

## Valuation Report of the Immovable & Movable Property



### Details of the property under consideration:

Name of Owner: **Mr. Ajitsingh A. Ailsinghani**

Industrial Land & Building on Plot No. 25, "**Ambernath Industrial Area, MIDC**", Near Ambernath Police Station,  
Village – Kansai, Taluka – Ambernath, District - Thane - 421505, State - Maharashtra, Country – India

Longitude Latitude: 19°12'40.8"N 73°11'28.6"E

### Valuation Done for:

Think.Innovate.Create

#### **State Bank of India**

**SME Vashi Turbhe (63846) Branch**

Central Facility Building, Ground Floor, Phase – II, Sector – 19, Vashi, Navi Mumbai – 400 705,  
State - Maharashtra, Country - India.



#### **Our Pan India Presence at :**

 Mumbai	 Aurangabad	 Pune	 Rajkot
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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)

Vastu/Mumbai/12/2023/4447/2303855

07/01-84-VSU

Date: 07.12.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building on Plot No. 25, "Ambernath Industrial Area, MIDC", Near Ambernath Police Station, Village – Kansai, Taluka – Ambernath, District - Thane - 421505, State - Maharashtra, Country – India belongs to **Mr. Ajitsingh A. Ailsinghani**.

Boundaries of the property.

North	:	Open land
South	:	Road
East	:	Open land
West	:	Industrial Unit

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 **₹ 6,31,37,553.00 (Rupees Six Crore Thirty One Lakh Thirty Seven Thousand Five Hundred Fifty Three 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  
Chalikwar**

**Director**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmf@vastukala.org, c=IN  
Date: 2023.12.20 10:29:59 +05'30'

**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/2021-22/85/13



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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,**  
**State Bank of India**  
**SME Vashi Turbhe (63846) Branch**  
 Central Facility Building, Ground Floor,  
 Phase – II, Sector – 19,  
 Vashi, Navi Mumbai – 400 705,  
 State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF LAND & BUILDING)**

I	General	
1.	Purpose for which the valuation is made	: As per the request from State Bank of India, Industrial Finance Branch, Andheri, to assess Fair market value of the property for banking purpose.
2.	a)	Date of inspection : 25.10.2023
	b)	Date on which the valuation is made : 07.12.2023
3.	List of documents produced for perusal	
	i) Copy of Gift Deed between Mt. Tejpal Bhagatsingh Ailsinghani (Donor) & Mr. Ajitsingh A. Ailsinghani (Donee) (4 pages of Gift Deed) ii) Copy of Index 2 of Gift Deed dated 17.05.2020 iii) Copy of Letter vide No. MIDC / ROT (2) / AMB / 1737 dated 07.08.2019 issued by MIDC for transfer of plot. iv) Copy of Letter vide No. EE / AMB / 3312 dated 16.12.2010 for approval to the building plans for factory building on Plot No. 25 v) Copy of Occupancy Certificate vide No. EE / AMB / 2347 dated 15.05.2012 issued by MIDC. vi) Copy of Building Completion Certificate.	
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)	<b>Mr. Ajitsingh A. Ailsinghani</b>  Address – Industrial Land & Building on Plot No. 25, “ <b>Ambarnath Industrial Area, MIDC</b> ”, Near Ambarnath Police Station, Village – Kansai, Taluka – Ambarnath, District - Thane - 421505, State - Maharashtra, Country – India.  Contact Person – Mr. Hira Singh (Employee of the owner) Contact No.: 7276787207  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	
	<b>Property</b> The property is land and building located in a developed area having good infrastructure, well connected by road and train. It is located at about 950 M. from Ambarnath Railway Station.	

This property is in the form of industrial land along with factory building situated in Ambernath Industrial Area, MIDC. The area is having all basic infrastructure facilities such as good approached Roads, water supply, electricity etc.

#### Plot

The plot under valuation is leasehold land for the period of 95 years computed from 01.07.1965. Balance lease period is 37 years. **As per Occupancy Certificate plot area is 4,624.00 Sq. M., which is considered for valuation.**

#### Structure

At the time of visit we found two load bearing structures with AC sheet roof. Small structure is occupied by owner and big one is occupied by tenant. **Details of the same are as under and considered for valuation:**

Particular	Specification	Constructed Area (Sq. Ft.)
Small structure - Owner occupied	Office	255.00
	Storage	526.00
	<b>TOTAL</b>	<b>781.00</b>
Big structure – Tenant occupied	Part I	2,620.00
	Part II	2,400.00
	<b>TOTAL</b>	<b>5,020.00</b>
	<b>GRAND TOTAL</b>	<b>5,800.00</b>
	<b>AREA IN SQ. M.</b>	<b>538.83</b>

**As per Occupancy Certificate Built up area is 821.60 Sq. M. i.e. 8,843.70 Sq. Ft.**

**The constructed area at site is 538.83 Sq. M. and as per Occupancy Certificate Built up areas is 821.60 Sq. M. Less area is constructed at site. Hence we have consider the measured constructed areas for valuation.**

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 25
	b) Door No.	:	Not applicable
	c) T.S. No. / Village	:	Village Kansai
	d) Ward / Taluka	:	Taluka Ambernath
	e) Mandal / District	:	District Thane
7.	Postal address of the property	:	Industrial Land & Building on Plot No. 25, "Ambernath Industrial Area, MIDC", Near Ambernath Police Station, Village – Kansai, Taluka – Ambernath, District - Thane - 421505, State - Maharashtra, Country – India
8.	City / Town	:	City
	Residential area	:	No
	Commercial area	:	No
	Industrial area	:	Yes
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	:	MIDC
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>Actual</b> <b>As per document</b>
	North	:	Open land                      Andra Valley Transmission Line
	South	:	Road                              Kalyan – Badlapur, R/W24.30M.
	East	:	Open land                      Pipe line
	West	:	Industrial Unit                Plot No. 24
14.1	Dimensions of the site		N. A. as the plot under consideration is rectangular in shape.
			<b>A</b> <b>B</b>
			As per the Deed                      Actual
	North	:	-                                      -
	South	:	-                                      -
	East	:	-                                      -
	West	:	-                                      -
14.2	Latitude, Longitude & Co-ordinates of property	:	19°12'40.8"N 73°11'28.6"E
14.	Extent of the site	:	Plot area = 4,624.00 Sq. M.
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	(Area as per Occupancy Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Small structure is occupied by owner and big one is occupied by tenant.
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Normal
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Rectangle
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?	:	Copy of Approved Plan not provided for our verification.
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Tar Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Below 20 ft.
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Available





16.	Underground sewerage system	:	Provided																												
17.	Is Power supply is available in the site	:	Available																												
18.	Advantages of the site	:	Located in developed area																												
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No																												
<b>Part – A (Valuation of land)</b>																															
1	Size of plot	:	Plot area = 4,624.00 Sq. M. (Area as per Occupancy Certificate)																												
	North & South	:	-																												
	East & West	:	-																												
2	Total extent of the plot	:	Plot area = 4,624.00 Sq. M. (Area as per Occupancy Certificate)																												
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 11,000.00 to ₹ 15,000.00 per Sq. M.  Details of recent transactions/online listings are attached with the report.																												
4	Guidelines Rates from Government Portal ( an evidence thereof to be enclosed)	:	₹ 4,400.00 per Sq. M.																												
5	Assessed / adopted rate of valuation	:	₹ 13,000.00 per Sq. M. including land development such as plot levelling, plot filling, M.S. gate, Compound wall and other miscellaneous items.																												
6	<b>Estimated value of land</b>	:	<b>₹ 6,01,12,000.00</b>																												
<b>Part – B (Valuation of Building)</b>																															
1	Technical details of the building	:																													
	a) Type of Building (Residential / Commercial / Industrial)	:	Industrial																												
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	As per Brief Description																												
	c) Year of construction	:	2012																												
	d) Number of floors and height of each floor including basement, if any	:	Ground floor structures																												
	e) Plinth area floor-wise	:																													
<b>As per actual measurement area are as under:</b>																															
<table border="1"> <thead> <tr> <th>Particular</th> <th>Specification</th> <th>Constructed Area (Sq. Ft.)</th> <th>Constructed Area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Small structure - Owner occupied</td> <td>Office</td> <td>255.00</td> <td></td> </tr> <tr> <td>Storage</td> <td>526.00</td> <td></td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>781.00</b></td> <td><b>72.56</b></td> </tr> <tr> <td rowspan="3">Big structure – Tenant occupied</td> <td>Part I</td> <td>2,620.00</td> <td></td> </tr> <tr> <td>Part II</td> <td>2,400.00</td> <td></td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>5,020.00</b></td> <td><b>466.37</b></td> </tr> <tr> <td colspan="2"><b>GRAND TOTAL</b></td> <td><b>5,800.00</b></td> <td><b>538.93</b></td> </tr> </tbody> </table>				Particular	Specification	Constructed Area (Sq. Ft.)	Constructed Area (Sq. M.)	Small structure - Owner occupied	Office	255.00		Storage	526.00		<b>TOTAL</b>	<b>781.00</b>	<b>72.56</b>	Big structure – Tenant occupied	Part I	2,620.00		Part II	2,400.00		<b>TOTAL</b>	<b>5,020.00</b>	<b>466.37</b>	<b>GRAND TOTAL</b>		<b>5,800.00</b>	<b>538.93</b>
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	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Average
	ii) Interior – Excellent, Good, Normal, Poor	:	Average
	g) Date of issue and validity of layout of approved map	:	Copy of Approved not provided for our verification.
	h) Approved map / plan issuing authority	:	
	i) Whether genuineness or authenticity of approved map / plan is verified	:	No
	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	:	
1.	Foundation	:	RCC
2.	Basement	:	Not found
3.	Superstructure	:	Load bearing
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	MS Rolling shutter, MS gate.
5.	RCC Works	:	
6.	Plastering	:	
7.	Flooring, Skirting, dado	:	Cement
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Not found
9.	Roofing including weather proof course	:	AC sheet roof
10.	Drainage	:	
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	7 ft. (Approx.)
	Length	:	Across the boundary of land.
	Type of construction	:	Brick wall.
<b>3.</b>	<b>Electrical installation</b>	:	
	Type of wiring	:	Partly open and partly industrial open wiring.
	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	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	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



**Structure**

S. No	Particulars of item	Measured Area In (Sq. M)	Age of building	Estimated replacement rate of construction (₹)	Replacement cost / Insurable Value (₹)	Depreciation (₹)	Net Value after depreciation (₹)
1.	Small structure - Owner occupied	72.56	11	7,000.00	5,07,920.00	1,00,568.00	4,07,352.00
2.	Big structure - Tenant occupied	466.37	11	7,000.00	32,64,590.00	6,46,389.00	26,18,201.00
	<b>TOTAL</b>				<b>37,72,510.00</b>	<b>7,46,957.00</b>	<b>30,25,553.00</b>

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

Part – D (Amenities)		Amount in ₹
1.	Wardrobes	Included in the Cost of Construction
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	
	<b>Total</b>	

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	Included in the Cost of Construction
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
	<b>Total</b>	

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	Included in the Cost of Construction
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
	<b>Total</b>	



**Government Value**

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	4,624.00	4,400.00	2,03,45,600.00
Structure	As per valuation table		30,25,553.00
<b>Total</b>			<b>2,33,71,153.00</b>

Part - A	Land	:	₹ 6,01,12,000.00
Part - B	Building	:	₹ 30,25,553.00
Part - C	Compound wall	:	
Part - D	Amenities	:	
Part - E	Pavement	:	
Part - F	Services	:	
	<b>Fair Market Value</b>	:	<b>₹ 6,31,37,553.00</b>
	<b>Realizable Value</b>	:	<b>₹ 5,68,23,798.00</b>
	<b>Distress Sale Value</b>	:	<b>₹ 5,05,10,042.00</b>
	<b>Insurance Value</b>	:	<b>₹ 25,71,720.00</b>
<b>Remarks</b>	1. For the purpose of valuation we have considered plot area as per Occupancy Certificate. 2. The constructed area at site is 538.83 Sq. M. and as per Occupancy Certificate Built up area is 821.60 Sq. M. Less area is constructed at site. Hence we have consider the measured constructed areas for valuation		

**Total abstract of the entire property**

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.

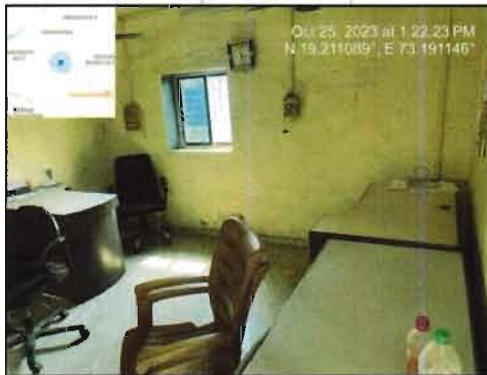
As the property is an industrial land and building thereof, we have adopted Cost approach / Land And Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 11,000.00 to ₹ 15,000.00 per Sq. M. for land Considering the rate with 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 ₹ 13,000.00 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.

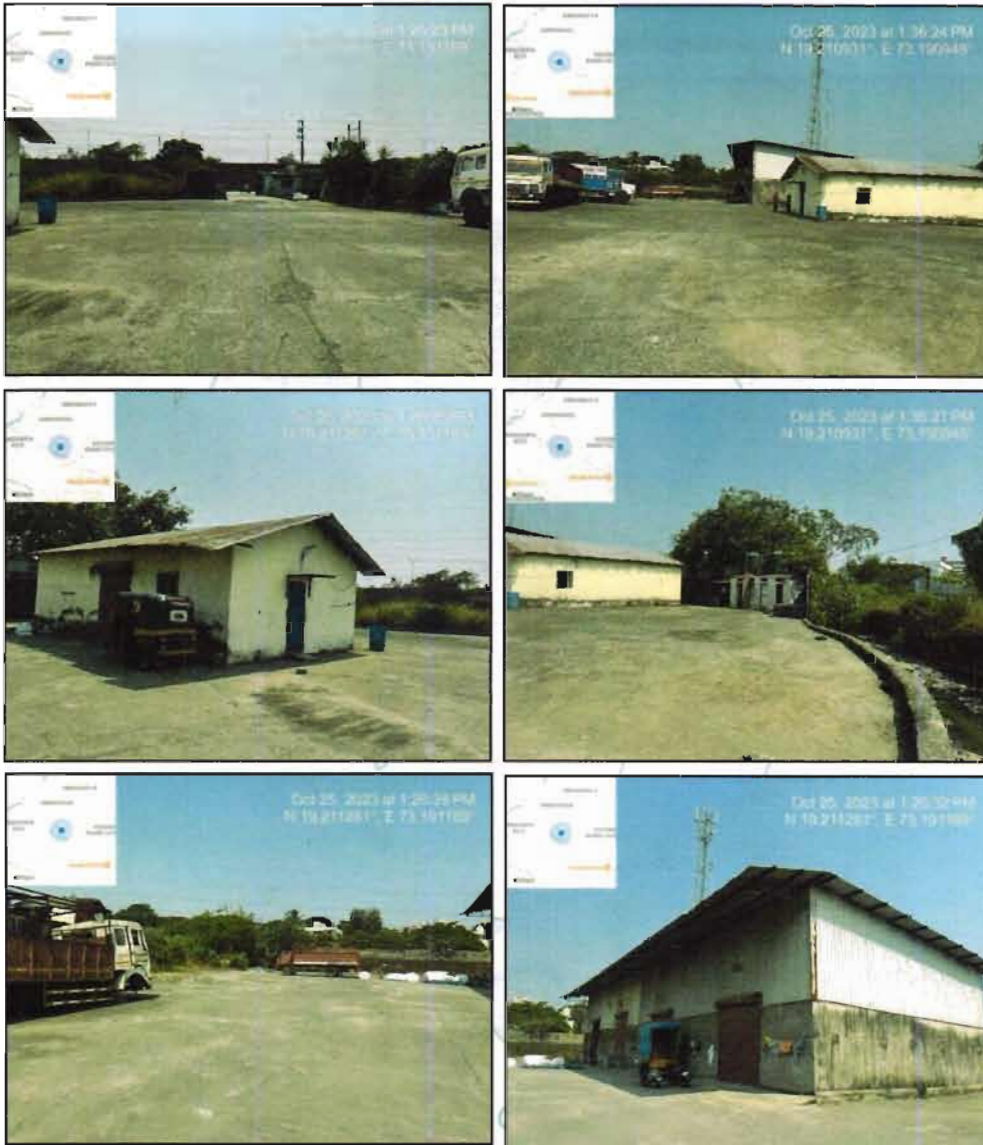
## Actual Site Photographs





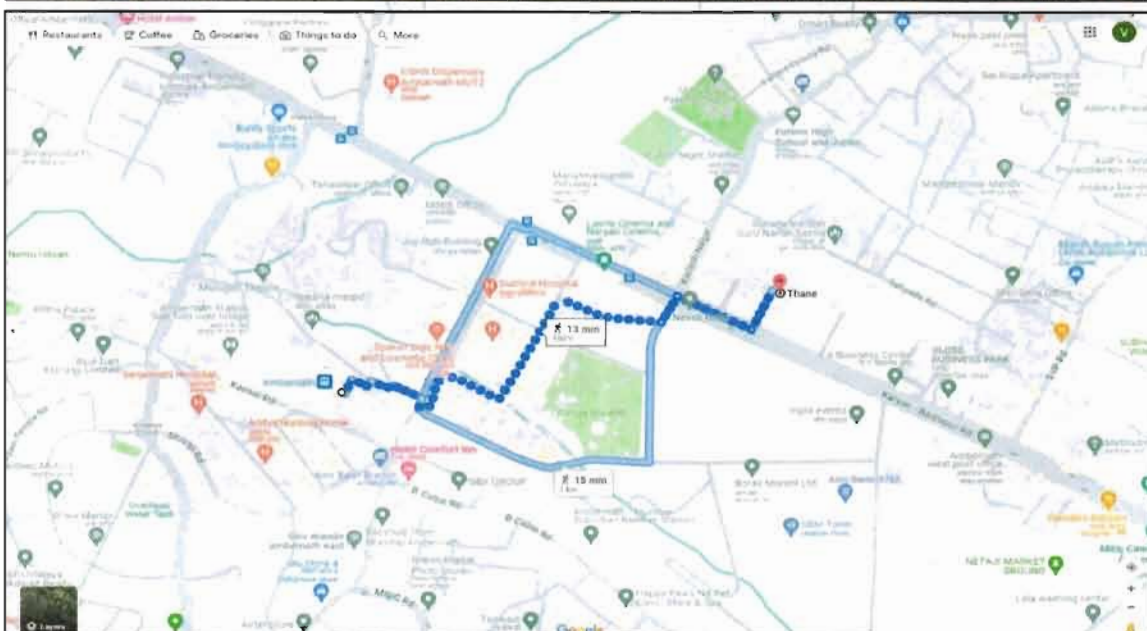
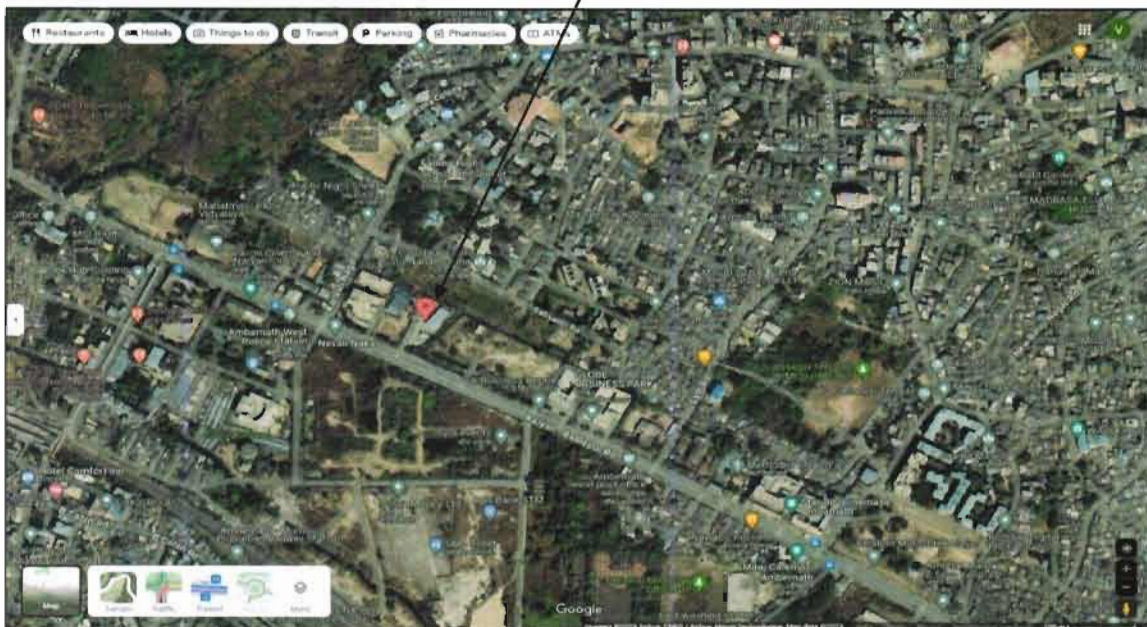


## Actual Site Photographs



## Route Map of the property

Site u/r



Longitude Latitude: 19°12'40.8"N 73°11'28.6"E

**Note:** The Blue line shows the route to site from nearest Railway Station (Ambarnath – 950 M.)



## MIDC Rate

← → ↻ [cmsportal.midcindia.org/default.aspx](https://cmsportal.midcindia.org/default.aspx)

Regional Office Thane 2 Industrial Area AMBERNATH INDL / v Search

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**AMBERNATH INDL. AREA**

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[Clients](#)    [Infrastructure](#)    [Plots/Sheds Available](#)    [Industrial Maps](#)

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**Objective : Play host to leading industrial giants.**

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**Industry Category : Major industrial area**

MIDC has fully developed 231.48 hectares of industrial area in Ambernath and handed it over to Ambernath Municipal Council for further maintenance except the water supply to industries. The area has been developed in various blocks. The blocks have been divided into suitable plots having areas ranging from 500 sq m onwards and have been carved out for small scale units as well as medium and large type of units.

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**Land Rates**

Industrial Plots per sq. mtr	:	4400
Commercial Plots per sq. mtr	:	13200
Residential Plots per sq. mtr	:	8800

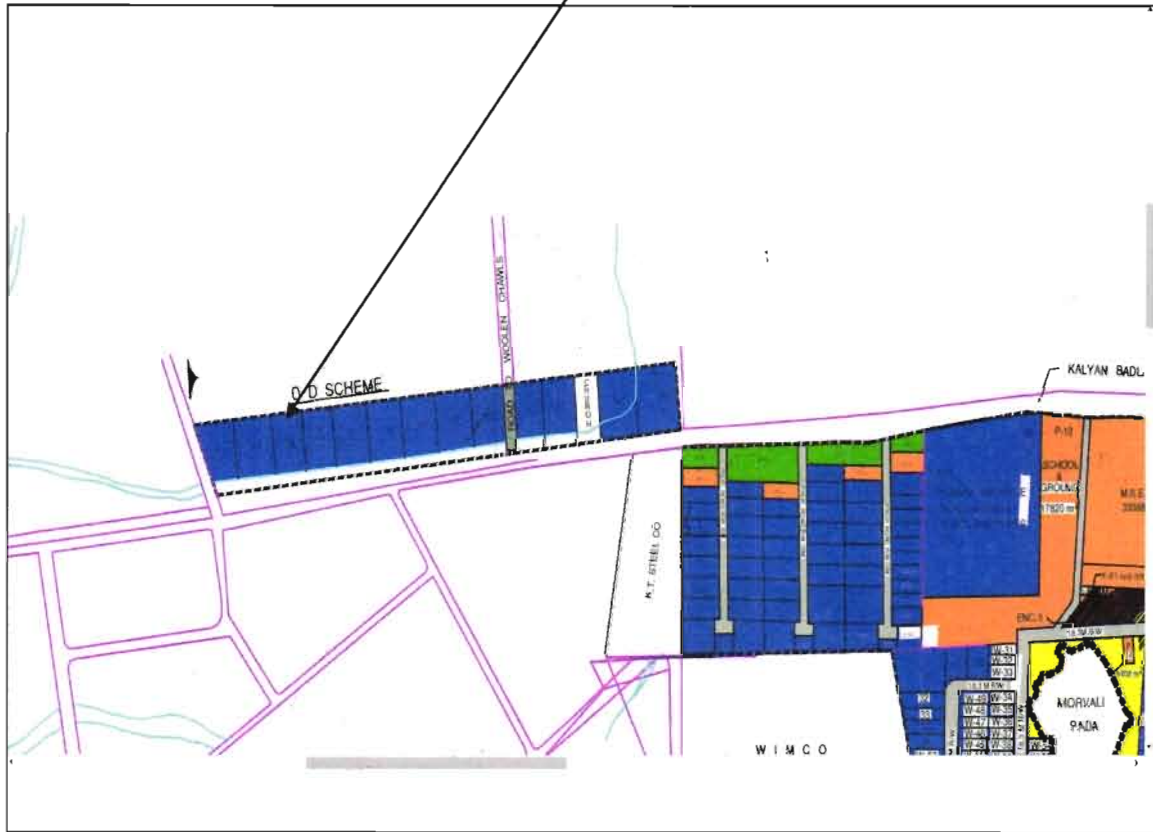
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**NOTE :**

- MIDC reserves the right to revise the rates without prior notice.
- If the plot is facing State Highway/National Highway or the service road parallel to highways, then 15% additional premium will have to be paid.
- If the plot is having the more frontage than the standard size, then additional frontage charges will have to be paid for the excess frontage per running meter decided by the corporation time to time.
- If the plot is situated at the junction as stated at
  - 1) above or having the excess frontage as stated at
  - 2) above, in that case the additional premium will have to be recovered which will be on higher side.

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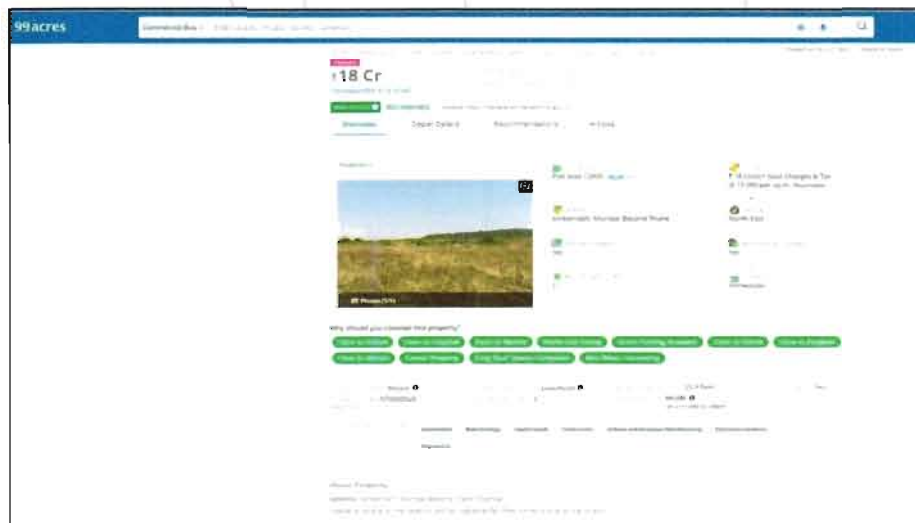
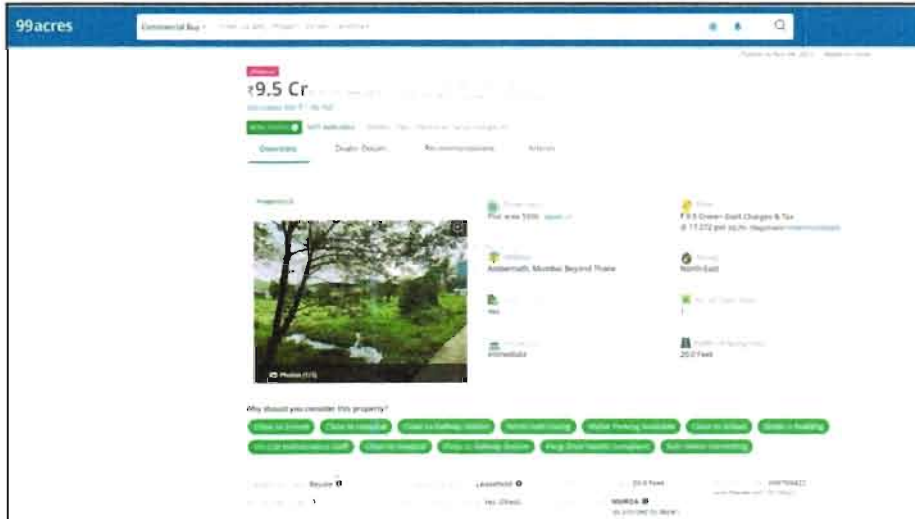
### Location Map



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## Price Indicators



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R



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## Price Indicators

The screenshot shows a real estate listing on the RealEstateIndia website. The listing is for a 5000 Sq. Meter Industrial Land for Sale in Midc Ambernath, Thane. The price is ₹ 23 Cr. @ ₹46,000/Sq. Meter. The listing includes a location map, a 'Request Photos' button, and buttons for 'GET PHONE NO.' and 'ENQUIRY NOW'. Below the main listing, there are icons for Location, Plot/Land Area, Ownership, Sale Type, and Type, with corresponding details: Midc Ambernath, Thane; 5000 Sq. Meter; Individual; Resale; Industrial Land. The 'About Property' section lists details such as Plot area (5000 square meters), Built-up area (38000 square feet), Location (Additional ambernath midc), Power (100 hp power connection), Water (Connected), and Expected price (Rs 23 crore (Negotiable)). The 'Contact Seller' section provides the agent's name, MIDCMAHARASHTRA.COM, and a phone number (+91-93211xxxxx). There are also fields for Name, Email Address, and Mobile Number.

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As a result of my appraisal and analysis, it is my considered opinion that **Fair Market Value** of the above property in the prevailing condition with aforesaid specification ₹ **6,31,37,553.00 (Rupees Six Crore Thirty One Lakh Thirty Seven Thousand Five Hundred Fifty Three Only)**. The **Realizable value** of the above property is ₹ **5,68,23,798.00 (Rupees Five Crore Sixty Eight Lakh Twenty Three Thousand Seven Hundred Ninety Eight Only)** and the **Distress Sale Value** is ₹ **5,05,10,042.00 (Rupees Five Crore Five Lakh Ten Thousand Forty Two Only)**

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

**Sharadkumar  
Chalikwar**

**Director**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2023.12.20 10:30:18 +05'30'

**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/2021-22/85/13

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 office Seal)

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



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

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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 07.12.2023 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 25.10.2023. 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.



## ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **07<sup>th</sup> December 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 visualizing 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 **4,624.00 Sq. M. and structures thereof**. The property is owned by **Mr. Ajitsingh A. Ailsinghani**. At present, the property is currently 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 **Mr. Ajitsingh A. Ailsinghani**. 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 documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **4,624.00 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



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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 vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **4,624.00 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.

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**(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.

**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.
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.

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### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Value** of the property under reference as on **07<sup>th</sup> December 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 knowledgeably 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 valued for this particular purpose at **₹ 6,31,37,553.00 (Rupees Six Crore Thirty One Lakh Thirty Seven Thousand Five Hundred Fifty Three Only)**.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
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c=IN  
Date: 2023.12.20 10:30:32 +05'30'

Auth. Sign.

Director

**Sharadkumar B. Chalikwar**

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