

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Govindah Nutrition Private Limited**

Industrial Land & Building at Survey No. 790/1, Kalapipal Road, Gram - Chayani,
Tehsil - Kalapipal, District - Shajapur, PIN - 465 337,
State - Madhya Pradesh, Country - India

Longitude Latitude: 23°19'23.8"N 76°57'31.8"E

State Bank of India SME Khel Prashal Branch

2nd Floor, 5, Y.N. Road, Indore, 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
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Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
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INDEX

Particulars	Page No.
1. VALUATION OPINION REPORT	3
2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)	4
3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY	10
4. JUSTIFICATION FOR PRICE /RATE	11
5. METHOD OF VALUATION / APPROACH	11
6. ACTUAL SITE PHOTOGRAPHS	12
7. ROUTE MAP OF THE PROPERTY	14
8. READY RECKONER RATE	15
9. PRICE INDICATORS	16
10. DECLARATION-CUM-UNDERTAKING	18
11. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS	21
12. ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS	23
13. MODEL CODE OF CONDUCT FOR VALUERS	24

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Vastu/Indore/12/2023/005939/2304226
27/24-455-BSA
Date: 25.12.2023

1. VALUATION OPINION REPORT

This is to certify that the Industrial Land & Building at Survey No. 790/1, Kalapipal Road, Gram - Chayani, Tehsil - Kalapipal, District - Shajapur, PIN - 465 337, State - Madhya Pradesh, Country - India belongs to **M/s. Govindah Nutrition Private Limited.**

Boundaries of the property.

North	: Land of other & Vijay Jaiswal
South	: Kachcha Road
East	: Owner's Land
West	: Others Land

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

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Industrial Land & Building	12,50,53,300/-	11,25,47,970/-	10,00,42,640/-	6,59,11,805/-

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

Hence certified.

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: TCC/ 2022-23/1121/NSVN/1

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.25 17:43:08 +05'30'

Manoj



Auth. Sign.

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Our Pan India Presence at :

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

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Vastukala Consultants (I) Pvt. Ltd.

106, 1st Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001

To,
The Branch Manager,
State Bank of India
SME Khel Prashal Branch
2nd Floor, 5, Y.N. Road, Indore,
State - Madhya Pradesh, Country – India.

2. 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, SME Khel Prashal Branch to assess Fair market value of the property for banking purpose.
2.	a) Date of inspection : 19.12.2023 b) Date on which the valuation is made : 25.12.2023
3.	Copy of List of documents produced for perusal 1. Sale Deed, E- Registration No. MP389592018A1377757 dated 01.06.2018 between Smt. Komal Bai Meena W/o Shri. Laxmi Narayan Meena (The Seller) AND M/s. Govindah Nutrition Private Limited Authorized person Shri. Vishal Jaiswal (The Purchaser). 2. Approved Building Plan issued by Sarpanch & Sachiv Gram Panchayat Chayani has been verified. 3. Diversion Order Memo No. 300/A-2/2017-18 dated 28.08.2018 issued by Court Subdivisional Officer, Tehsil - Kalapipal, District – Shajapur.
4.	Name of the owner(s) and his / their address (es) : M/s. Govindah Nutrition Private Limited with Phone no. (details of share of each owner in case of joint ownership) Address: Industrial Land & Building at Survey No. 790/1, Kalapipal Road, Gram - Chayani, Tehsil - Kalapipal, District - Shajapur, PIN - 465 337, State – Madhya Pradesh, Country – India. Contact Person: Mr. Vijay (Owner's Employee) Contact No: +91 63958 55884 Company Ownership
5.	Brief description of the property (Including : Leasehold / freehold etc.) The immovable property comprising of Industrial Land & Building at Survey No. 790/1, Kalapipal Road, Gram – Chayani, Tehsil - Kalapipal, District - Shajapur, PIN - 465 337. The property is located in a developed area having good infrastructure, well connected by road and train. It is located at 23.1 KM. travelling distance from Sehore Railway Station.

Nearest Landmark: Government School

Land:

As per Sale Deed, the land area is 3.270 Hectare i.e. 32,700.00 Sq. M., which is considered for the purpose of valuation.

Structure:

The land consists of Industrial Structure of Ground + Mezzanine + 1st upper floor. It is a R.C.C. Framed Structure with R.C.C. beams, columns, slabs and Internal RCC staircase is provided for access to the upper floor. Top floor is having A.C. sheet roofing.

Other structures are as per below table. All are ground floor structure having A.C. sheet roofing.

As per approved building plan, the construction area is as below -

Particulars	BUA Area in Sq. M.	BUA Area in Sq. Ft.	Remarks
Main Plant			
Ground Floor	2,196.02	23,638.00	
Mezzanine	372.54	4,010.00	
First Floor	2,196.02	23,638.00	
Shed	1,210.00	13,024.00	Not Constructed on Site
Office area			
Ground Floor	150.04	1,615.00	
First Floor	150.04	1,615.00	Not Constructed on Site
Canteen	140.00	1,507.00	
Work shop & Refrigeration	294.04	3,165.00	
Panel Room	69.96	753.00	
Boiler & Fuel	104.98	1,130.00	
Security room	44.96	484.00	
Meter room	9.01	97.00	
Powder plant first floor	588.16	6,331.00	Not Constructed on Site
Transformer sub station	69.96	753.00	
ETP	51.75	557.00	
Weigh Bridge	47.94	516.00	
Total Area as per approved plan	7,695.42	82,833.00	
Total Actual Area constructed as per plan	5,747.22	61,863.00	

As per approved building plan, the actual construction area is 5747.22 Sq. M. i.e. 61,863.00 Sq. Ft. which is considered for the purpose of valuation.

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 790/1
	b) Door No.	:	Survey No. 790/1
	c) C.T.S. No. / Village	:	Gram - Chayani
	d) Ward / Taluka	:	Patwari Halka 27, Tehsil - Kalapipal

	e) Mandal / District	:	District - Shajapur	
7.	Postal address of the property	:	Industrial Land & Building at Survey No. 790/1, Kalapipal Road, Gram - Chayani, Tehsil - Kalapipal, District - Shajapur, PIN - 465 337, State - Madhya Pradesh, Country - India	
8.	City / Town	:	Indore	
	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	:	Rural	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Gram Panchayat Chayani	
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	:	No	
13.	Boundaries of the property		As per the Deed	As per Actuals
	North		Other Land & Vijay Jaiswal	Land of other & Vijay Jaiswal
	South		Kachcha Road	Kachcha Road
	East		Land of other & Vijay Jaiswal	Owner Land
	West		Others Land	Others Land
14.1	Dimensions of the site	:		
			A As per the Deed	B Actuals
	North		N.A., The land is Irregular in Shape.	
	South			
	East			
	West			
14.2	Latitude, Longitude & Co-ordinates of property	:	23°19'23.8"N 76°57'31.8"E	
14.	Extent of the site	:	Land area = 32,700.00 Sq. M.	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	(As per Sale Deed) Built up area = 61,863.00 Sq. Ft. (As per approved building plan)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	

	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation of Land	:	₹ 1,300/- per Sq. M.
6	Estimated value of land (A)	:	₹ 4,25,10,000/-
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)	:	R.C.C. Framed Structure
	c) Year of construction	:	2022 (Approx.) Age of building – 1 Year Future Life of the property – 59 years Subject to proper, preventive periodic Maintenance & proper structural repairs.
	d) Number of floors and height of each floor including basement, if any	:	Ground + 1 st Floor and Ground Floor structures
	e) Plinth area floor-wise	:	As per Brief Description
	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	:	Approved Building Plan issued by Sarpanch & Sachiv Gram Panchayat Chayani has been verified.
	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	:	R.C.C.
2.	Basement	:	No
3.	Superstructure	:	RCC Framed Structure and M.S. Framed Structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	M.S. Main Gate and Shutter, Wooden door frame with flush shutters and powder coated Aluminum sliding windows
5.	RCC Works	:	RCC Slab, Columns, Beams
6.	Plastering	:	Cement Plastering
7.	Flooring, Skirting, dado	:	Kota Stone and Vitrified tiles flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Normal

9.	Roofing including weatherproof course	:	RCC Slab and A.C. sheet roofing
10.	Drainage	:	Water Treatment Plant
2.	Compound Wall	:	
	Height	:	
	Length	:	Partly 5'6" High, R.C.C. columns with B. B. Masonry Common compound wall and Partly Barbed Wire Fencing.
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	Concealed 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	:	-
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	:	
d)	No. of bathtubs	:	Provided as per requirement
e)	Water meters, taps etc.	:	Provided as per requirement
f)	Any other fixtures	:	Provided as per requirement

B) Structure Value:

Particulars	BUA Area in Sq. M.	Year Of Const	Total Life of Structure considered for depreciation in Yrs.	Replacement Rate (₹)	Age Of Build In Yrs.	Final Depreciated Rate (₹)	Final Depreciated Value (₹)	Replacement Value (₹)
Main Plant								
Ground Floor	23,638.00	2022	50	1,500	1	1,500	3,54,57,000	3,54,57,000
Mezzanine Floor	4,010.00	2022	50	1,500	1	1,500	60,15,000	60,15,000
First Floor	23,638.00	2022	50	1,200	1	1,200	2,83,65,600	2,83,65,600
Office area - Ground Floor	1,615.00	2022	50	1,000	1	1,000	16,15,000	16,15,000
Canteen	1,507.00	2022	50	800	1	800	12,05,600	12,05,600
Work shop & Refrigeration	3,165.00	2022	50	800	1	800	25,32,000	25,32,000
Panel Room	753.00	2022	50	800	1	800	6,02,400	6,02,400
Boiler & Fuel	1,130.00	2022	50	500	1	500	5,65,000	5,65,000
Security room	484.00	2022	50	800	1	800	3,87,200	3,87,200
Meter room	97.00	2022	50	500	1	500	48,500	48,500
Transformer sub station	753.00	2022	50	500	1	500	3,76,500	3,76,500
ETP	557.00	2022	50	300	1	300	1,67,100	1,67,100
Weigh Bridge	516.00	2022	50	400	1	400	2,06,400	2,06,400
Total	61,863.00						7,75,43,300.00	7,75,43,300.00

C) Land Development: -

Particular	Lumpsum Value in ₹
Compound Wall, M. S. Gate, Internal Road, Paving, water tank etc.	50,00,000/-
Total	50,00,000/-

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

Part – D (Amenities)		Amount in ₹
1.	Wardrobes	Included in the Cost of Construction
2.	Glazed tiles	Included in the Cost of Construction
3.	Extra sinks and bathtub	Included in the Cost of Construction
4.	Marble / ceramic tiles flooring	Included in the Cost of Construction
5.	Interior decorations	Included in the Cost of Construction
6.	Architectural elevation works	Included in the Cost of Construction
7.	Paneling works	Included in the Cost of Construction
8.	Aluminum works	Included in the Cost of Construction
9.	Aluminum handrails	Included in the Cost of Construction
10.	False ceiling	Included in the Cost of Construction
	Total	Included in the Cost of Construction

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

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

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Government Value

Particulars	Area in Sq. Ft.	Rate in ₹	Value in ₹
Land	32,700.00	500.00	1,63,50,000/-
Structure	As per valuation table		7,75,43,300/-
Total			9,38,93,300/-

3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land	₹ 4,25,10,000/-
Part - B	Buildings	₹ 7,75,43,300/-
Part - C	Land Development	₹ 50,00,000/-
Part - D	Amenities	-
Part - E	Miscellaneous	-
Part - F	Services	-
	Fair Market Value In (₹)	₹ 12,50,53,300/-

	Realizable Value In (₹)	₹ 11,25,47,970/-
	Distress Sale Value In (₹)	₹ 10,00,42,640/-
	Insurable Value In (₹)	₹ 6,59,11,805/-
Remarks	<ol style="list-style-type: none"> <u>As per Site Inspection, the Survey No. 790/2, 790/1, 832/2, 832/1/2, 832/1/3, 832/1/4 are combinedly demarcated. Our civil engineer Mr. Somesh Nahar visited the property under consideration as shown by Mr. Vijay (Owner's Employee) - Contact No. +91 63958 55884.</u> <u>The access to Land having Survey No. 790/1 is presently from Survey No. 832/2 only. Hence Mortgage created shall be for all the above survey nos. and should be release collectively only.</u> <u>The water treatment plant of the factory is located on Survey No. 790/2 owned by Director of the company. The access to the same is presently only from the factory land.</u> <u>It is advisable to have T & CP Layout Plan or at least NOC from the T & CP.</u> 	

4. JUSTIFICATION FOR PRICE /RATE

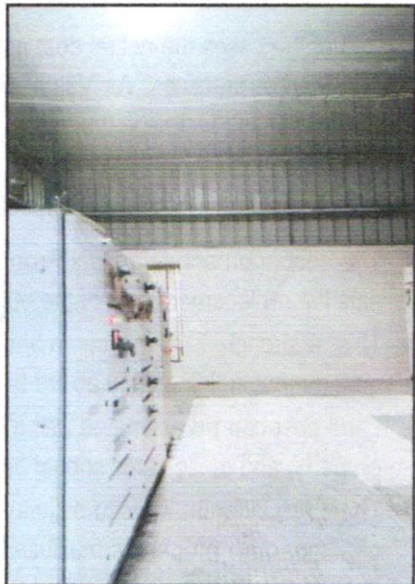
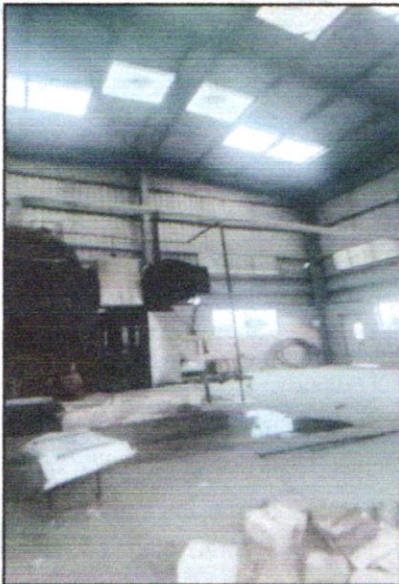
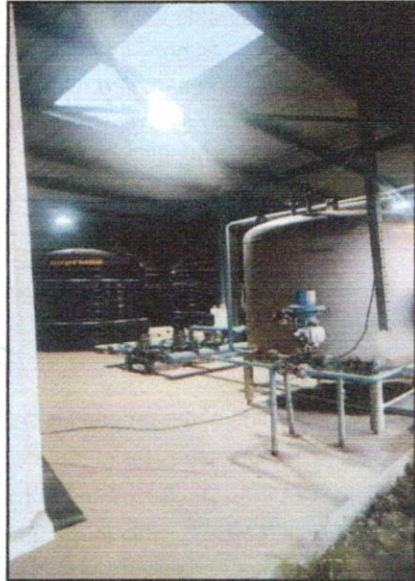
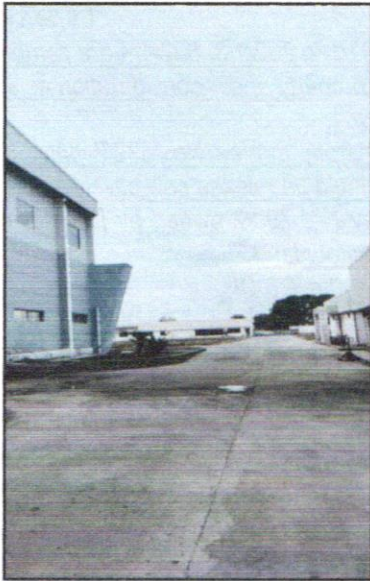
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II / Property Documents 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 / 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.

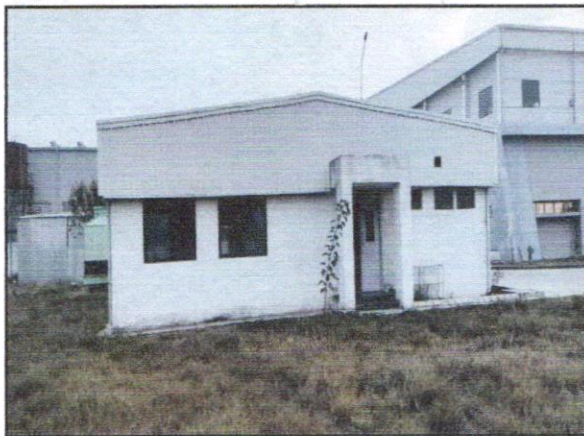
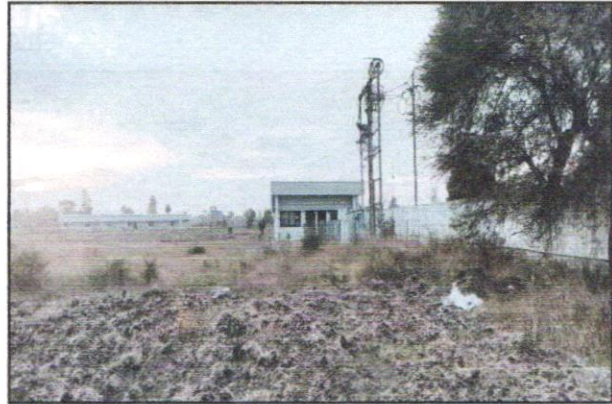
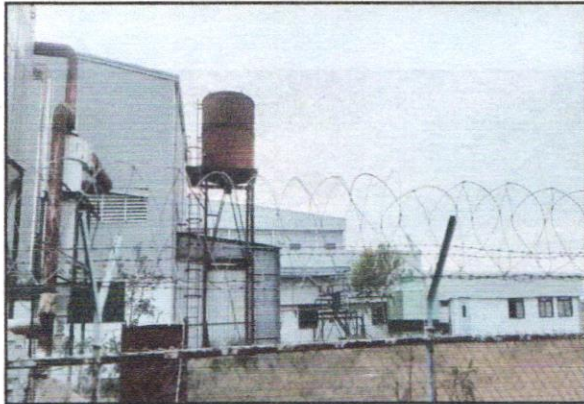
5. METHOD OF VALUATION / APPROACH

- 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, government buildings and above type of property.
- 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 Industrial purpose, Industrial Building and properties mentioned above.
- As the property is a residential 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 ₹ 1,000/- to ₹ 2,000/- per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for residential building / Plot, all round development of industrial and commercial application in the locality etc.
- We estimate 1,300/- 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.

6. ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS



7. ROUTE MAP OF THE PROPERTY

Site u/r



Longitude Latitude: 23°19'21.6"N 76°57'31.9"E

Note: The Blue line shows the route to site from nearest railway station (Sehere Junction – 23.1 KM.)

8. 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 khatlu	Shop	Office	Godown	Residential	Commercial	Irrigated	Un irrigated	Sub Clause wise	Sub Clause wise
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
Tehsil: KALAPIPAL Sub-Area : NON-PLANNING AREA, Ward/Pabwari Halka: PATWARI HALKA 27																	
235	CHAYNI	500	500	500	6500	4500	3300	2900	8900	7700	7700	0	0	1600000	900000	500	500
236	PRALYANAGAR	500	500	500	6500	4500	3300	2900	8900	7700	7700	0	0	1743000	983000	500	500
Tehsil: KALAPIPAL Sub-Area : NON-PLANNING AREA, Ward/Pabwari Halka: PATWARI HALKA 28																	
237	BARDYAMANA	500	500	500	6500	4500	3300	2900	8900	7700	7700	0	0	1406200	846800	500	500
238	JANGKHEDI	500	500	500	6500	4500	3300	2900	8900	7700	7700	0	0	1411200	796400	500	500
239	KHAJORALHADAD	500	500	500	6500	4500	3300	2900	8900	7700	7700	0	0	1411200	796400	500	500

Financial Year: 2023-2024 Name of District: SHAJAPUR Guideline ID: 2623202436103 Page 59 of 339

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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **12,50,53,300/- (Rupees Twelve Crore Fifty Lakh Fifty Three Thousand Three Hundred Only)**. The **Realizable Value** of the above property is ₹ **11,25,47,970/- (Rupees Eleven Crore Twenty Five Lakh Forty Seven Thousand Nine Hundred Seventy Only)**. The **Distress Sale** is ₹ **10,00,42,640/- (Rupees Ten Crore Forty Two Thousand Six Hundred Forty Only)**.

Place: Indore

Date: 25.12.2023

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: TCC/ 2022-23/1121/NSVN/1

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email=manoj@vastukala.org, c=IN
Date: 2023.12.25 17:43:29 +05'30'

Auth. Sign.



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 & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures

Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
Model code of conduct for valuer - (Annexure - V)	Attached

(Annexure-IV)

10. DECLARATION-CUM-UNDERTAKING

I, Manoj 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 19.12.2023 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 has personally inspected the property on 25.12.2023. 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 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) My PAN Card number as applicable is AERPC9086P.
- o) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- p) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.

- q) 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.
- r) 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.
- s) 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).
- t) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- u) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v) I am the Director of the company, who is competent to sign this valuation report.
- w) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- x) Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The property is in the name of M/s. Govindah Nutrition Private Limited as per Sale Deed, E- Registration No. A1/3977 dated 10.12.2009.
2	Purpose of valuation and appointing authority	As per the request from State Bank of India, SME Khel Prashal 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;	Manoj B. Chalikwar – Regd. Valuer Dinesh Kanere – Regional Technical Manager Somesh Nahar – Valuation Engineer Akhilesh Yadav – Technical Manager Bhupendra Sanoriya – 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 – 19.12.2023 Valuation Date – 25.12.2023 Date of Report – 25.12.2023
6	Inspections and/or investigations undertaken;	Physical Inspection done on 19.12.2023
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 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 industrial application in the locality etc.
11	Major factors that were 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

11. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **25th 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 Land Area admeasuring **32,700.00 Sq. M. and Structure thereof**. The property is owned by

M/s. Govindah Nutrition Private Limited. It is Owner occupied. 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 in the name of **M/s. Govindah Nutrition Private Limited.** 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 land parcel admeasuring **32,700.00 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 cost approach.

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, government buildings and above type of property.

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 Industrial purpose, Industrial Building and properties mentioned above.

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 **Land Area** admeasuring **32,700.00 Sq. M. and Structure thereof.**

12. 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 - V)

13. 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.
26. 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, 2020.
27. 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.

28. 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.
29. 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.

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

32. 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.
33. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: TCC/ 2022-23/1121/NSVN/1

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.25 17:43:42 +05'30'

Manoj

Auth. Sign.



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