

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. KOTSONS PVT. LTD.**

Land And Building on Bearing Plot No. 217(A), 218,219,220 & 230/A M.I.A. Industrial Area, District - Alwar,
State – Rajasthan, Country - India

Longitude Latitude: 27°30'23.8"N 76°41'14.6"E

Valuation Done for:

State Bank of India

SAMB-II Branch, Jawahar Vypar Bhavan, Tolstoy Marg, New-Delhi-110001. Country - India



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



Valuation Report Prepared For: SBI / SAMB-II Branch, / M/s. Kotsons Pvt. Ltd. (002534/2301558)

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Vastu/Thane/07/2023/002534/2301558

14/20-183-APU

Date: 30.06.2023

VALUATION OPINION REPORT

This is to certify that the property bearing **Land and Building** Bearing Plot No217(A), 218,219,220 & 230/A M.I.A. Industrial Area, District - Alwar, State – Rajasthan, Country – India. belongs to **M/s. KOTSONS PVT.LTD.** Boundaries of the property.

North : M/s. Tina Origination Pvt. Ltd.
South : Carlsberg Beer Factory
East : Other's Factory
West : 45m wide Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the industrial development and method selected for valuation, we are of the opinion that, the assets can be assessed and valued for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2022 purpose at **₹ 19,89,64,941.00 (Rupees Nineteen Crore Eighty Nine Lakh Sixty Four Thousand Nine Hundred Forty One 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: 2023.07.15 15:42:37 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.



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Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
State Bank of India
 SAMB-II Branch,
 Connought Place,
 New-Delhi-110001,
 Country - India

VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

I		General
1.	Purpose for which the valuation is made	: As per the request from State Bank of India, SAMB-II, New Delhi Branch, to assess Fair Market value of the Property for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a) Date of inspection	: 29.03.2023
	b) Date on which the valuation is made	: 30.06.2023
3.	List of documents produced for perusal	
	i) Copy of Lease Agreement dated 11.02.2008 between Rajasthan State Industrial Development & Investment Corporation Limited (Lessor) and M/s. KOTSONS PVT. LTD. (Purchaser).	
	ii) Copy of demand letter vide No. 1144 of dated 09.07.2021 issued by RIICO.	
	iii) Copy of Previous Valuation Report vide No. SBI/SKM/2110186 of dated 05.10.2021 issued by M/s. Value Matrix Consultants.	
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. KOTSONS PVT. LTD. Address: Land & Building on Bearing Plot No.217(A), 218,219,220 & 230/A M.I.A. Industrial Area, District – Alwar 301030, State – Rajasthan, Country-India Contact Person – Mr. Mahesh Kumar Sharma, Manager Contact No.: +91 94133 03962 Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	
	The property under valuation is freehold industrial land and building situated on Bearing Plot No.217(A), 218,219,220 & 230/A M.I.A. Industrial Area, District – Alwar 301030, State – Rajasthan, Country-India. It is about 12.1 kms. from Alwar Junction railway station. The property is located in a developed area having good infrastructure, well connected by road and train. The area is having all basic infrastructure facilities such as good approached roads, water supply, electricity etc.	

As per Lease Agreement plot area is 50011 Sq. M., which is considered for valuation.

As per our measurement structure are as under and considered for valuation:

S. No.	Building	Type of Structure	Built Up Area In Sq. ft.	Year of Const.
1	Ground Floor Office Block	RCC	7,560.00	2008
2	First Floor Shed	RCC	5,745.65	2008
3	Main Working Shed	MS Structure with Room	83,029.87	2008
4	Lean to Shed	MS Structure with Room	7,924.16	2008
5	Lean to Shed	MS Structure with Room	1,849.84	2008
6	Lean to Shed	MS Structure with Room	1,572.38	2008
7	Store Shed	MS Structure with Room	1,074.78	2008
8	Store Shed	MS Structure with Room	715.05	2008
9	Testing Shed	MS Structure with Room	2,365.13	2008
10	DG Shed	MS Structure with Room	835.38	2008
11	Parking Shed	MS Structure with Room	524.62	2008
12	Panel Room	RCC	862.39	2008
13	Storage Shed	RCC	2,394.14	2008
14	Shed Back Side	MS Structure with Room	8,762.00	2008
15	Shed Back Side	MS Structure with Room	4,152.70	2008
16	Load Bearing Structure	Load Bearing Structure	8,560.90	2008
17	Security	RCC	305.20	2008
Total			1,38,234.19	

6.	Location of property	:	
a)	Plot No. / Survey No.	:	Plot No .217(A), 218,219,220 & 230/A
b)	Door No.	:	Plot No .217(A), 218,219,220 & 230/A
c)	C.T.S. No. / Village	:	Village – M.I.A. Industrial Area
d)	Ward / Taluka	:	---
e)	Mandal / District	:	District –Alwar (Rajasthan)
7.	Postal address of the property	:	Land And Building on Bearing Plot No .217(A), 218,219,220 & 230/A M.I.A. Industrial Area, District - Alwar, State – Rajasthan, Country-India
8.	City / Town	:	City
	Residential area	:	No
	Commercial area	:	No
	Industrial area	:	Yes
9.	Classification of the area	:	Developed
	i) High / Middle / Poor	:	Middle
	ii) Urban / Semi Urban / Rural	:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	RIICO
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	Property situated in a RIICO approved Industrial Area
13.	Boundaries of the property		As per Document As per Site Visits

	North	:	Plot No. 217A, 218, 219, 220, 230	M/S Tina Origination.Pvt.Ltd
	South	:	Agro Food Park	Carlsberg Beer Factory
	East	:	Agro Food Park	Other's Factory
	West	:	RIICO Road	45m Wide Road
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	27°30'23.8"N 76°41'14.6"E	
14.	Extent of the site	:	50011.sq. mtr. (As per Lease Agreement)	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Developed	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	Within 03 to 04 K.M	
5.	Level of land with topographical conditions	:	Leveled	
6.	Shape of land	:	Trapezoidal	
7.	Type of use to which it can be put	:	For industrial purpose	
8.	Any usage restriction	:	Industrial	
9.	Is plot in town planning approved layout?	:	Yes	
10.	Corner plot or intermittent plot?	:	intermittent Plot	
11.	Road facilities	:	Yes	
12.	Type of road available at present	:	Bituminous Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20.00 M. wide road	
14.	Is it a Land – Locked land?	:	No	
15.	Water potentiality	:	Yes	
16.	Underground sewerage system	:	Yes	
17.	Is Power supply available in the site	:	Yes	
18.	Advantages of the site	:		
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No	



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Part – A (Valuation of land)																																								
1	Size of plot	: Plot –50011 Sq. Mtr (As per Lease Deed)																																						
	North & South	: 343.40 M & 359.00 M																																						
	East & West	: 143.14 M & 142.35 M																																						
2	Total extent of the plot	: 50011 sq. Mtr																																						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 2,500.00 to ₹ 3,500.00 per Sq. M. Details of recent transactions/online listings are attached with the report.																																						
4	Ready Reckoner Rates from Government Portal (an evidence thereof to be enclosed)	: ₹ 2,500.00 per Sq. M.																																						
5	Assessed / adopted rate of valuation	: ₹ 2,700.00 per Sq. M. (Including land development such as MS gate, Compound wall, other miscellaneous structure, etc.)																																						
6	Estimated value of land	: ₹ 13,50,29,700.00																																						
Part – B (Valuation of Building)																																								
1	Technical details of the building	:																																						
	a) Type of Building (Residential / Commercial / Industrial)	: Industrial																																						
	b) Type of construction (Load bearing / RCC / Steel Framed)	: RCC framed / Prefabricated Steel Structure																																						
	c) Year of construction	: 2008 Approx																																						
	d) Number of floors and height of each floor including basement, if any	: RCC 10ft Height Shed 30-35ft Height																																						
	e) Plinth area floor-wise	: <table border="1"> <thead> <tr> <th>Building</th> <th>Built Up Area In Sq. ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor Office Block</td> <td>7,560.00</td> </tr> <tr> <td>First Floor Shed</td> <td>5,745.65</td> </tr> <tr> <td>Main Working Shed</td> <td>83,029.87</td> </tr> <tr> <td>Lean to Shed</td> <td>7,924.16</td> </tr> <tr> <td>Lean to Shed</td> <td>1,849.84</td> </tr> <tr> <td>Lean to Shed</td> <td>1,572.38</td> </tr> <tr> <td>Store Shed</td> <td>1,074.78</td> </tr> <tr> <td>Store Shed</td> <td>715.05</td> </tr> <tr> <td>Testing Shed</td> <td>2,365.13</td> </tr> <tr> <td>DG Shed</td> <td>835.38</td> </tr> <tr> <td>Parking Shed</td> <td>524.62</td> </tr> <tr> <td>Panel Room</td> <td>862.39</td> </tr> <tr> <td>Storage Shed</td> <td>2,394.14</td> </tr> <tr> <td>Shed Back Side</td> <td>8,762.00</td> </tr> <tr> <td>Shed Back Side</td> <td>4,152.70</td> </tr> <tr> <td>Load Bearing Structure</td> <td>8,560.90</td> </tr> <tr> <td>Security</td> <td>305.20</td> </tr> <tr> <td>Total</td> <td>1,38,234.19</td> </tr> </tbody> </table>	Building	Built Up Area In Sq. ft.	Ground Floor Office Block	7,560.00	First Floor Shed	5,745.65	Main Working Shed	83,029.87	Lean to Shed	7,924.16	Lean to Shed	1,849.84	Lean to Shed	1,572.38	Store Shed	1,074.78	Store Shed	715.05	Testing Shed	2,365.13	DG Shed	835.38	Parking Shed	524.62	Panel Room	862.39	Storage Shed	2,394.14	Shed Back Side	8,762.00	Shed Back Side	4,152.70	Load Bearing Structure	8,560.90	Security	305.20	Total	1,38,234.19
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	f) Condition of the building	:																																						

	i) Exterior – Excellent, Good, Normal, Poor	:	Normal
	ii) Interior – Excellent, Good, Normal, Poor	:	Normal
	g) Date of issue and validity of layout of approved map	:	Sanctioned building plan not available. The property is already mortgaged with Bank
	h) Approved map / plan issuing authority	:	
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Sanctioned building plan not available. The property is already mortgaged with Bank
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		G+1 Storied Building
1.	Foundation	:	Spread Footing
2.	Basement	:	No
3.	Superstructure	:	Steel fabricated structure with Corrugated Shed/RCC
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	M.S. Gate/ Steel Rolling Shutters/ Aluminum
5.	RCC Works	:	Column, Beam, Footing
6.	Plastering	:	Cement Sand Mortar
7.	Flooring, Skirting, dado	:	PCC, Tiles flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Yes, Tiles flooring
9.	Roofing including weather proof course	:	RCC/ Shed Roof
10.	Drainage	:	Yes
2.	Compound Wall	:	Yes
	Height	:	As per Site
	Length	:	As per Site
	Type of construction	:	Brick Work in Cement Mortar with RCC Columns
3.	Electrical installation	:	Yes
	Type of wiring	:	Conduit
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	Provided as per requirement
	Fan points	:	Provided as per requirement
	Spare plug points	:	Provided as per requirement
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	Provided as per requirement
	b) No. of wash basins	:	Provided as per requirement
	c) No. of urinals	:	Provided as per requirement
	d) No. of bath tubs	:	Provided as per requirement
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement



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Structure

Items	Built Up Area In Sq. Mt..	Year of Const.	Total Life of Structure	Full Rate	Final Depreciated Rate to be considered	Final Depreciated Value to be considered	Insurable Value / Full Value
Ground Floor Office Block	7,560.00	2008	40	750	497	37,56,375	56,70,000
First Floor Shed	5,745.65	2008	40	750	497	28,54,872	43,09,241
Main Working Shed	83,029.87	2008	40	750	497	4,12,55,467	6,22,72,403
Lean to Shed	7,924.16	2008	40	400	265	20,99,902	31,69,664
Lean to Shed	1,849.84	2008	40	400	265	4,90,207	7,39,935
Lean to Shed	1,572.38	2008	40	400	265	4,16,679	6,28,950
Store Shed	1,074.78	2008	40	300	199	2,13,613	3,22,434
Store Shed	715.05	2008	40	300	199	1,42,116	2,14,515
Testing Shed	2,365.13	2008	40	300	199	4,70,070	7,09,540
DG Shed	835.38	2008	40	500	331	2,76,721	4,17,692
Parking Shed	524.62	2008	40	300	199	1,04,268	1,57,385
Panel Room	862.39	2008	40	750	497	4,28,499	6,46,790
Storage Shed	2,394.14	2008	40	400	265	6,34,446	9,57,654
Shed Back Side	8,762.00	2008	40	750	497	43,53,619	65,71,500
Shed Back Side	4,152.70	2008	40	750	497	20,63,373	31,14,525
Load Bearing Structure	8,560.90	2008	40	750	497	42,53,697	64,20,675
Security	305.20	2008	40	600	398	1,21,317	1,83,120
Total	1,38,234.19					6,39,35,241	9,65,06,023

Part – C (Extra Items)		Amount in ₹
1.	Portico	
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
	Total	

Part – D (Amenities)		Amount in ₹
1.	Wardrobes	Included in replacement cost of construction
2.	Glazed tiles	Included in replacement cost of construction
3.	Extra sinks and bath tub	Included in replacement cost of construction
4.	Marble / ceramic tiles flooring	Included in replacement cost of construction
5.	Interior decoration	Included in replacement cost of construction
6.	Architectural elevation works	Included in replacement cost of construction
7.	Paneling works	Included in replacement cost of construction
8.	Aluminum works	Included in replacement cost of construction
9.	Aluminum hand rails	Included in replacement cost of construction
10.	False ceiling	Included in replacement cost of construction
	Total	Nil

Part – E (Miscellaneous)		Amount in ₹

1.	Separate toilet room	:	Included in replacement cost of construction
2.	Separate lumber room	:	Included in replacement cost of construction
3.	Separate water tank / sump	:	Included in replacement cost of construction
4.	Trees, gardening	:	Included in replacement cost of construction
	Total		Nil

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in replacement cost of construction
2.	Drainage arrangements	:	Included in replacement cost of construction
3.	Compound wall	:	Included in replacement cost of construction
4.	C.B. deposits, fittings etc.	:	Included in replacement cost of construction
5.	Pavement		Included in replacement cost of construction
	Total		Nil

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	50,011.00	2,500	12,50,27,500.00
Structure	As per valuation table		6,39,35,241.00
Total			18,89,62,741

Total abstract of the entire property

Part – A	Land	:	₹ 13,50,29,700.00
Part – B	Building	:	₹ 6,39,35,241.00
Part – C	Compound wall	:	
Part – D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
	Fair Market Value	:	₹ 19,89,64,941.00
	Realisable Value	:	₹ 17,90,68,447.00
	Distress Value	:	₹ 15,91,71,953.00
	Liquidation Value	:	₹ 13,92,75,459.00
	Insurable Value	:	₹ 9,65,06,023.00
	Government Value	:	₹ 18,89,62,741.00
Remarks	<p>The Circle Rate or Guideline rate is fixed by the Government Authority as the minimum rate of the property in a particular locality to calculate the minimum stamp duty and revenue to be paid to Government for the transaction of that property. Whereas the market rate is the actual rate of the property at which the transaction takes place amongst buyer and seller. The Circle rates fixed by Government are reviewed after a certain period of time, say two or three years. These remain constant for that period. Market rate is governed by Market forces of supply and demand. It keeps on following the principle of economy and hence liable to change. Also, market rate of different properties in the same locality vary with the size, position & location etc. Therefore, a difference is seen between Market Value and Circle Rate Value of the property.</p> <p>1. We have considered the plot area as per Lease Agreement and area of structure as per actual site measurement.</p> <p>2. Approved Plan is not provided to us.</p>		



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The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, and government buildings.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Industrial Building and properties mentioned above.

As the property is an industrial land and building thereof, we have adopted Cost approach / Land And Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 2,500.00 to ₹ 3,500.00 per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for industrial building / Plot, all round development of commercial and industrial application in the locality etc. We estimate ₹ 2,700.00 per Sq. M. for Land with appropriate cost of construction for valuation.

The saleability of the property is : Normal

Likely rental values in future in: N.A.

Any likely income it may generate: N.A.

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: 2023.07.15 15:42:51 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

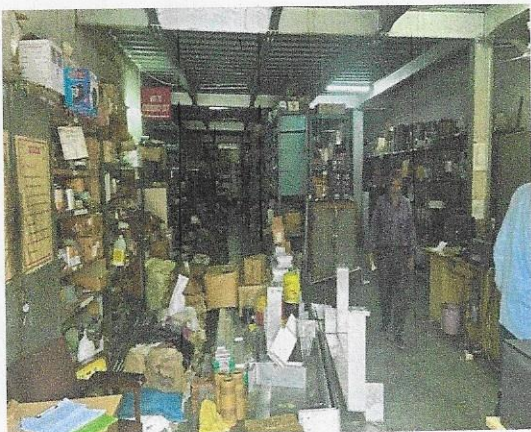
Chartered Engineer (India)

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

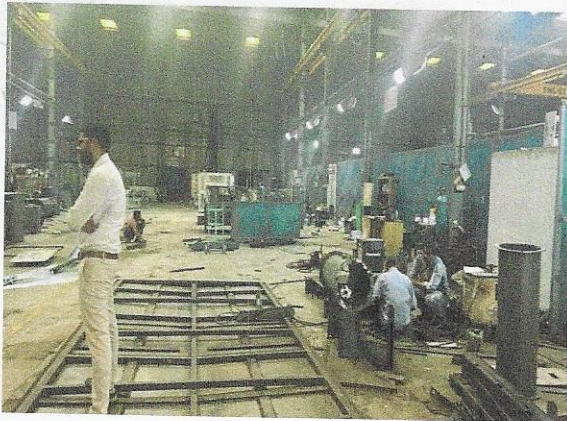
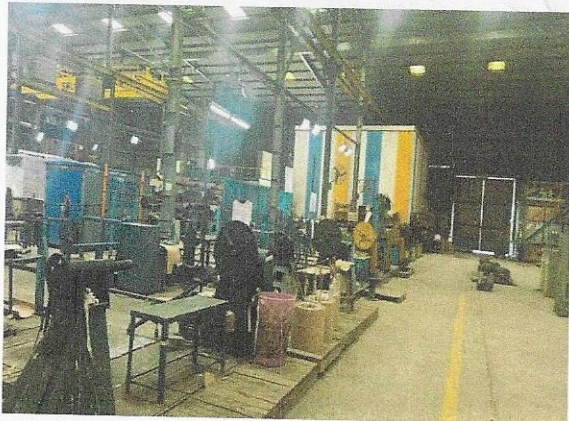
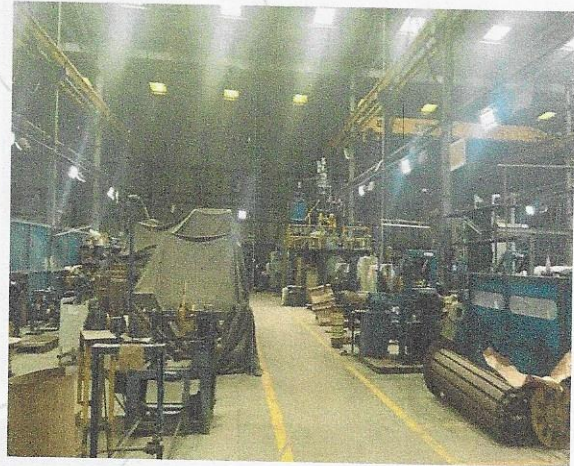
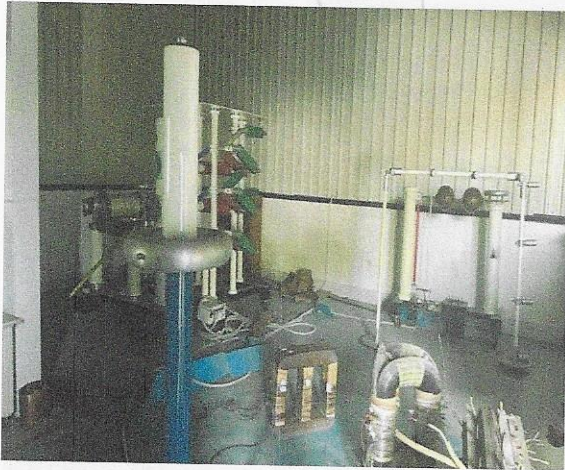
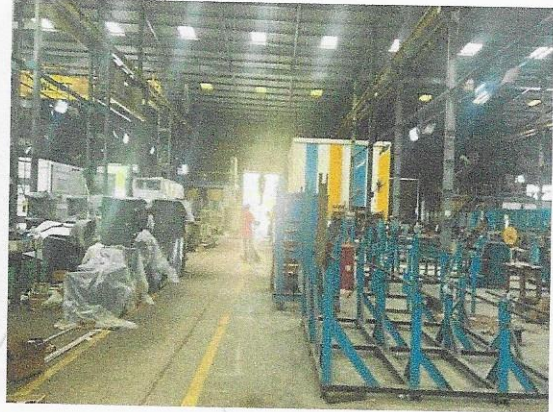
SBI Empanelment No.: SME/TCC/2017-18/942/178

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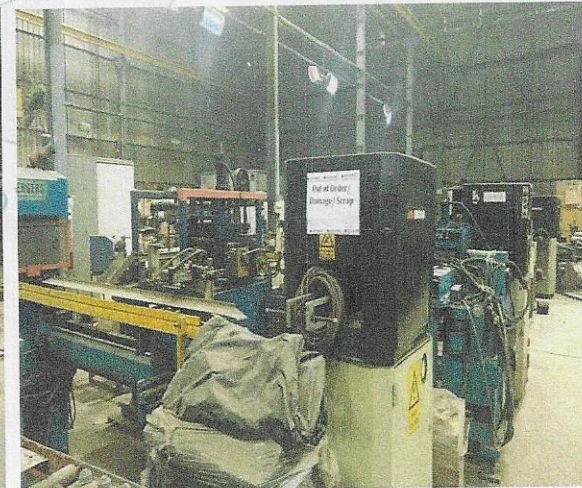
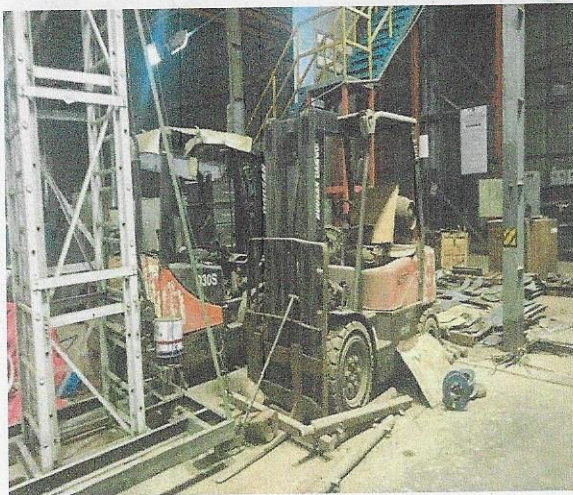
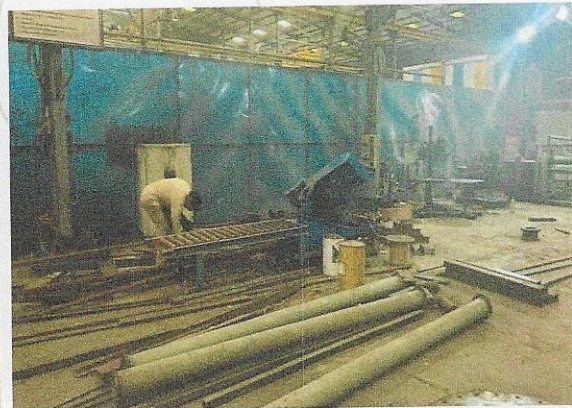
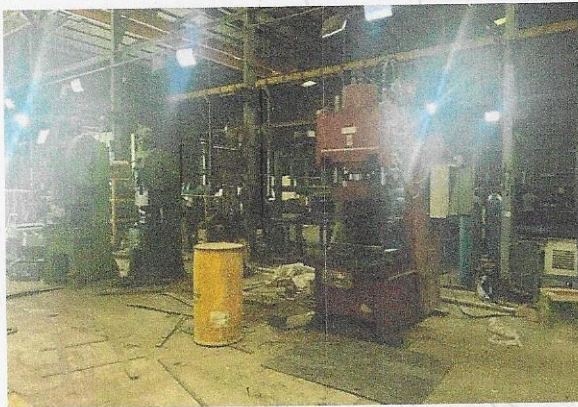
Actual Site Photographs



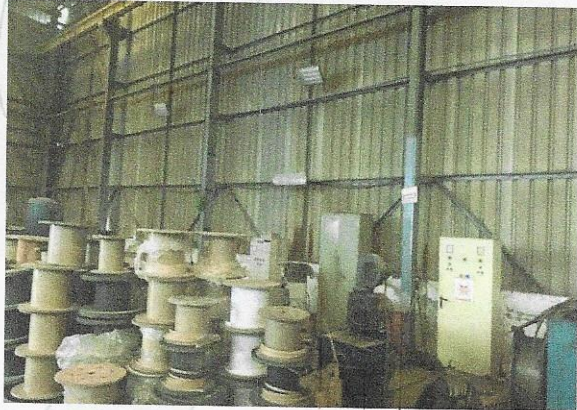
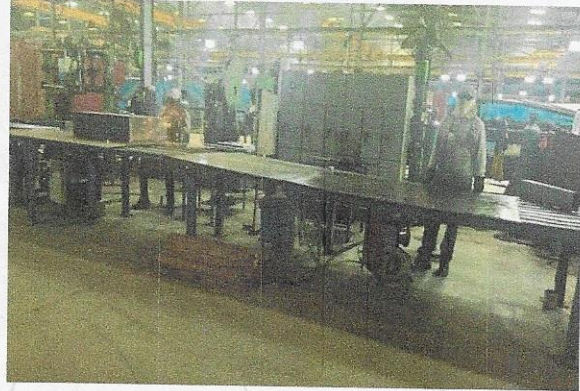
Actual Site Photographs



Actual Site Photographs

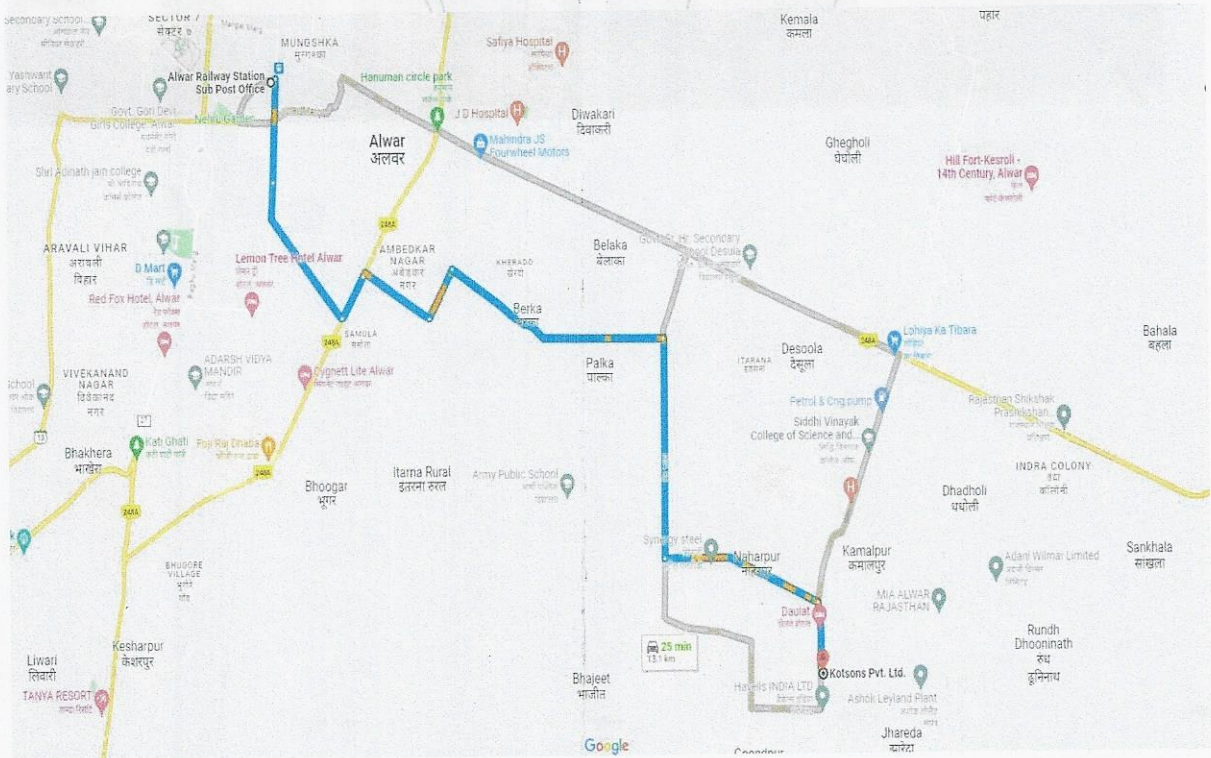


Actual Site Photographs



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Route Map of the property



Longitude Latitude: 27°30'23.8"N 76°41'14.6"E

Note: The Blue line shows the route to site from nearest railway station (Alwar Junction – 12.1 KM.)



Ready Reckoner Rate

47 Ware Housing (Ambedkar Nagar Ke Pas) वेयर हाउसिंग(अम्बेकर नगर के पास)	R	12156	10226	Sq. Yd.
	C	23550	17040	Sq. Yd.

Zone->Area Industrial

Industrial

1 AGRO FOOD PARK [MIA] RESERVED PRICE AGRO FOOD PARK [MIA] RESERVED PRICE	I	1800	-	Sq Mtr
2 MATSYA INDUSTRIAL AREA [MIA] EXT.RESERVED PRICE RIICO MATSYA INDUSTRIAL AREA [MIA] EXT.RESERVED PRICE RIICO	I	2500	-	Sq Mtr
3 MATSYA INDUSTRIAL AREA [MIA] RESERVED PRICE RIICO MATSYA INDUSTRIAL AREA [MIA] RESERVED PRICE RIICO	I	2500	-	Sq Mtr
4 OLD INDUSTRIAL AREA [MIA] OLD INDUSTRIAL AREA [MIA]	I	3500	-	Sq Mtr

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Price Indicators

nanubhaiproperty.com/property-details/11151-sq-m-industrial-land-for-sale-mia-in-alwar?pid=ecby/14e4Apf/mf1&mv9OmA==

NanuBhai
Powered Real Estate

HOME POSTAD FREE MY ACCOUNT MY LINKS SEARCH CONTACT

Home / Alwar / Properties in Alwar / Commercial Properties in Alwar / Industrial Lands in Alwar / Industrial Lands in MIA / Industrial Land For Sale in MIA, Alwar

Get Instant Leads - Activate SMS Alerts & check out the Fresh List of Buyers/Tenants/Leads - Apply for Loan

INDUSTRIAL LAND FOR SALE IN MIA, ALWAR

4 Crore(s) (Negotiable) 333/- / Sq-ft

CONTACT NOW VIEW CONTACT DETAILS REPORT PROBLEM ADD TO COMPARE BOOKMARK

Plot Area: 11151 Sq-m

Property Description
24600sq.feet Builtup Area ,Oposite Ashok Leyland Factory, Good Connectivity,On Road Prime Location in MIA, Alwar

Don't forget to mention NanuBhaiProperty.com, when you call.

Property ID: 52502829 Print this Page

propira.com/details/buy/industry/factory-for-sale-in-matsya-industrial-area-alwar-raj-alw5e10222

support@propira.com Post Your Property Sign Up/Login

FACTORY FOR SALE

Factory For Sale in Matsya Industrial Area, Alwar
Near by Ashok Near Dabbur Factory

₹3.5 Cr (₹1,172.13 Sq. Mtr.)

February 04, 2022 1446

4880 Sq. Mtr. 30 Feet 9900 Sq. Ft.

Ready Possession North

RIICO

CONTACT NOW

Property ID: ALW5E10222

Specification Features Location Site Visit FAQs Similar Properties

Specification			
Property Type:	Factory	Ownership by:	RIICO
Possession status:	Ready Possession	Area:	4880 Sq. Mtr.
Boundary:	No	No. of Office:	1
No. of Room:	2	No. of Toilet:	2
Shade:	9900 Sq.Meter	Construction Age:	0 Years
Price Negotiable:	Yes	Extra Charge Apply:	Yes

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specification is ₹ 19,89,64,941.00 (Rupees Nineteen Crore Eighty Nine Lakh Sixty Four Thousand Nine Hundred Forty One Only). The **Realizable Value** of the above property is ₹ 17,90,68,447.00 (Rupees Seventeen Crore Ninety Lakh Sixty One Thousand Four Hundred Forty Seven Only), the **distress value** ₹ 15,91,71,953.00 (Rupees Fifteen Crore Ninety One Lakh Seventy One Thousand Nine Hundred Fifty Three Only) and the **Liquidation Value** ₹ 13,92,75,459.00 (Rupees Thirteen Crore Ninety Two Lakh Seventy Five Thousand Four Hundred Fifty Nine Only).

Place: Mumbai

Date: 30.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmid@vastukala.org, c=IN
Date: 2023.07.15 15:43:01 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

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Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
	Model code of conduct for valuer - (Annexure - II)	Attached



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 30.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 29.03.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.

- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. 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 enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was leased hold land. Lease Period is 99 years. Rajasthan State Industrial Development & Investment Corporation Limited is Lessor & M/s. KOTSONS PVT. LTD. is Lessee
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, SAMB-II, New Delhi to assess FMV, RV, DSV & LV of the Movable Assets for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Avinash Pandey – Valuation Engineer Vaishali Sarmalkar – Processing 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 – 25.03.2023 Valuation Date – 30.06.2023 Date of Report – 30.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 29.03.2023
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 search for Registered Transactions • 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;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
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, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.



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11.	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
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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 currently a contiguous and non-agricultural land parcel admeasuring **50,011.00 Sq. M. and**

structures thereof. The property is owned by **M/s. KOTSONS PVT. LTD.** At present, the property is Owner occupied. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is owned by **M/s. KOTSONS PVT. LTD.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **50,011.00 Sq. M. and structure thereof.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach



demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently owner occupied, contiguous and non-agricultural land parcel admeasuring **50,011.00 Sq. M. and structure thereof**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates



(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

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.



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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.
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.
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.



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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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th June 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

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 **Fair Market Value** for this particular purpose at **₹ 19,89,64,941.00** (Rupees Nineteen Crore Eighty Nine Lakh Sixty Four Thousand Nine Hundred Forty One Only).

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: 2023.07.15 15:43:10 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market

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