

CONFIDENTIAL

Ref. No.: SSG: IFP: 2023-24: 04

Date: August 11, 2023

RK Associates Valuers and Techno Engineering Consultants (P) Ltd.
D-39, Second Floor, Sector-2,
Noida, Uttar Pradesh-201301

Kind Attn: Ms. Kirti Lakra

Dear Sir,

Re: Valuation of Assets located at Sector-128, Noida-201304, Uttar Pradesh belonging to M/s Jaypee Healthcare Ltd.

1. We refer to your quotation vide e-mail dated August 09, 2023, forwarding the quote for valuation of Land, Building, Fixed Assets including Medical equipment and other Machinery, Motor Vehicles, Furniture, Fixture and Office equipment located at Sector-128, Noida-201304, Uttar Pradesh owned by M/s Jaypee Healthcare Ltd. Exim Bank has First Pari Passu charge by way of registered mortgage on the land (approx. 5.2 acres) & building of Project and First Pari Passu charge on all the Movable Fixed Assets (but not limited to medical equipment and other movable assets) of the Project (both present & future). The details of the assets are provided at Annexure I.
2. The quote submitted by you for carrying out the valuation of the above Property stands at ₹ 2,12,400/- inclusive of GST.
3. We are pleased to inform that, your quotation for carrying out the valuation of the above Property has been accepted. We request you to carry out the valuation of the said Property and submit your report within 7 days from the date of this letter, indicating fair market value, realisable value and distress value with the supporting documents and Geotagged pictures.



4. Please find attached the scope of valuation to be submitted at Annexure II. It may be noted that, the valuation may be carried out on a realistic basis after considering the constraints if any, on the saleability of the assets. Please note that the payment will be released only after completion of valuation and submission of signed valuation report. The format for submitting the final report is attached at Annexure III.

5. Please send us a duplicate copy of this letter duly signed by an authorised signatory conveying acceptance of the terms and conditions of the captioned assignment.

Yours faithfully,

(B. Karthikeyan)

Assistant General Manager





Annexure I

MORTGAGED PROPERTIES

1. All that pieces and parcels of leasehold plot of lands totally admeasuring about 2.1053 Hect. OR 5.2021963 Acres lying and being situated at Shahpur Banger, (Shahpur Goverdhanpur Banger), Sector 128, NOIDA, District, Gautam Budh Nagar.

SL. No.	Village	Description (Khasra No.)	Hospital area (Phase-I) (in Hect.)	Date of Lease Deed
	Shahpur Banger (Shahpur Goverdhanpur Banger), Sector 128, Noida			20.12.2007
1		147	0.0200	
2		157P	0.0160	
3		158		
4		159	0.0150	
5		161P	0.5100	
6		182	0.2153	
7		183	0.0800	
8		185		
9		189		
10		191		
11		192P		
12		194P		
13		321		
14		322P		
15		325P		
16		326		
		Total	0.8763	
	Shahpur Banger (Shahpur Goverdhanpur Banger), Sector 128, Noida			05.03.2009
1		160	1.0500	
2		161M	0.0900	
3		133/3	0.0820	
4		100		
		Total	1.2290	
		Grand Total	2.1053 Hect. OR 5.2021963 Acres	





Scope of the assignment

Annexure - I

- Realisable / Marketable / Distress value of the property

S.No.	Scope for valuation of Plant and Machinery and other equipment
1	Purpose for Which Valuation is made
2	Date as on Which Valuation is made
3	Name of the owner(s) of the machinery/plant, under Valuation
4	If the asset is under joint ownership/co-ownership, share of each owner
5	Description of the machinery/plant and the purpose for which it is utilized
6	Make of machinery
7	Name of manufacturer
8	Year of manufacture
9	Original price
10	Detailed list of machinery specifying major sections, their components and makes etc.
11	Price to the owner where he is not the first owner
12	Rated capacity/speed of machinery by the original manufacturer
13	Whether presently the machinery is in operation
14	What technology is involved in the machinery inspected?
15	Whether inspection carried out to see the machinery in operation
16	Whether dry run of machinery or any other tests carried out to ascertain its condition
17	Date since the machinery is not in operation
18	What steps were taken to keep the machinery in good condition or to protect it from corrosion
19	General condition of machinery
20	Details of refurbishing/reconditioning required to be carried out to make the machinery operational
21	Estimated cost of refurbishing/reconditioning
22	Estimated residual life of the refurbishing
23	Estimated life of similar new machinery
24	Photos with G Tag - Compulsory
25	Valuation method
	a. Historical cost basis
	b. Market price of similar new machinery
	c. Distress sale basis
	d. Obsolescence method
	e. Any other method with full details of the methodology employed





S.No.	Scope for valuation of immovable properties
1.	Date of Inspection
2.	Date of Valuation
3.	Name of Property owners
4.	Name of Developer of the property (in case of developer built properties)
5.	Whether occupied by owner / tenant? If occupied by tenant, Since How Long?
	PHYSICAL CHARACTERISTICS OF THE PROPERTY
6.	Location of the Property in the city
	a. Plot No./ Survey No.
	b. TS No. / Village
	c. Ward / Taluka
	d. Mandal/District
	e. Latitude / Longitude
	f. Photos with G Tag - compulsory
	g. Municipal ward no.
	h. City / Town
7.	Residential Area / Commercial / Industrial area
8.	Classification of the area (High/Medium/Poor) / (Metro/Urban/Semi urban/Rural)
9.	Coming under Corporation limit / village Panchayat / Municipality
10.	Postal address of the property
11.	Area of plot / Land (Supported by a plan)
12.	Layout plan of the layout in which the property is Located
13.	Development of surrounding areas
14.	Details of roads abutting the property
15.	Whether covered under any State / Central government enactments (eg: Urban Land Ceiling act) or notified under agency area / scheduled area / cantonment area
16.	In case it is an agricultural land, any conversion to house site plots is contemplated





17.	Boundaries of the property
18.	Extent of site considered for valuation
19.	Description of adjoining properties
20.	Survey No., if any
21.	Type of Building (Residential / Commercial / Industrial)
22.	Details of the building / buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alteration / additional constructions with details, full details of specification to be appended along with building plans and elevations
23.	Any other aspect
	TOWN PLANNING PARAMETERS
24.	Master Plan provisions related to the property in terms of Land use
25.	Date of issue and validity of layout of approved map / plan
26.	Approved map / plan issuing authority
27.	Whether genuiness or authenticity of approved map / plan is verified
28.	Planning area / Zone
29.	Developmental Controls
30.	Zoning regulations
31.	FAR / FSI permitted and consumed
32.	Ground Coverage
33.	Transferability of development rights if any
34.	Comment on surrounding land uses and adjoining properties in terms of usage
35.	comment on unauthorized constructions if any
	LEGAL ASPECTS OF THE PROPERTY
36.	Ownership documents
37.	Name of the Owner(s)
38.	Comment on dispute / issues of landlord with tenant / statutory body / any other agencies, if any
39.	Comments on whether the IP is independently accessible
40.	Title verification
41.	Details of leases if any





42.	Ordinary status of freehold or lease hold including restrictions on transfer
43.	Agreement of easement, if any
44.	Notification for acquisition, if any
45.	Notification for road widening, if any
46.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions, etc.
47.	Heritage restrictions if any, All Legal documents, receipts, related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report
48.	Comments on transferability of the property ownership
49.	Comments on existing mortgages / charges / encumbrances on the property, if any
50.	Comment on whether the owners of the property have issued any guarantee as the case may be
51.	Building plan sanction, illegal constructions, if any done without plan sanction / violations
52.	Any other aspect
	ECONOMIC ASPECT OF THE PROPERTY
53.	Details of ground rent payable
54.	Details of monthly rents being received, if any
55.	Taxes and out goings
56.	Monthly Maintenance charges
	MARKETABILITY OF THE PROPERTY
57.	Location attributes
58.	Scarcity
59.	Demand and Supply of the kind of subject property
60.	Comparable sale prices in the locality - Rs. Per Sq. M



Format of Valuation Report for Immovable Property

Sr. no.	Headings	Contents
I	Introduction	1. Name of Valuer 2. Date of Valuation 3. Purpose of Valuation 4. Name (s) and Address(es) of Owner(s)
II	Brief description of the property	Location of the asset. Municipal Ward No. Address Leasehold/ Owned/ occupied by tenants 4. Area of the plot/land 5. Layout plan 6. Details of Roads 7. Demarcation of neighborhood layout map 8. Any specific identification marks (like electric pole no. Dug well etc.) 9. Description of Adjoining properties 10. Plot no./ Survey no. if any 11. Details of the building technical details buildings in terms year of acquisition / construction of area, height, no. of floors, plinth area, year of making additional constructions / alterations / with details, full details of specifications to be appended along with building plans and elevations 12. Rent details 13. Any other aspect

III	Town planning parameters (if applicable)	1. Master plan provisions related to the property in terms of land use 2. Planning area/zone 3. Development controls 4. Zoning regulations 5. FAR/FSI permitted and consumed 6. Ground coverage 7. Transferability of development rights if any, building bye-law provisions as applicable to the property viz. setbacks, height restrictions, 8. Comment on surrounding land uses and adjoining properties in terms of usage 9. Comment on unauthorized constructions if any 10. Comment on demolition proceedings if any 11. Comment on compounding / regularization proceedings 12. Comment on whether OC has been issued or not Any other aspect 13. Ground coverage 14. Transferability of development rights if any, building bye-law provisions as applicable to the property viz. setbacks, height restrictions, 15. Comment on surrounding land uses and adjoining properties in terms of usage 16. Comment on unauthorized constructions if any 17. Comment on demolition proceedings if any 18. Comment on compounding / regularization proceedings 19. Comment on whether OC has been issued or not
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IV	Legal issues	<p>Description of legal aspects to include:</p> <ol style="list-style-type: none"> 1. Names of Owner/s 2. Ownership documents, 3. Title verification, 4. Details of leases if any, 5. Status of freehold or leasehold including restrictions on transfer, 6. Notification for acquisition if any, 7. Notification for road widening if any, 8. Heritage restrictions if any, all legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report, 9. Comment on transferability of the property ownership, 10. Comment on existing mortgages/ charges/ encumbrances on the property if any 11. Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be 12. Building plan sanction, illegal constructions if any done without plan sanction/violations. 13. Any other aspect.
V	Economic aspects	<ol style="list-style-type: none"> 1. Reasonable letting value 2. Details of monthly rents being received if any including status of tenancy rights 3. Taxes and other outgoings 4. Property insurance 5. Monthly maintenance charges 6. Security charges, etc. 7. Any other aspect

VI	Socio-cultural aspects	Descriptive account of the location of the asset in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.
VII	Functional and utilitarian aspects	Description of the functionality and utility of the asset in terms of: <ol style="list-style-type: none"> 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect
VIII	Infrastructure availability	<p>a) Description of aqua infrastructure availability in terms of</p> <ol style="list-style-type: none"> 1. Water supply, 2. Sewerage/sanitation, 3. Storm water drainage, <p>b) Description of other physical infrastructure facilities viz.</p> <ol style="list-style-type: none"> 1. Solid waste management 2. Electricity 3. Roads and public transportation connectivity 4. Availability of other public utilities nearby <p>c) Social infrastructure in terms of</p> <ol style="list-style-type: none"> 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces
IX	Marketability	Analysis of the market for the property in terms of <ol style="list-style-type: none"> 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property 4. Comparable sale prices in the locality.

X	Engineering and technology aspects	<p>Description of engineering and technology aspects to include</p> <ol style="list-style-type: none"> 1. Type of construction, 2. Materials and technology used, 3. Specifications, 4. Maintenance issues, 5. Age of the building 6. Total life of the building, 7. Extent of deterioration, 8. Structural safety 9. Protection against natural disasters 10. Visible damage in the building if any, 11. Common facilities viz. lift, water pump, lights, security systems, etc., 12. System of air-conditioning, 13. Provision for firefighting, <p>Copies of plans and elevations of the building to be included.</p>
XI	Environmental factors	<ol style="list-style-type: none"> 1. Use of environment friendly building materials, Green building techniques if any, 2. Provision for rainwater harvesting, 3. Use of solar heating and lighting systems, etc., <p>Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.</p>
XII	Architectural and aesthetic quality	<p>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.</p>

XIII	Valuation	<p>The procedure adopted for arriving at the valuation has to be highlighted.</p> <p>The valuer may consider various approaches of valuation and state explicitly the reasons for adoption of a particular approach and the basis on which the final valuation judgment is arrived at.</p> <p>A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.</p>
XVI	Declaration	<p>I certify that,</p> <p>The property is being valued by me personally.</p> <p>The rates of valuation of the property are in accordance with Govt. Approved rates.</p> <p>There is no direct/ indirect interest in the property valued.</p> <p>Date: _____</p> <p>Place: _____ Signature _____</p>
Enclosures:		<ol style="list-style-type: none"> 1. Layout plan 2. Building plan 3. Floor plan

Format of Valuation Report for Plant & Machinery

Sr. No.	Particulars
1	Purpose for which valuation is made
2	Date as on which valuation is made
3	Name of the owner(s) of the machinery/plant, under valuation
4	If the asset is under joint ownership/co-ownership, share of each owner
5	Description of the machinery/plant and the purpose for which it is utilized
6	Make of machinery
7	Name of manufacturer
8	Year of manufacture
9	Original price
10	Detailed list of machinery specifying major sections, their components and makes etc.
11	Price to the owner where he is not the first owner
12	Rated capacity/speed of machinery by the original manufacturer
13	Whether presently the machinery is in operation
14	What generation of technology is involved in the machinery inspected?
15	Whether inspection carried out to see the machinery in operation
16	Whether dry run of machinery or any other tests carried out to ascertain its condition
17	Date since the machinery is not in operation
18	What steps were taken to keep the machinery in good condition or to protect it from corrosion
19	General condition of machinery
20	Details of refurbishing/reconditioning required to be carried out to make the machinery operational
21	Estimated cost of refurbishing/ reconditioning
22	Estimated residual life of the refurbishing
23	Estimated life of similar new machinery
24	Valuation Method
	a. Historical cost basis
	b. Market price of similar new machinery
	c. Distress sale basis

	d. Any other method with full details of the methodology employed
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All questions to be answered by the registered valuer. If any particular question does not apply to the property under valuation, he may indicate so. If the space provided is not sufficient, details may be attached on separate sheets. Any additional information not forming part of the format, may be sought by the Bank, if required.