Ashish Sahu
DIMENSION ARCH

ARCHITECTURAL | STRUCTURAL ENGINEER | VALUER

ISO 9001:2015 CERTIFIED

Er. Ashish Sahu
M.Sc. (Real Estate Valuation)
Chartered Civil Engineer (India) No: 0034233
Govt. Approved Valuer No.: CAT -1/185/2012

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To,
The Branch Manager,
Bank of Maharastra ,
MG Road Branch
Agra

Date : 24/07/2026

Dear Sir,

Sub:- Valuation Report for the Cold Storage Property on Khata No. 603,1136 & 456 and Khasra No. 1650,1652 K,1652 Kh Situated at Mauja Sehpau, Tehsil- Sadabad & Distt. Hathras .

Owner : M/s S.B.L. Cold Storage Pvt. Ltd.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 4,30,87,000.00/- (Rupees. Four Crore Thirty Lakh & Eighty Seven Thousand Only). **The Realizable value of the said property is assessed Rs.3,87,78,000.00/- (Rupees. Three Crore Eighty Seven Lakh & Seventy Eight Thousand Only).** The Distress Sale value of the said property is assessed Rs.3,44,69,000.00/- (Rupees. Three Crore Forty Four Lakh & Sixty Nine Thousand Only). The Circle value of the said property is assessed Rs. 4,88,45,000.00/- (Rupees. Four Crore Eighty Eight Lakh & Forty Five Thousand Only).

The detailed valuation report on the prescribed performa is enclosed herewith.
Thanks

Yours Sincerely

Er. Ashish Sahu
Govt. Approved Valuer
Regd. No. 0034233
CAT 1/185-2002
Chartered Engineer

D/PJ/T/0726/0218

M/s Ashish Sahu
Dimension Arch

VALUATION REPORT

I	**GENERAL**	
1	* Purpose for which valuation is made	To Assess Present Market Value
2	Date of inspection	23.07.2026
2.1	Date on which the valuation is made	24.07.2026
3	List of documents produced for perusal	Photocopy of Old Valuation Report (By Er Dinesh Kumar Sharma Dated 19.02.2021)
4a	Name of the Owner and his/ their address with Phone No. (details of share of each owner in case of joint ownership)	M/s S.B.L. Cold Storage Pvt. Ltd.
		Firm Ownership
5	Brief description of the property Open Land, Independent House, Shop, Godown, Commercial Complex (mention the specific building number allotted by civic authority)	It is a Cold Storage property with RCC roofing .
5.1	Leasehold/freehold: description of lease, period of lease, lease rental etc.	Free Hold
6	Location of the property	near by Pushp Vatika Banquet Hall
(a)	Plot No./ Survey No.	Khata No. 603,1136 & 456 and Khasra No. 1650,1652 K,1652 Kh
(b)	Door No.	
(c)	T.S. No./ village	Mauja Sehpau,
(d)	Ward/Taluka	---
(e)	Mandal/ District	Tehsil- Sadabad & Distt. Hathras .
6.1	Mention Road / Street Number and Name	---
6.2	Mention the nearest public transit point	
7	Postal address of the property	Cold Storage Property on Khata No. 603,1136 & 456 and Khasra No. 1650,1652 K,1652 Kh Situated at Mauja Sehpau, Tehsil- Sadabad & Distt. Hathras .
8	City/Town	Tehsil- Sadabad & Distt. Hathras .
	Residential Area	Mixed Area
	Commercial Area	
	Industrial Area	
9	Classification of the Area	
(a)	High/Middle/Poor	Middle class
(b)	Urban/Semi Urban/Rural	Rural
10	Coming under Corporation limit/ Village Panchayat/ Municipality	in Village Panchayat Limit
11	Whether covered under any state/ Central govt. anactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	No, as per our information
12	In case it is an agricultural land, any conversion to house site plots is contemplated	Non-Agriculture
13	Boundaries of the property	As Per Documents
	North	Part of property Khasra No. 692

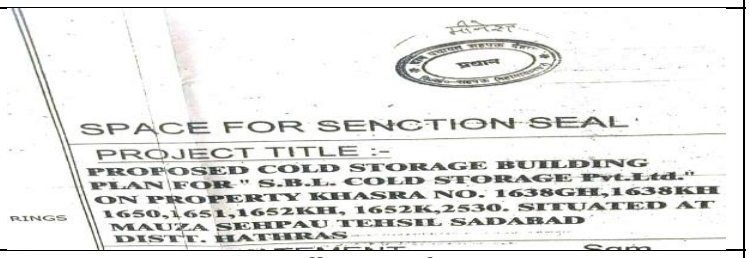
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	South	Mursan Road
	East	Rasta
	West	Other's Property
	Boundaries of the property	As Per Site
	North	Part of property Khasra No. 692
	South	Mursan Road
	East	Rasta
	West	Other's Property
14	Dimensions of the property	As Per Documents
	North	Not Mention
	South	Not Mention
	East	Not Mention
	West	Not Mention
		Area = 3477.00 Sqm
	Dimensions of the property	As Per Site
	North	Not Measured by us
	South	Not Measured by us
	East	Not Measured by us
	West	Not Measured by us
		Not Measured by us
(a)	Whether land is demarcated, compound wall with gate is available	Yes
(b)	Mention the plot number or house number allocated	Khata No. 603,1136 & 456 and Khasra No. 1650,1652 K,1652 Kh
(c)	Whether the boundary is matching , reason for any deviation	Boundary Matched
(d)	Latitude, Longitude and Coordinates of the site	27.430827, 78.144445
14	Extent of the site	3477.00 Sqm.
15	Extent of the site considered for valuation (least of 14 A & 14 B)	3477.00 Sqm.
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Firm occupied
17.1	Whether up to date taxes are paid, mention the latest tax receipt number	Not Available
II	**CHARACTERISTICS OF THE SITE**	
1	Classification of locality	Middle Class
2	Development of surrounding areas	Under Development Area
3	Possibility of frequent flooding / sub-merging	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc	Approx 8.00- 10.00 Km.
5	Level of land with topographical conditions	Road level
6	Shape of land	Irregular Shape

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7	Type of use to which it can be put	Cold Storage Property
8	Any usage restriction	No
9	Is plot in town planning approved layout?	Not Available
10	Corner plot or intermittent plot?	Intermittent Plot
11	Road facilities	Available
12	Type of road available at present	Road
13	Width of road – is it below 20 ft. or more than 20 ft.	More then 20 Feet Wide Road
14	Is it a land – locked land?	No
15	Water potentiality	Yes
16	Underground sewerage system	No (Open Drainage)
17	Is power supply available at the site?	Yes
18	Advantage of the site	---
18.1	Approved Property	Not Available
18.2	Approch to the Property	By Road
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 Remark
	PART-A (Valuation Of Land)	
1	Size of plot	3477.00 Sqm
2	Total extent of the plot	3477.00 Sqm
3	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs. 6400.00 Sqm.
4	Guideline value of land (GLR)	Rs. 22252800.00
5	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs.4500.00/- to Rs.4800.00/- Sqm.
6	Assessed / adopted rate of valuation	Rs. 4600.00 Sqm.
7	Estimated value of land (PMR)	Rs. 15994200.00
	PART-B (Valuation Of Building)	
1	Technical details of the building	
(a)	Type of Building (Residential /Commercial / Industrial)	Cold Storage Property
(b)	Type of construction (Load bearing /RCC / Steel Framed)	Framed Structure
(c)	Year of construction	Approx in year 2018
(d)	Age of Building	Approx 8 Years
(e)	Future Life	Approx 72 Years (RCC)
	Total Life	Approx 80 Years (RCC)
(f)	Number of floors and height of each floor including basement, if any	G.F. & Approx 30 ft & 10 ft. Ht.

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(g)	Plinth area floor-wise	covd. Area at Chamber (2 Nos) = 1294.09 Sqm , Condensar Tank = 157.45 Sqm , Machine Room = 135.67 Sqm , Verandah = 261.21 Sqm
(h)	Condition of the building	
(i)	Exterior – Excellent, Good, Normal, Poor	Normal
(ii)	Interior - Excellent, Good, Normal, Poor	Normal
(i)	Date of issue and validity of layout of approved map / plan	
(j)	Approved map / plan issuing authority	By Village Panchayat
(k)	Approved Property Detail	covd. Area at Chamber (2 Nos) = 1294.09 Sqm , Verandah = 261.21 Sqm , Condensar Tank = 157.45 Sqm , Machine Room = 135.67 Sqm , Guard Room = 14.28 Sqm , Office = 61.56 Sqm
(l)	Whether genuineness or authenticity of approved map / plan is verified	Yes
(m)	Any other comments by our empanelled valuers on authentic of approved plan	No
(n)	Whether the building is constructed as per approved plan, details of deviation if any	---
(p)	Stages of construction	Completed

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	Ground Floor	
1	Foundation	Concerete Footing	
2	Basement	---	
3	Superstucture	Framed Structure with Brickwork	
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Iron & Wooden	
5	RCC works	Yes	
6	Plastering	Plaster with Distemper	
7	Flooring, Skirting, dadoing	CC Flooring	
8	Special finish as marble, granite, wooden paneling, grills, etc	No	
9	Roofing including weather proof course	RCC	
10	Drainage	Open Drainage	
2	Compound Wall	---	

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	Height			---			
	Length			---			
	Type of construction			Framed Structure with Brickwork			
3	Electrical installation						
	Type of wiring			Conduit & open			
	Class of fittings (superior / ordinary / poor)			Ordinary			
4	Plumbing installation						
(a)	No. of water closets and their type			---			
(b)	No. of wash basins			---			
(c)	No. of urinals			---			
(d)	No. of bath tubs			---			
(e)	Water meter, taps, etc.			---			
(f)	Any other fixtures			---			
	Details of Valuation						
	Perticulars of items	**Plinth Area**	**Age of Building**	**Estimated replacement rate of construction Rs.**	**Replacement cost Rs.**	**Depreciation Rs.**	**Net value after depreciation Rs.**
	Chamber	1294.09	Approx 8 Years Old	20000.00	25881800.00	3726979.20	22154820.80
	Verandah	261.21	Approx 8 Years Old	10000.00	2612100.00	376142.40	2235957.60
	Condensar Tank	157.45	Approx 8 Years Old	6000.00	944700.00	136036.80	808663.20
	Machine Room	135.67	Approx 8 Years Old	12000.00	1628040.00	234437.76	1393602.24
	Total						**26593043.84**
	PART-C (Extra Items)						
1	Portico			0.00			
2	Ornamental front door			0.00			
3	Sit out/ Verandah with steel grills			0.00			
4	Overhead water tank			0.00			
5	Extra steel/ collapsible gates			0.00			
	Total			**0.00**			
	PART-D (Amenities)						
1	Wardrobes			0.00			
2	Glazed tiles			0.00			
3	Glazed tiles			0.00			
4	Interior decorations			0.00			
5	Architectural elevation works			0.00			
6	Paneling works			0.00			
7	Aluminum works			0.00			
8	Aluminum hand rails			0.00			
9	Modulor Kitchen			0.00			
10	False ceiling			0.00			
	Total			**0.00**			
	PART-E (Miscellaneous)						
1	Separate toilet room			0.00			
2	Separate lumber room			0.00			



3	Separate water tank/ sump	0.00		
4	Trees, gardening	0.00		
	Total	**0.00**		
	PART-F (Services)			
1	Water supply arrangements	0.00		
2	Drainage arrangements	0.00		
3	Compound wall & Main Gate (L.S.)	500000.00		
4	C. B. deposits, fittings etc.	0.00		
5	Pavement	0.00		
	Total	**500000.00**		
	Total abstract of the entire property			
	Part-A	Land	Rs.	15994200.00
	Part-B	Building	Rs.	26593043.84
	Part-C	Extra Item	Rs.	0.00
	Part-D	Amenities	Rs.	0.00
	Part-E	Miscellaneous	Rs.	0.00
	Part-F	Services	Rs.	500000.00
	Total		**Rs.**	**43087243.84**
	Say		**Rs.**	**43087000.00**

Any other

It is a Khasra number property so we are giving our opinion about similar property value in this area .

It is a NPA property , Client is not favouring us for internal visit of property So we are taking all necessary details from provided documents .

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea- coast / tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Route map to reach the property from branch or important land mark.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

The legal aspects were not considered in this valuation. Our report does not cover check of ownership, title clearance or legality. This Valuation is purely an opinion & has no legal or contractual or financial obligations on our part. The rate are based on current market condition as per our inquires openion and the value may change with time. The valuation is givin subject to clear titles & legality.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 4,30,87,000.00/- (Rupees. Four Crore Thirty Lakh & Eighty Seven Thousand Only). The Realizable value of the said property is assessed Rs.3,87,78,000.00/- (Rupees. Three Crore Eighty Seven Lakh & Seventy Eight Thousand Only). The Distress Sale value of the said property is assessed Rs.3,44,69,000.00/- (Rupees. Three Crore Forty Four Lakh & Sixty Nine Thousand Only). The Circle value of the said property is assessed Rs. 4,88,45,000.00/- (Rupees. Four Crore Eighty Eight Lakh & Forty Five Thousand Only).**

Yours Sincerely

Date : 24/07/2026
Place : Agra

M/s Ashish Sahu
Dimension Arch

The Undersigned has inspected the property detailed in the Valuation Report dated on _____, We are satisfied that the fair and reasonable market value of property.

Signature
(Name of Branch Manager with Official Seal)

CODE OF CONDUCT FOR VALUERS

All the empanelled Valuers are required to adhere to the code of conduct given as under:

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.

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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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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. 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.

Yours Sincerely



Date : 24/07/2026
Place : Agra

M/s Ashish Sahu
Dimension Arch

DECLARATION FROM VALUERS

I hereby declare that:-

a. The information furnished in my valuation report dated 24.07.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valaution of the property.

b. I have no direct or indirect interest in the property valued:

c. I have personally visited & valued the RIGHT property on dated 23.07.2026. The work is not sub-contracted to any other valuer and carried out by my self

d. I have not been convicted of any offence and sentenced to a term of imprisonment.

e. I have not been found guilty of misconduct in my professional capacity.

f. 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.

g. 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 enshrinedfor valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.

i. I am registered under Section 34 AB of the Wealth Tax act, 1957.

j. I am the **proprietor**/partner/authorized official of the firm/ company, who is competent to sing this valautaion report.

k. Futher, I hereby provide the following information.

Particulars	**Valuer comment**
Background information of the asset being valued.	As per Market (Neighbors) inquery
purpose of valuation and appointing authority	As per bank details
identity of the valuer and any other experts involved in the valuation	Mention on the Letter Head
disclosure of valuer interset or conflict, if any	No Personal Interest
Valuation date and date of report.	Valuation Date- 24.07.2026
inspections and/or investigations undertaken	By myself
nature and sources of the information used or relied upon	Government Guideline Rate & Market Survey
procedures adopted in carrying out the valuation and valuation standards followed	Land & Building method
restrictions on use of the report, if any	To Asses fair Market Value for Banking Purpose
major factors that were taken into account during the valaution.	Its Salability
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.	Identity of Property, (Property is identified with the help of Local Enquiry)

Date : 24/07/2026

Place : Agra



Owner : M/s S.B.L. Cold Storage Pvt. Ltd.

Address- Cold Storage Property on Khata No. 603,1136 & 456 and Khasra No. 1650,1652 K,1652 Kh Situated at Mauja Sehpau, Tehsil- Sadabad & Distt. Hathras .









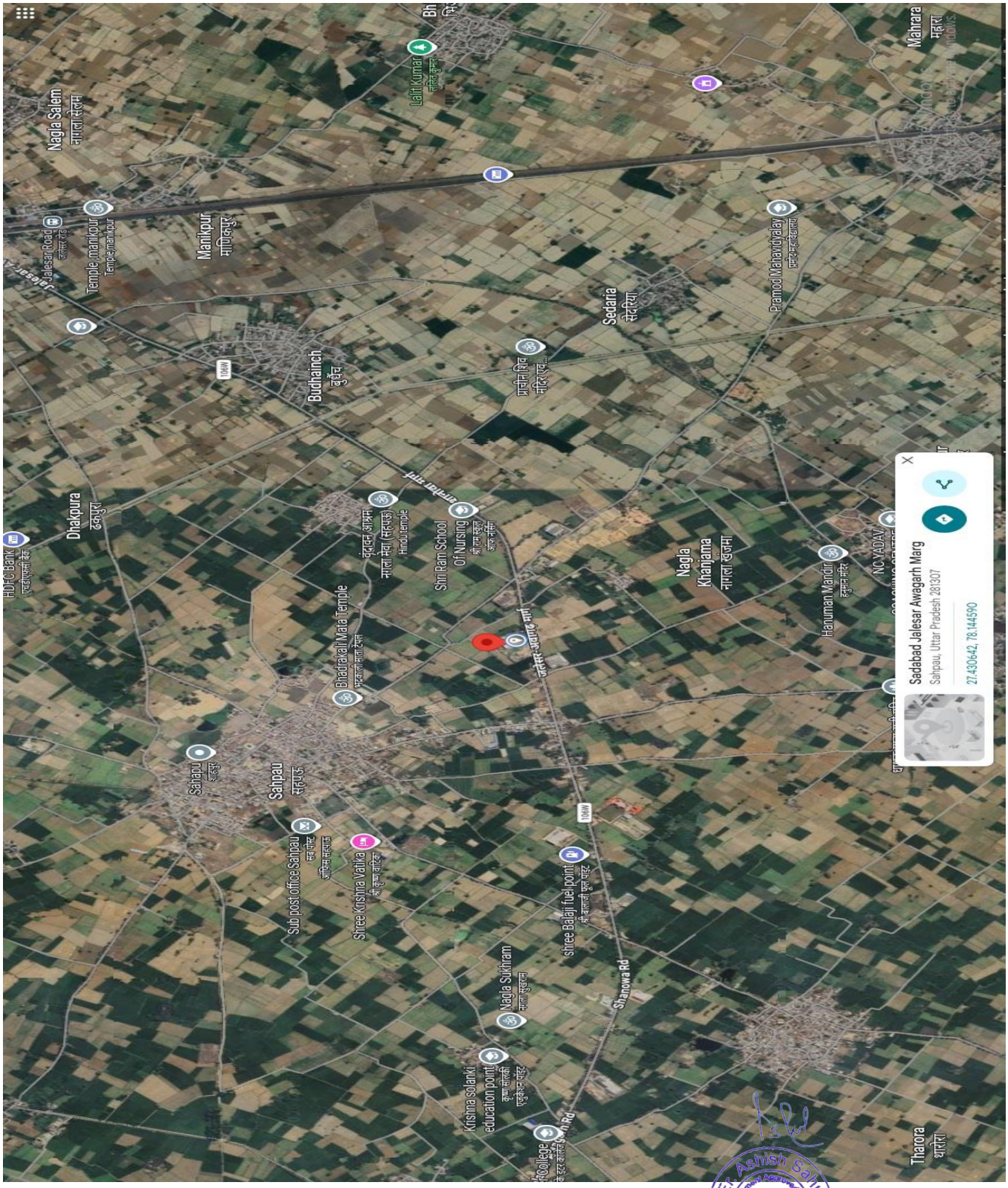




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