

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Shivanand Industries**

Industrial Land and Building on Plot No.C-12/3, Satpur Nashik Industrial Area, M.I.D.C., Satpur MIDC Road,
Opp. Rushabh Industries, Village – Satpur, Taluka and District – Nashik, PIN Code – 422 007,
State – Maharashtra, Country – India

Latitude Longitude: 20°00'07.7"N 73°44'57.6"E

Valuation Done for:

Bank of India
Zonal Office, Nashik

1st Floor, Plot No G-1, MIDC, Satpur Colony, Main Trimbak Road, Nashik – 422007,
State – Maharashtra, Country - India



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA

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Valuation Report Prepared For: BOI / Zonal Office, Nashik Branch/ M/s. Shivanand Industries (002216/2301362)

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30/4-463 -CCA

Date: 30.06.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building on Plot No.C-12/3, Satpur Nashik Industrial Area, M.I.D.C., Satpur MIDC Road, Opp. Rushabh Industries, Village – Satpur, Taluka and District – Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **M/s. Shivanand Industries.**

Boundaries of the property.

North : Plot No.C-12/4
South : MIDC Road
East : MIDC Road
West : 10 mtrs R/W Access Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 5,96,70,769.00 (Rupees Five Crore Ninety Six Lakh Seventy Thousand Seven Hundred Sixty Nine Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.30 12:43:53 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

Reg. No. (N) CCIT/1-14/52/2008-09

BOI Empanelment No.: MNZ:C&IC:VAL19-20

Encl: Valuation report.

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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Branch Manager,
Bank of India
Zonal Office, Nashik
1st Floor, Plot No G-1, MIDC, Satpur Colony,
Main Trimbak Road, Nashik – 422007, State – Maharashtra, Country – India

VALUATION REPORT (IN RESPECT OF INDUSTRIAL LAND & BUILDING)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Banking Purpose.
2.	a) Date of inspection	: 22.06.2023
	b) Date on which the valuation is made	: 30.06.2023
3.	List of documents produced for perusal	:
	1) Copy of Deed of Assignment Vide No.7253/2003 Dated.31.10.2003 2) Copy of Building Plan Approval and Provisional Fire NOC Letter No.EE/DB/STP/A-24007/2018 Dated 17.01.2018 issued by Maharashtra Industrial Development Corporation (MIDC), Nashik 3) Copy of Sanction of Building Permit and Commencement Certificate No. EE/DB/STP/3154 Dated.10.09.2003, issued by Maharashtra Industrial Development Corporation (MIDC), Nashik 4) Copy of Sanction of Building Permit and Commencement Certificate No. EE/DB/STP/5347 Dated.07.11.2012, issued by Maharashtra Industrial Development Corporation (MIDC), Nashik 5) Copy of Approved Building Plan Dated.17.01.2018 Digitally Signed by Mr. Uikey Dushant Balaji issued by Maharashtra Industrial Development Corporation (MIDC), Nashik.	
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. Shivanand Industries. Address – Industrial Land and Building on Plot No.C-12/3, Satpur Nashik Industrial Area, M.I.D.C., Satpur MIDC Road,Opp.Rushabh Industries , Village – Satpur, Taluka and District – Nashik, PIN Code – 422 007, State – Maharashtra, Country – India. Contact Person – Mr. Anand Shelar (Owner's Representative) Contact No. – +91 9657728332 Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	The property is located in a developed area well connected by road. The immovable property comprises of leasehold Industrial land and structure thereof. It is located at about 13.7 KM. distance from Nashik Road Railway Station.	

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	As per Deed of Assignment Vide No.7253/2003 Dated.31.10.2003, the Owner is M/s. Shivanand Industries.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, Zonal Office, Nashik Branch, Nashik to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanjay Phadol - Regional Technical Manager Sachin Raundal - Valuation Engineer Akhilesh Yadav– Technical Manager Chintamani Chaudhari – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 22.06.2023 Valuation Date – 30.06.2023 Date of Report – 30.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 22.06.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Industrial land size, location, upswing in real estate prices, sustained demand for Industrial land, all round development of Industrial and Industrial application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	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.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **30th June 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **1680.00 Sq. M.** structures thereof. The property is owned by **M/s. Shivanand Industries**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.