

R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.  
D-39, 2nd Floor,  
Sector-2,  
Noida- 201301.

Dear Sir,

**Kind Attn: Mr. Mohd. Shahid, Senior Coordinator, Business Operations**

**Re: Arcotech Ltd. – Valuation of movable & immovable assets at 181, Sector-3, Industrial Growth Centre, Bawal, Distt. Rewari, Haryana**

With reference to your email dated 18/02/2022 on the subject, we are pleased to award the work order on you for carrying out the detailed valuation of the movable & immovable assets, charged with IFCI Limited ("IFCI"), as per the details furnished below, at an all-inclusive total remuneration of Rs.80,000/- plus GST, payable by IFCI :

- Manufacturing facility including the land, building and plant & machinery at 181, Sector-3, Industrial Growth Centre, Bawal, Distt. Rewari, Haryana.

2. You are advised to furnish the detailed valuation report, after conducting the site visit and market survey, indicating the Fair Market Value (FMV), Realisable Value (RV), Distress Sale Value (DSV) and Liquidation Value (LV), of movable & immovable assets at the above mentioned location(s). The detailed valuation report should incorporate the following details/information:

- a) Nature of the land, Current Land Usage and extent of land as per records
- b) Whether the proposed layout is meeting with the requirements of Panchayat/Municipality/Corporation/Master Plan/Layout approvals
- c) Certified Site Map of the property/ies from the revenue authorities along with approved Building Plan indicating approach roads and internal roads
- d) Boundaries and approach roads in the site for clear identification/ marketability of the property,
- e) Impact of local/regional issues on the value/marketability of the land
- f) Circle Rate/Government Rate valuation of the land
- g) Historical trends of market rates for at least past 5 years and reasons for price variations, as per your judgement
- h) Marketability of the mortgaged property
- i) Any other miscellaneous information including litigation/disputes, if any

The methodology and the rationale used to arrive at the valuations shall be supported by adequate justification(s).

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पंजीकृत कार्यालय:

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CIN: L74899DL1993GOI053677

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**3.** The valuation process should necessarily involve:

- Inspecting the subject property and neighbourhood, by conducting site visit
- Review of the documents provided
- Market survey and collection of the data pertinent to the valuation exercise.
- Analysis of the data and the support information received from the client/company
- Map of the property depicting clearly the access roads.
- Determination of the valuation parameters, methods & key assumptions
- List of major equipment / machinery along with make & capacity
- Book value/age /remaining useful life of plant & machinery
- Present condition and Obsolescence of plant & machinery
- Photos of the visiting official on site in addition to various photographs of the site/properties
- Google Map Coordinates of the site which is visited by the official to be recorded in the Valuation Report

**4.** The complete valuation report in all respects may be furnished to us, in duplicate, within 7 days from the date of this letter. As agreed, the remuneration of Rs.80,000/- plus GST shall be payable for carrying out the said valuation, post the submission of the final valuation report (two physical copies, duly signed and sealed). Please note that no other costs, charges and expenses are reimbursable. The fee as agreed to between IFCI and Valuer shall be payable on acceptance of the final valuation report by IFCI.

Yours faithfully,

  
(Alok Sabharwal)  
General Manager