

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **M/s. Mayank Welfare Society**

**Health Nursing Home Plot** under "Scheme No. 140", Sector D,  
Ward No. 50, Tehsil & District - Indore, PIN - 452 016,  
State - Madhya Pradesh, Country - India

Latitude Longitude - 22°42'48.5"N 75°54'59.0"E

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### Valuation Done for:

**Union Bank of India**

**Dewas Branch**

Station Road, Indore, PIN - 455 001, State - Madhya Pradesh, Country - India



**Indore** : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA  
E-mail : [indore@vastukala.org](mailto:indore@vastukala.org), Tel. : +91 7313510884 +91 9926411111

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**Regd. Office** : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai** - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
[mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the **Health Nursing Home Plot** under "Scheme No. 140", Sector D, Ward No. 50, Tehsil & District - Indore, PIN – 452 016, State – Madhya Pradesh, Country – India belongs to **M/s. Mayank Welfare Society**.

Boundaries of the property.

North	: 24.00 Meter Wide Road
South	: Amenity Facility Block
East	: 7.50 Meter Wide Road
West	: 30.00 Meter Wide 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 for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Health Nursing Home Plot	18,14,90,500/-	16,33,41,450/-	14,51,92,400/-

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.**

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**Sharadkumar B. Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
Encl: Valuation report.



**Indore** : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA  
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**Vastukala Consultants (I) Pvt. Ltd.**106, 1<sup>st</sup> Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001

To,  
**The Branch Manager**  
**Union Bank of India**  
**Dewas Branch**  
 Station Road, Indore, PIN - 455 501  
 State – Madhya Pradesh, Country – India

**VALUATION REPORT (IN RESPECT OF HEALTH NURSING HOME PLOT)**

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 06.09.2023
	b) Date on which the valuation is made	: 22.09.2023
3.	Copy of documents produced for perusal	:
	1. Lease Agreement, E-Registration No. MP179132022A1677949 dated 23.06.2022 between Indore Development Authority, through Shri. Jaswant Singh Solanki & Indore Development Authority through Shri. Manish Shrivastav (the Lesser) AND M/s. Mayank Welfare Society (the Lessee) 2. Site Plan of Plot “ <b>Health Nursing Home</b> ”, Named - <b>M/s. Mayank Welfare Society</b> issued by Indore Development Authority (IDA). 3. Commencement Letter for Building Construction.	
4.	Name of the Leaser (s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Mayank Welfare Society</b>  <b>Address: Health Nursing Home Plot</b> under “Scheme No. 140”, Sector D, Ward No. 50, Tehsil & District - Indore, PIN – 452 016, State – Madhya Pradesh, Country – India.  <b>Contact Person:</b> Mr. Mishra Ji (Manager) Contact No. +91 99860 83992
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	<p><b>Property:</b>            The immovable property comprises of Leasehold Open Land only. The property is located in a developing area having basic infrastructure, well connected by road and train. It is located at 6.00 KM. travelling distance from Indore Junction railway station.</p> <p>The Land is leasehold land from Indore Development Authority for thirty (30) Years. The Leasehold period is from 30.11.2021 to till 29.11.2051, Condition - The Lessee Can Extend or Renew their Lease for next 30 - 30 years as per the Rule of Indore Development Authority.</p> <p><b>Nearest Landmark:</b> Nearby Revenue Garden</p>	

	<b>Land:</b> As per Lease Agreement, the land area is 3,587.41 Sq. M. equivalent to 38,615.00 Sq. Ft., which is considered for the purpose of valuation. The plot is not having compound wall or wire fencing on site. Our civil engineer Mr. Somesh Nahar visited the property as shown by Mr. Mishra Ji (Manager – Mobile No. +91 99860 83992).		
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Health Nursing Home Plot
	b)	Door No.	: -
	c)	T.S. No. / Village	: Tehsil Indore
	d)	Ward / Taluka	: Ward No. 50
	e)	Mandal / District	: District - Indore
7.	Postal address of the property	:	<b>Health Nursing Home Plot</b> under “Scheme No. 140”, Sector D, Ward No. 50, Tehsil & District - Indore, PIN – 452 016, State – Madhya Pradesh, Country – India.
8.	City / Town	:	City
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Indore Development Authority (IDA)
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	:	N.A.
13.	Boundaries of the property		<b>As per Actual</b> <b>As per Lease Agreement</b>
	North	:	24.00 Meter Wide Road      24.00 Meter Wide Road
	South	:	Amenity Facility Block      Amenity Facility Block
	East	:	7.50 Meter Wide Road      7.50 Meter Wide Road
	West	:	30.00 Meter Wide Road      30.00 Meter Wide Road
14.1	Dimensions of the site		
			A

			As per the Sale Plan / Lease Agreement
	North	:	Back Side (North) – 96.90 M.
	South	:	Front Side (South) – 72.30 M.
	East	:	One Side (East) – 52.90 M.
	West	:	One Side (West) – 43.80 M.
14.2	Latitude, Longitude & Co-ordinates of Property	:	22°42'48.5"N 75°54'59.0"E
15.	Extent of the site	:	Land Area = 38,615.00 Sq. Ft. (As per Lease Agreement)
16.	Extent of the site considered for Valuation (least of 14A& 14B)	:	<b>Land Area = 38,615.00 Sq. Ft. (As per Lease Agreement)</b>
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant plot of land under Owner's possession
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	:	Located in middle class locality
2.	Development of surrounding areas	:	Developing Commercial Area
3.	Possibility of frequent flooding/ submerging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available nearby
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	Health Nursing Home
8.	Any usage restriction	:	Health Nursing Home
9.	Is plot in town planning approved layout?	:	Indore Development Authority (IDA)
10.	Corner plot or intermittent plot?	:	Corner
11.	Road facilities	:	Yes
12.	Type of road available at present	:	R.C.C. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft.
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	N.A. as the property is an open land only
16.	Underground sewerage system	:	N.A. as the property is an open land only
17.	Is Power supply is available in the site	:	N.A. as the property is an open land only
18.	Advantages of the site	:	Located in developed Commercial area
19.	<b>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)</b>	:	No

<b>Part – A (Valuation of land)</b>		
1	Size of plot	: <b>Land Area = 38,615.00 Sq. Ft.</b> (As per Lease Agreement)
	North & South	: Back Side (North) – 96.90 M. Front Side (South) – 72.30 M.
	East & West	: One Side (East) – 52.90 M. One Side (West) – 43.80 M.
2	Total extent of the plot	: <b>Land Area = 38,615.00 Sq. Ft.</b> (As per Lease Agreement)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 4,500/- to ₹ 5,500/- per Sq. Ft.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	: ₹ 40,000/- per Sq. M. i.e. ₹ 3,716/- per Sq. Ft.
5	Assessed / adopted rate of valuation	: <b>₹ 4,700/- per Sq. Ft.</b>
6	<b>Estimated value of land (A)</b>	: <b>₹ 18,14,90,500/-</b>
7	<b>As Per Lease Agreement</b>	
I	The Land Value (Premium)	₹ 13,95,50,249/-
II	First Year Lease Rent of the Property	₹ 2,22,419/-
III	For Years to Come	₹ 1,75,783/-
<b>Part – B (Valuation of Building)</b>		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Industrial)	: N.A. as the property is an open land only
	b) Type of construction (Load bearing / RCC / Steel Framed)	: N.A. as the property is an open land only
	c) Year of construction	: N.A. as the property is an open land only
	d) Number of floors and height of each floor including basement, if any	: N.A. as the property is an open land only
	e) Plinth area floor-wise	: N.A. as the property is an open land only
	f) Condition of the building	: N.A. as the property is an open land only
	i) Exterior – Excellent, Good, Normal, Poor	: N.A. as the property is an open land only
	ii) Interior – Excellent, Good, Normal, Poor	: N.A. as the property is an open land only
	g) Date of issue and validity of layout of approved map	: N.A. as the property is an open land only
	h) Approved map / plan issuing authority	:
	i) Whether genuineness or authenticity of approved map / plan is verified	:
	j) Any other comments by our empaneled valuers on authentic of approved plan	: No

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description		
1.	Foundation	:	N.A. as the property is an open land only
2.	Basement	:	N.A. as the property is an open land only
3.	Superstructure	:	N.A. as the property is an open land only
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	N.A. as the property is an open land only
5.	RCC Works	:	N.A. as the property is an open land only
6.	Plastering	:	N.A. as the property is an open land only
7.	Flooring, Skirting, dado	:	N.A. as the property is an open land only
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. as the property is an open land only
9.	Roofing including weather proof course	:	N.A. as the property is an open land only
10.	Drainage	:	N.A. as the property is an open land only
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	Brick masonry compound wall
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	
	Type of wiring	:	N.A. as the property is an open land only
	Class of fittings (superior / ordinary / poor)	:	N.A. as the property is an open land only
	Number of light points	:	N.A. as the property is an open land only
	Fan points	:	N.A. as the property is an open land only
	Spare plug points	:	N.A. as the property is an open land only
	Any other item	:	No
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	N.A. as the property is an open land only
	b) No. of wash basins	:	N.A. as the property is an open land only
	c) No. of urinals	:	N.A. as the property is an open land only
	d) No. of bath tubs	:	N.A. as the property is an open land only
	e) Water meters, taps etc.	:	N.A. as the property is an open land only
	f) Any other fixtures	:	No
<b>Part – C (Extra Items)</b>		:	<b>Amount in ₹</b>
1.	Portico	:	N.A. as the property is an open land only
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	: N.A. as the property is an open land only
2.	Glazed tiles	:
3.	Extra sinks and bath tub	:
4.	Marble / ceramic tiles flooring	:
5.	Interior decorations	:
6.	Architectural elevation works	:
7.	Paneling works	:
8.	Aluminum works	:
9.	Aluminum hand rails	:
10.	False ceiling	:
	Total	:

Part – E (Miscellaneous)		: Amount in ₹
1.	Separate toilet room	: N.A. as the property an open land only
2.	Separate lumber room	:
3.	Separate water tank / sump	:
4.	Trees, gardening	:
	Total	:

Part – F (Services)		: Amount in ₹
1.	Water supply arrangements	: N.A. as the property an open land only
2.	Drainage arrangements	: -
3.	Compound wall	: -
4.	C.B. deposits, fittings etc.	: -
5.	Pavement	: -
	Total	: -

#### Government Value

Particulars	Area in Sq. Ft.	Rate in ₹	Value in ₹
Land	38,615/-	3,716/-	14,34,93,340/-
<b>Total</b>			<b>14,34,93,340/-</b>

#### Total abstract of the entire property

Part – A	Land	: 18,14,90,500/-
Part – B	Structure	: -
Part – C	Extra Items	: -
Part - D	Amenities	: -
Part – E	Miscellaneous	: -
Part – F	Services	: -
	Market Value	: 18,14,90,500/-
	Realizable Value	: 16,33,41,450/-
	Distress Sale Value	: 14,51,92,400/-
	Insurable value	: N.A. as the property is an open land only
<b>Remarks</b>	<b><u>The plot is not having compound wall or wire fencing on site. Our civil engineer - Mr. Somesh Nahar visited the property as shown by Mr. Mishra Ji (Manager – Mobile No. +91 99860 83992).</u></b>	



### **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 as per property document 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 the property documents 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.

### **Method of Valuation / Approach**

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.

As the property is Commercial land, we have adopted Comparative Sales Method / Market Approach for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,500/- to ₹ 5,500/- per Sq. Ft. for land Considering the rate with attached report, current market conditions and use, demand and supply position, Land size, location, sustained demand for Commercial Land, all round development of Commercial and residential application in the locality etc. We estimate ₹ 4,700/- per Sq. Ft. for Land.

The saleability of the property is: Average

Likely rental values in future in: N.A. as the property is open plot.

Any likely income it may generate: N.A.

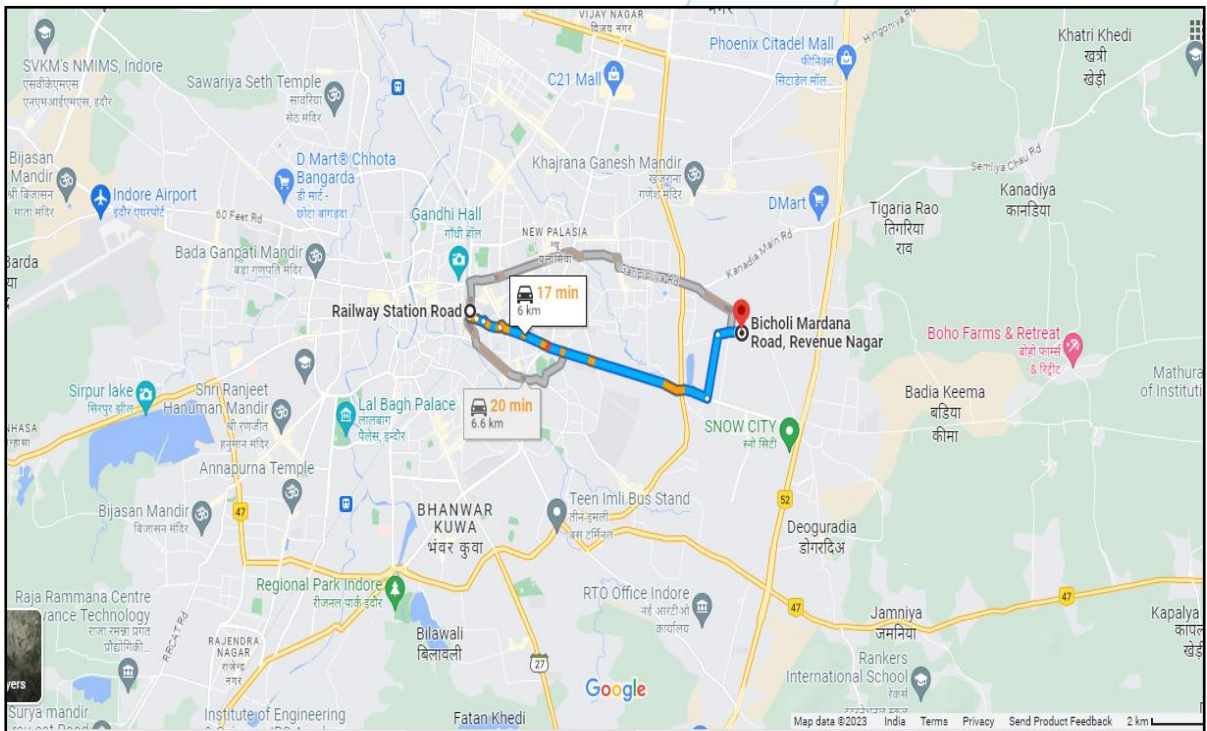
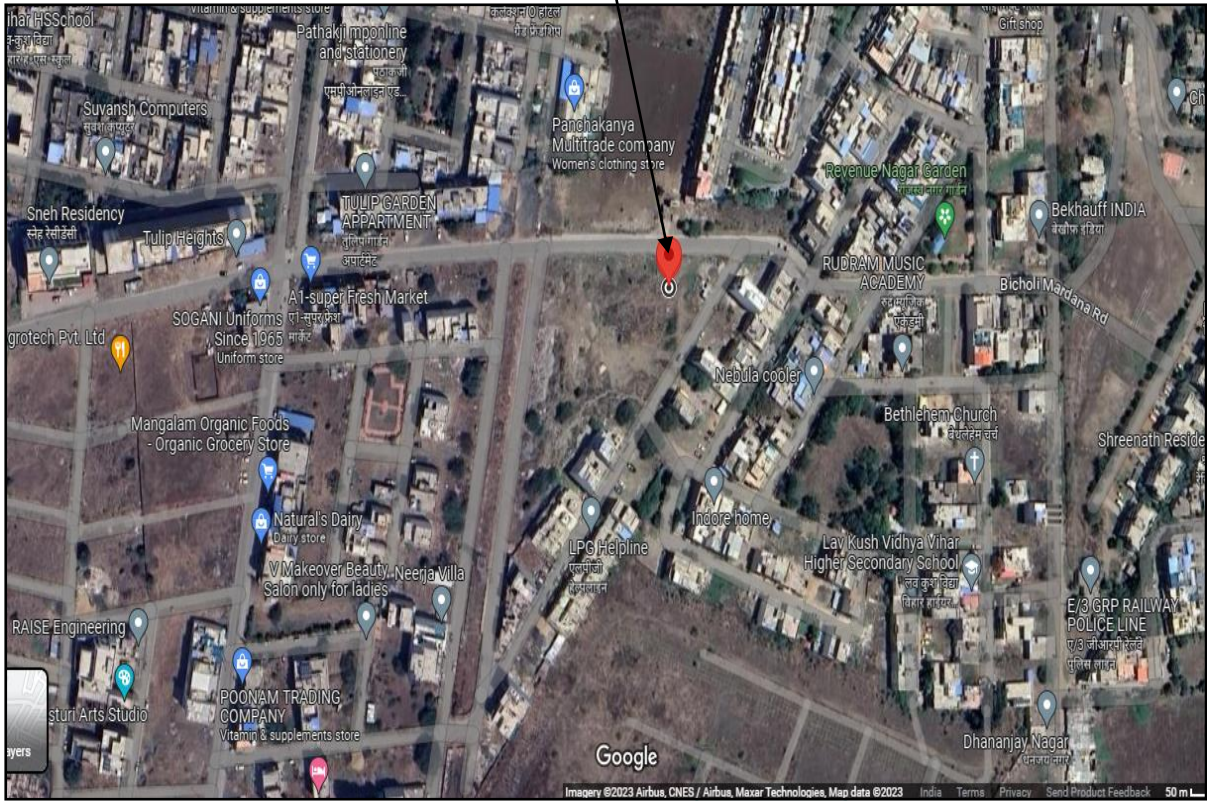
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## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 22°42'48.5"N 75°54'59.0"E**

**Note: The Blue line shows the route to site from nearest Railway Station (Indore Junction – 6.0 KM.)**

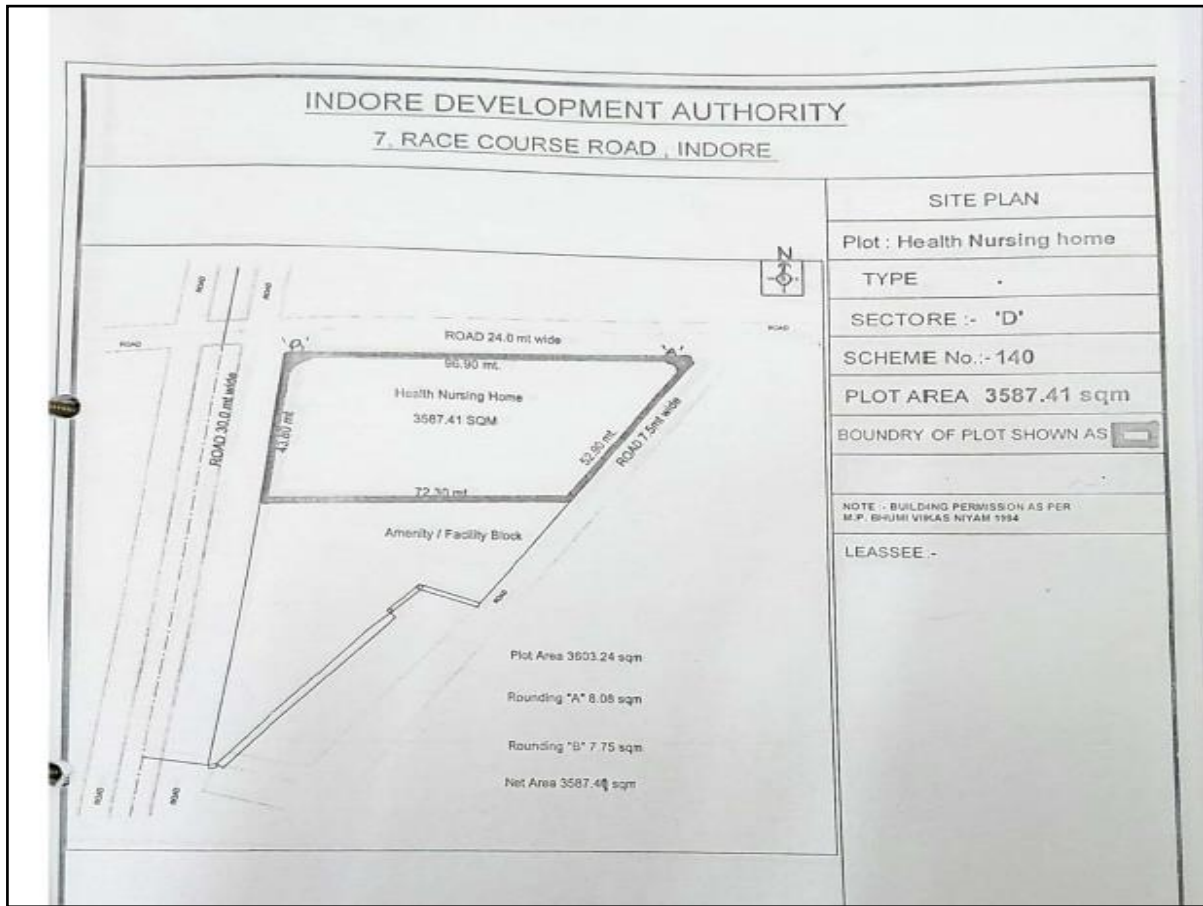
## Ready Reckoner Rate

S.No	Mohalla/Colony/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)			BUILDING MULTI(SQM)		AGRICULTURAL LAND(HECTARE)		AGRICULTURAL PLOT(SQM)	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha khablu	Shop	Office	Godown	Residential	Commercial	Irrigated	Un Irrigated	Sub Class wise	Sub Class wise
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
2006	SANCHAR NAGAR MAIN	19400	29100	19400	32400	26600	25000	23400	42700	42300	41900	19000	38000	194000000	194000000	19400	29100
2007	SANCHAR VALLEY	40000	60000	40000	53000	47200	45600	44000	73600	73200	72800	30000	60000	400000000	400000000	40000	60000
2008	SARVA SUVIDHA NAGAR	24000	36000	24000	37000	31200	29600	28000	49600	49200	48800	16000	32000	240000000	240000000	24000	36000
2009	SCHEME 140 , PPLIYAHANA	40000	80000	40000	53000	47200	45600	44000	93600	93200	92800	32000	64000	400000000	400000000	40000	80000
2010	SCHEME 94, SECTOR-E, F. G. RING ROAD SERVICE ROAD SE ANDAR	33000	48000	33000	46000	40200	38600	37000	61600	61200	60800	27000	54000	330000000	330000000	33000	48000
2011	SHALIMAR PALM	33500	48400	62000	46500	40700	39100	37500	62000	61600	61200	26500	53000	335000000	335000000	33500	48400

Financial Year: 2023-2024 Name of District: INDORE Guideline ID :2023202417103 Page 408 of1024

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## Property Verification Lay-Out Plan from IDA



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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:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Health Nursing Home Plot	18,14,90,500/-	16,33,41,450/-	14,51,92,400/-

Place: Indore

Date: 22.09.2023

For **Vastukala Consultants (I) Pvt. Ltd.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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).

Date

Signature

(Name of the Branch Manager with Official seal)

Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached

## Annexure-II

### DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 22.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued; <sup>®</sup>
- c. I/ my authorized representative have personally inspected the property on 06.09.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- 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 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property owned by M/s. Mayank Welfare Society as per Lease Agreement E-Registration No. MP179132022A1677949 dated 23.06.2023.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Dewas Branch to assess fair market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Dinesh Kanere – Regional Technical Manager Somesh Nahar – Valuation Engineer Akhilesh Yadav – Technical Manager Akshay Kumar Trivedi – 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 – 06.09.2023 Valuation Date – 22.09.2023 Date of Report – 22.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 06.09.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Comparative Sales Method / Market Approach
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, land size, location, upswing in real estate prices, sustained demand for such type of land, all round development of Commercial and residential 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 **22<sup>nd</sup> September 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 advice 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 land parcel admeasuring **38,615.00 Sq. Ft.** It is a leasehold land in the name of **M/s. Mayank Welfare Society.** 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 subject property is owned by **M/s. Mayank Welfare Society**. 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 Lease ship 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, we understand that the subject property is a contiguous land parcel admeasuring **38,615.00 Sq. Ft.**

### 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 Current Use / Existing Use premise is considered for this assignment.

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 contiguous land parcel admeasuring **38,615.00 Sq. Ft.**

## **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 - III

### MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

#### 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.
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**

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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.

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For **Vastukala Consultants (I) Pvt. Ltd.**

### **Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09