-19	2919-20	2920-21	2921-22	2922-23	2923-24	2924-25	2925-26	2926-27	2927-28	2928-29	2929-30	2930-31	2931-32	2932-33	2933-34	2934-35	2935-36	2936-37	2937-38	2938-39	2939-40	2940-41	2941-42	2942-43	2943-44	2944-45	2945-46	2946-47	2947-48	2948-49	2949-50	2950-51	2951-52	2952-53	2953-54	2954-55	2955-56	2956-57	2957-58	2958-59	2959-60	2960-61	2961-62	2962-63	2963-64	2964-65	2965-66	2966-67	2967-68	2968-69	2969-70	2970-71	2971-72	2972-73	2973-74	2974-75	2975-76	2976-77	2977-78	2978-79	2979-80	2980-81	2981-82	2982-83	2983-84	2984-85	2985-86	2986-87	2987-88	2988-89	2989-90	2990-91	2991-92	2992-93	2993-94	2994-95	2995-96	2996-97	2997-98	2998-99	2999-00	3000-01	3001-02	3002-03	3003-04	3004-05	3005-06	3006-07	3007-08	3008-09	3009-10	3010-11	3011-12	3012-13	3013-14	3014-15	3015-16	3016-17	3017-18	3018-19	3019-20	3020-21	3021-22	3022-23	3023-24	3024-25	3025-26	3026-27	3027-28	3028-29	3029-30	3030-31	3031-32	3032-33	3033-34	3034-35	3035-36	3036-37	3037-38	3038-39	3039-40	3040-41	3041-42	3042-43	3043-44	3044-45	3045-46	3046-47	3047
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Declarations / Assumptions

- The valuation of subject property has been undertaken on the instructions from State Bank of India, Commercial branch, Bhopal, MP through their official Mr. Ashish.
- The valuation made is true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the property valued.
- The property has been inspected on 24th February, 2021 by me in presence of Mr. Saurabh and Mr. Sunil.
- I have not been found guilty of misconduct in my professional capacity.
- Valuation report is based on documents provided, other details / information provided by the party (which were verified to the extent possible and relied upon) clubbed with site observations. I
- The adopted land rates are based on the verbal enquiries from the property dealers of the subject area.
- Fair market value in this report, indicates an opinion of the value prevailing as on the day of inspection and is based on the market feedback, comparison with similar properties etc. it may increase or decrease, depending upon the future market conditions, purposes, scenarios, etc.
- The valuation is based on the assumption that the property is free from all legal encumbrances, and required sanctions / approvals have been taken place well in advance. It has been assumed that bank lawyer has carried out due diligence of legal aspects and original verification of the documents pertaining to the subject property.
- The physical conditions of the property are based on visual inspection. So, no liability is assumed for the soundness of the structure, since no engineering tests were made on the building. No responsibility is assumed for any demolition / sealing activities taken place by the government / municipal authorities on the basis of extra coverage / use of the building.
- Methods used for valuation, factors influencing our analysis or opinion are clearly mentioned in the report.
- Possession of any copy of this report neither give right of publication nor to be used for any purposes, by any one, except the addressee and the property owner, without the previous written consent of the appraiser.
- Expiry of this report is 90 days from the date of issuance. If any dispute or legal matter arises after 90 days, I am not liable to be present in any court of law for any clarifications. In case, any apparent negligence is proved on our part, the liability of the assignment is limited, in respect of any event or series of events to the actual loss or damages sustained, subject to a maximum of 100% of the professional fee for the services rendered and in case it should not exceed Rs 10,000/- (Rupees Ten Thousand Only).
- Market Value is based on the assumption that the asset is being sold in the open market, and that neither the seller nor the buyer is being forced into the transaction whereas Forced / Distress Value is about 60-65% of Market Value.

Declaration- Cum- Undertaking

I, Arun Aggarwal S/o Sh. M. L. Aggarwal do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 26th February, 2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have personally inspected the property on 24th February, 2021. The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment.
- i. I have not been found guilty of misconduct in professional capacity.
- j. I have not been declared to be unsound mind.
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Incometax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number/Service Tax number as applicable is ACZPA7252K.
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the Standards enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- v. ~~I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)~~ (Strike off, if not applicable)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z. Further, I hereby provide the following information.

S. No.	background information of the asset being valued;	
	purpose of valuation and appointing authority	For the purpose of releasing the property
	identity of the valuer and any other experts involved in the valuation;	Arun Aggarwal
	disclosure of valuer interest or conflict, if any;	Nil
	date of appointment, valuation date and date of report;	12 th February, 2021; 24 th February, 2021 and 26 th February, 2021
	inspections and/or investigations undertaken;	Yes
	nature and sources of the information used or relied upon;	Bank and local market enquiries
	procedures adopted in carrying out the valuation and valuation standards followed;	Direct Comparison Method
	major factors that were taken into account during the valuation;	Location, physical, technical, legal, social and economic aspects considered

	major factors that were not taken into account during the valuation;	Property title / ownership has been relied upon as per documents provided by the bank / client
	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 valuation report

Date: 26th February, 2021**Place: New Delhi**

Signature
(Name of the Approved Valuer and Seal of the Firm / Company)

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 endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
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 organisation 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 organisation 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.
25. 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

26. 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).

27. 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

28. 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.
29. 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

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

32. 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.
33. A valuer shall follow this code as amended or revised from time to time

Signature & Seal of the valuer : _____

Name of the Valuer : Arun Aggarwal

Address of the valuer : Office No. 1, First Floor, DDA Market, HU Block, Pitampura, Delhi 110034

Date: 26th February, 2021

Place: New Delhi