

No.: IFCI/M&R/SAL/2024-25- 240807005

Tuesday, 06 August 2024

M/s R K Associate Valuation Advisory Services Private Limited
D-39, Sector 2, NOIDA
Uttar Pradesh
201301

Dear Sir,

Re: Madhucon Infra Ltd –
Valuation of immovable assets

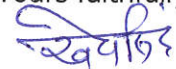
With reference to your email dated 12/07/2024 (quotation dated 10/07/2024) on the subject, we are pleased to award the work order on you for carrying out the detailed valuation of the immovable assets as per the details furnished below, at an all-inclusive total remuneration of Rs.10,000/- plus GST, payable by IFCI:

Sl.No.	Location	Address
1	Delhi	Basement & entire Ground Floor, E-14/23, Vasant Vihar, New Delhi Land Area- 390 Sq.yrd.

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 immovable assets at the above-mentioned location(s). The detailed Scope of Work to be followed while finalising the valuation report, is provided at the Annexure.

3. The complete valuation report in all respects, as per the Scope of Work at the Annexure, shall be furnished to us, in duplicate, within 7 days from the date of this letter. As agreed, the remuneration of Rs.10,000/- 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,



(K S Yadav)

Assistant General Manager

आई एफ सी आई लिमिटेड

पंजीकृत कार्यालय:

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सीआईएन: L74899DL1993GOI053677

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Annexure – Scope of Work

Sl. No.	Particulars	Details				
1	Assignment	Determining and reporting the Fair Market Value (FMV), Realisable Value (RV), Distress Sale Value (DSV) and Liquidation Value (LV) of the land & building on as is where is basis, the details of which are provided at Sl.No.3 below.				
2	Assisted Concern	M/s Madhucon Infra ("MIL" or "Company")				
3	Location details of the facilities	<div>The location details are as below:<table><tr><th>Location</th><th>Address</th></tr><tr><td>Delhi</td><td>Basement & entire Ground Floor, E-14/23, Vasant Vihar, New Delhi Land Area- 390 Sq.yrd.</td></tr></table></div>	Location	Address	Delhi	Basement & entire Ground Floor, E-14/23, Vasant Vihar, New Delhi Land Area- 390 Sq.yrd.
Location	Address					
Delhi	Basement & entire Ground Floor, E-14/23, Vasant Vihar, New Delhi Land Area- 390 Sq.yrd.					
4	Fee Quotation	The fee quoted by the Valuer shall be lump sum and all inclusive, however exclusive of applicable taxes.				
5	Payment Schedule	The fee as agreed between IFCI and Valuer shall be payable on acceptance of the Final Valuation Report by IFCI.				
6	Scope of Work – For valuation of Land & Building	<div>The valuation report shall include the following information w.r.t the land & building at the above sites:</div> <div><div>q. Nature of the land, ownership and extent of land as per records.</div><div>r. Date of Purchase of property along with the purchase consideration paid by the present owner.</div><div>s. Current land usage.</div><div>t. Any encroachment observed during the site visit.</div><div>u. Identification of the asset - GPS coordinates of assets visited.</div><div>v. Whether the layout is meeting with the requirements of Panchayat/Metro Development Authority Master Plan/layout approvals.</div><div>w. Boundaries and approach roads in the site for clear identification/ marketability of the property.</div><div>x. Topography and contiguity of the land parcel(s).</div><div>y. Existing/ongoing developments in nearby area.</div><div>z. Circle rate valuation of the land & building.</div><div>aa. Data available for last transaction recorded with the Registrar office.</div><div>bb. Opinion on the marketability of the property.</div><div>cc. Book value of the property</div><div>dd. Insured value of building.</div><div>ee. Impact of local/regional issues on the value/marketability of the land, if any.</div><div>ff. Any other miscellaneous information including litigation/ disputes, if any.</div></div>				
7	Scope of Work- For valuation of Plant & Machinery	NOT APPLICABLE				

Sl. No.	Particulars	Details
8	Valuation Process	<p>The valuation process should necessarily involve:</p> <ul style="list-style-type: none"> h. Review of the operations of the Company, to the extent necessary for this Assignment. i. Physical verification and inspection of the assets after conducting site visit(s) and neighbourhood, to the extent possible (all the manufacturing facilities should mandatorily be visited by the appointed valuer) j. Review of the documents provided by the company/IFCI k. Analysis of the data/details on the assets and the support information received from the client/company l. Determination of the valuation parameters, methods & key assumptions, under various methodologies. m. Multiple methodologies of valuation, if found suitable, may be followed by the valuer and the resulting valuation figures may be reported by the valuer. n. Photographs of the site(s), including the photos of the visiting official(s) on site(s).
9	Timeline	The Appointed Valuer shall submit the Final Valuation Report within 7 days from the date of Letter of Award by IFCI.
10	Deliverables to IFCI	Two (2) copies of the Valuation Report(s), duly signed & sealed, should be submitted by the appointed valuer in physical (hard) copies.
