

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Swastik Spintex Ltd.**

Industrial Land & Building bearing Khasra No. 351/1, 354, 355/2, Revenue Circle No. 2, Patwari Halka No. 21,
Sanwer Road, Gram Rajoda, Tehsil Sanwer, District Indore, PIN – 453 771,
State – Madhya Pradesh, Country – India

Longitude Latitude: 22°54'06.8"N 75°51'28.6"E

Valuation Done for:

State Bank of India

Industrial Finance 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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Vastu/Indore/01/2024/006176/2304483
12/7-185-AKA
Date: 10.01.2024

1. VALUATION OPINION REPORT

This is to certify that the property Industrial Land & Building bearing Survey No. 351/1, 354, 355/2, Revenue Circle No. 2, Patwari Halka No. 21, Sanwer Road, Gram Rajoda, Tehsil Sanwer, District Indore, PIN – 453 771, State – Madhya Pradesh, Country – India belongs to **M/s. Swastik Spintex Ltd.**

Boundaries of the property.

North : Other Land
South : Other Land
East : Main Road
West : Other 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	13,51,65,056/-	12,16,48,550/-	10,81,32,045/-	3,13,86,298/-

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.**

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.01.10 14:53:26 +05'30'

Auth. Sign.



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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



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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
Industrial Finance 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, Industrial Finance Branch to assess Fair market value of the property for banking purpose.
2.	a) Date of inspection : 05.01.2024 b) Date on which the valuation is made : 10.01.2024
3.	Copy of List of documents produced for perusal 1. Sale Deed, Registration dated 10.04.1995 for Khasra No. 351/1 2. Sale Deed, Registration dated 03.04.1995 for Khasra No. 354 & 355 (pt) 3. Approved Layout Plan No. 3825 dated 06.10.1995 issued by Assistant Director, Assistant Director, Town and Country Planning, Indore. 4. True – Copy of Diversion Order No. 25308 / 2013 dated 11.07.2013, issued by Court Sub Divisional Officer, Sanwer, Dist. Indore.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/s. Swastik Spintex Ltd. Address: Industrial Land & Building bearing Khasra No. 351/1, 354, 355/2, Revenue Circle No. 2, Patwari Halka No. 21, Sanwer Road, Gram Rajoda, Tehsil Sanwer, District Indore, PIN – 453 771, State – Madhya Pradesh, Country – India. Contact Person: Mr. Ankit Rathi (Representative of the Company) Contact No. +91 7723977343 Limited Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.) : The immovable property comprises of Industrial land and structures thereof. The property is located in a developing area having good infrastructure, well connected by road and train. It is located at 22.2 KM. travelling distance from Indore Junction Railway Station. Landmark: H. P. Petrol Pump



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Land:

As per Sale Deed, the land area is 24,560.00 Sq. M. which is considered for the purpose of valuation.

Khasra No.	Area In Hectares	i.e., in Sq. M.
351/1	2-214	22,140.00
354	0-202	2,020.00
355/2	0-040	400.00

Structure:

The land consists of Main Industrial Building is of ground floor RCC framed structure with RCC beams, columns slab etc. The Ancillary Structures including Electric Panel Room is of ground floor RCC framed structures with AC sheet roofing. Other Ancillary Structures which are Security Cabin and Temple with RCC.

As per Site Measurement, composition of Industrial Building is as below –

Floor	Composition
Ground (Main RCC Building)	Godowns, Machinery Rooms, Equipment Room, Machinery Room, Emergency Room, Packaging Rooms, Electric Room, Passage, Toilet Block
Ancillary Structures - RCC (Ground)	TIN Shed with AC sheet roof, Temple, Security Room

As per Approved Layout Plan composition of Industrial Building is as below –

Floor	Composition
Ground (Main RCC Building)	Main Plan
Ancillary Structures - RCC (Ground)	Generator & Control Panel Room, Admin Block, Essential Staff Housing, Security Cabin, Temple
	Transformer Yard, Diesel Storing Tank

As per Approved Layout Plan, the area is as below, which is considered for the purpose of valuation.

Particulars	Floor	Built-up Area in Sq. M.
Main RCC Building	Main Plant – Ground (105.40 X 33.00)	3,478.00
Generator & Control Panel Room (RCC)	Ground (10.00 X 10.00)	100.00
Essential Staff Housing (RCC)	Ground (15.00 X 4.00)	60.00
Admin Block (RCC)	Ground 15.00 X 10.00)	150.00
Temple & Security Cabin (RCC)	Ground (3.00 X 3.00) and (3.00 X 3.00)	18.00
Transformer Yard	Ground (5 X 10)	50.00
Total		3,856.00

6. Location of property :
 a) Plot No. / Survey No. : Khasra No. 351/1, 354, 355/2
 b) Door No. : Revenue Circle No. 2, Patwari Halka No. 21



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	c) C.T.S. No. / Village	:	Gram - Rajoda	
	d) Ward / Taluka	:	Tehsil - Sanwer	
	e) Mandal / District	:	District - Indore	
7.	Postal address of the property	:	Industrial Land & Building bearing Khasra No. 351/1, 354, 355/2, Revenue Circle No. 2, Patwari Halka No. 21, Sanwer Road, Gram Rajoda, Tehsil Sanwer, District Indore, PIN – 453 771, State – Madhya Pradesh, Country – India.	
8.	City / Town	:	Rajoda, 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	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Town and Country Planning, Indore	
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			
	Particulars	North	South	
			East	
			West	
		As per Site Inspection		
	Khasra No. 351/1, 354, 355/2	Other Land	Other Land	Main Road
				Other Land
		As per Documents		
	Khasra No. 351/1	Details not available	Details not available	Details not available
	Khasra No. 354, 355/2	Land of Survey No. 354 than Land of Hanuman Temple	Remaining Land of Khasra No. 355	Road
14.1	Dimensions of the site	:		
			A	
			B	
			As per the Deed	
			Actuals	
	North	:		
	South	:		
	East	:	N.A., The land is irregular in shape.	
	West	:		
14.2	Latitude, Longitude & Co-ordinates of property	:	22°54'06.8"N 75°51'28.6"E	
14.	Extent of the site	:	Plot area = 24,560.00 Sq. M. (As per Sale Deeds)	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Built-up Area = 3,856.00 Sq. M. (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 the name of M/s. Swastik Spintex Ltd.
II CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Developed
3.	Possibility of frequent flooding/ submerging	:	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	:	Irregular
7.	Type of use to which it can be put	:	Industrial purpose
8.	Any usage restriction	:	Industrial
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	R.C.C. Road
13.	Width of road – is it below 12 meter or more than 20 ft.	:	It is more than 20 ft.
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water Supply
16.	Underground sewerage system	:	Connected to Municipal drainage lines
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed Industrial 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
Part – A (Valuation of land)			
1	Size of plot	:	Plot area = 24,560.00 Sq. M. (As per Sale Deeds)
	North & South	:	N.A., The land is irregular in shape
	East & West	:	
2	Total extent of the plot	:	Plot area = 24,560.00 Sq. M. (As per Sale Deeds)
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 3,500/- to 4,500/- per Sq. M. Details of online listings are attached with the report.
4	Ready Reckoner rate from Government Portal	:	₹ 2,800/- per Sq. M.

	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	:	₹ 4,000/- per Sq. M.
6	Estimated value of land	:	₹ 9,82,40,000/-
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)	:	RCC
	c) Year of construction	:	1998 (As per Site Information) Age - 26 Years Future Life – 24 Years Subject to proper, preventive periodic maintenance & structural repairs
	d) Number of floors and height of each floor including basement, if any	:	Ground floor structures
	e) Plinth area floor-wise	:	Built-up Area = 3,856.00 Sq. M. (As per Approved Layout Plan)
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Good
	ii) Interior – Excellent, Good, Normal, Poor	:	Good
	g) Date of issue and validity of layout of approved map	:	Approved Layout Plan No. 3825 dated 06.10.1995 issued by Assistant Director, Assistant Director, Town and Country Planning, Indore which is verified.
	h) Approved map / plan issuing authority	:	Planning, Indore which is verified.
	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
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	M.S. rolling shutters and wooden door frame with flush shutters and Aluminium framed glass fixed and openable type windows
5.	RCC Works	:	RCC Slab, Columns, Beams
6.	Plastering	:	Cement Plastering
7.	Flooring, Skirting, dado	:	PCC flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Normal

9.	Roofing including weatherproof course	:	RCC Slab and AC sheet roofing
10.	Drainage	:	Connected to Municipal Sewerage System
2.	Compound Wall	:	
	Height	:	
	Length	:	Provided rounded the boundary of land with 8' height
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	Industrial type 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	:	Provided as per requirement
	d) No. of bathtubs	:	
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement

Structure Value:

Particulars	Type of Building	Floor	Total Built-up Area in Sq. M.	YOC (Approx.)	Replacement Cost (Rs. / UOM)	Depreciated Replacement Cost (Rs. / UOM)	Depreciated Replacement Value (₹)	Replacement Value (₹)
Main RCC Building	RCC	Ground	3,478.00	1998	18,000.00	9,576.00	3,33,05,328.00	6,26,04,000.00
Generator & Control Panel Room	RCC	Ground	100.00	1998	18,000.00	9,576.00	9,57,600.00	18,00,000.00
Essential Staff Housing	RCC	Ground	60.00	1998	18,000.00	9,576.00	5,74,560.00	10,80,000.00
Admin Block	RCC	Ground	150.00	1998	20,000.00	10,640.00	15,96,000.00	30,00,000.00
Temple & Security Cabin	RCC	Ground	18.00	1998	18,000.00	9,576.00	1,72,368.00	3,24,000.00
Transformer Yard	M.S.	Ground	50.00	1998	12,000.00	6,384.00	3,19,200.00	6,00,000.00
Total							3,69,25,056.00	6,94,08,000.00

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

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	24,560.00	2,800/-	6,87,68,000/-
Structure	As per valuation table		3,69,25,056/-
Total			10,56,93,056/-

3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land (Including Land Development)	₹ 9,82,40,000/-
Part - B	Buildings	₹ 3,69,25,056/-
Part - C	Compound Wall	-
Part - D	Amenities	-
Part - E	Pavement	-
Part - F	Services	-
	Fair Market Value In (₹)	₹ 13,51,65,056/-
	Realizable Value In (₹)	₹ 12,16,48,550/-
	Distress Sale Value In (₹)	₹ 10,81,32,045/-
	Insurable Value In (₹)	₹ 3,13,86,298/-
	(Depreciated Replacement Cost (3,69,25,056/-) – Subsoil structure cost (15%)	
Remarks		

- 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 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 ₹ 3,500/- to 4,500/- 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 industrial and commercial application in the locality etc.
- We estimate ₹ 4,000/- 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.

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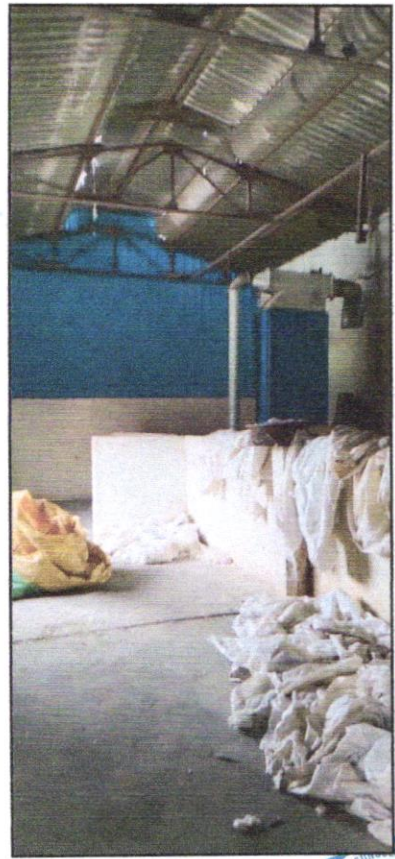
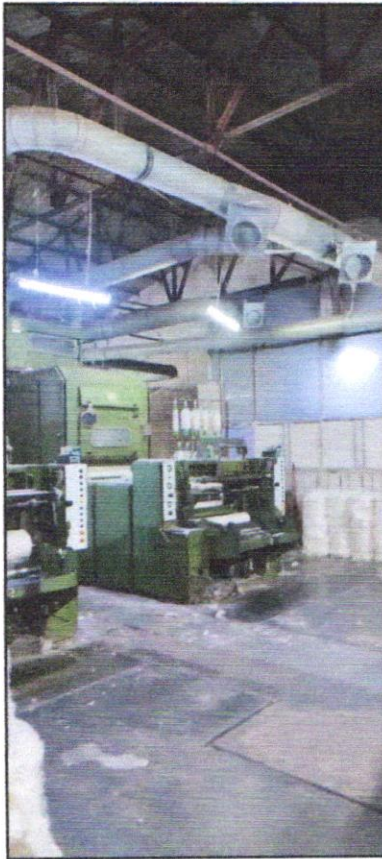
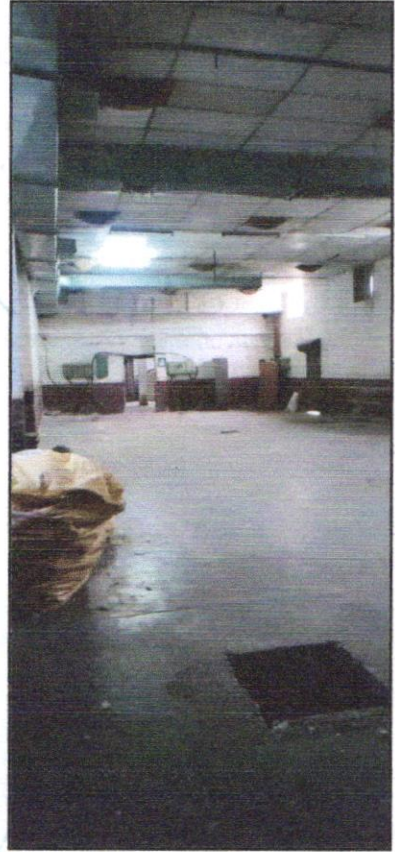
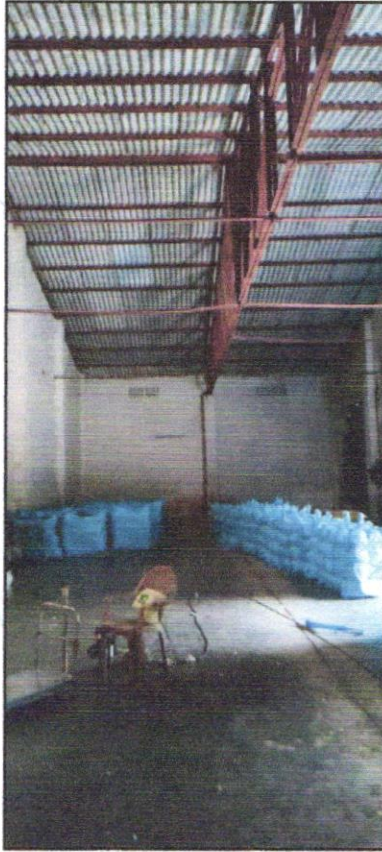
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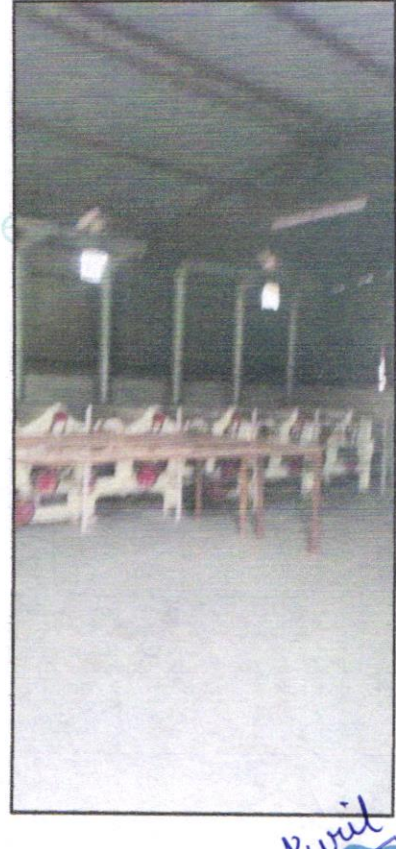
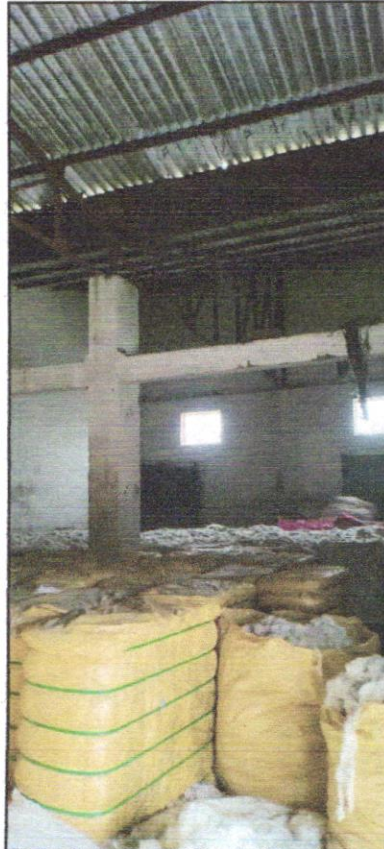
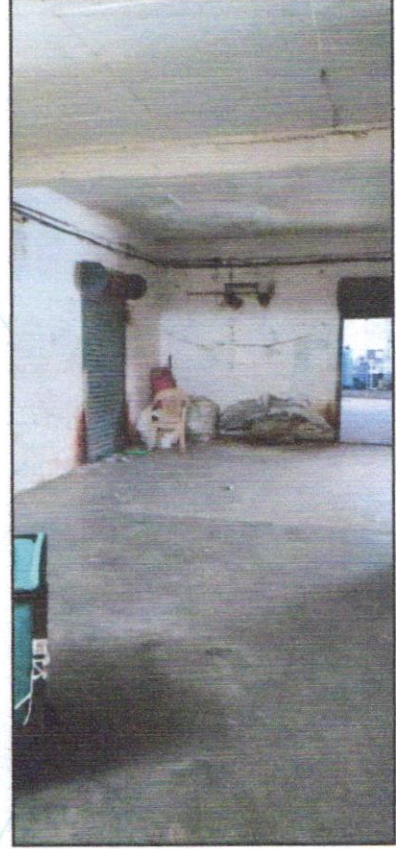
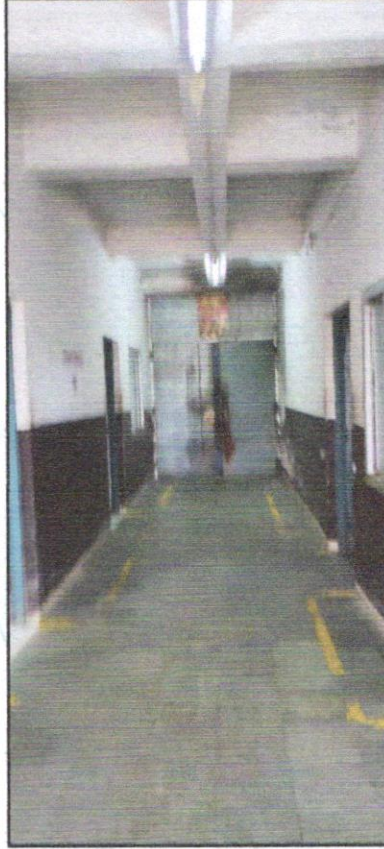
4. ACTUAL SITE PHOTOGRAPHS



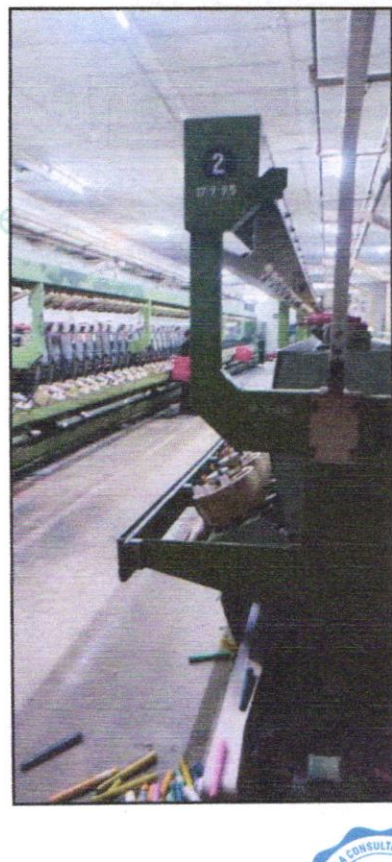
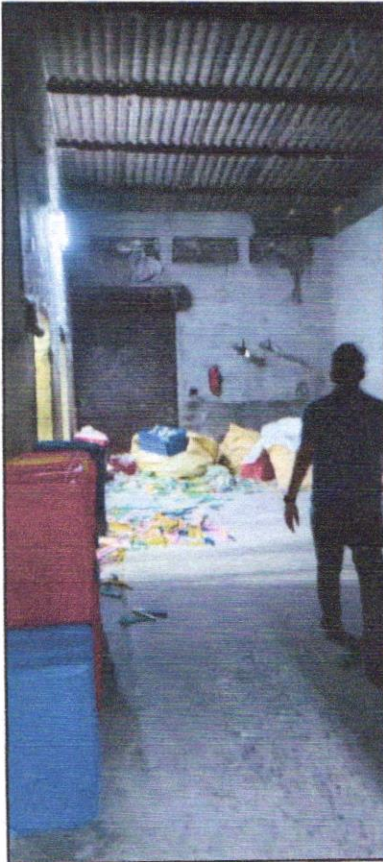
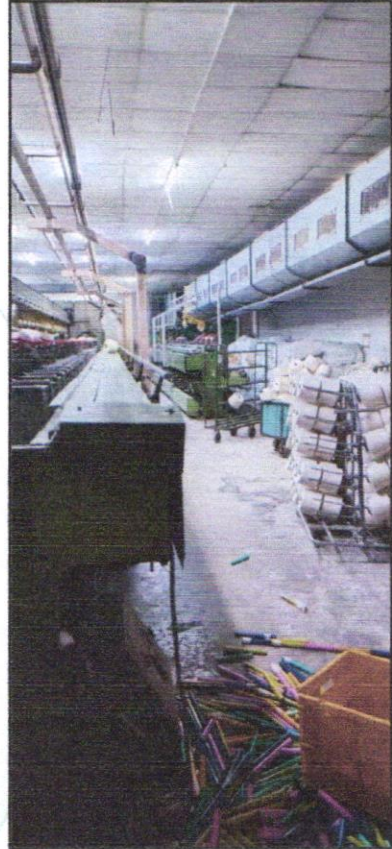
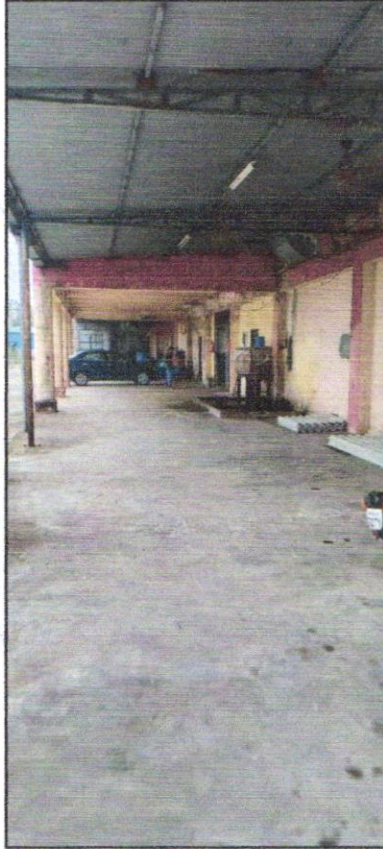
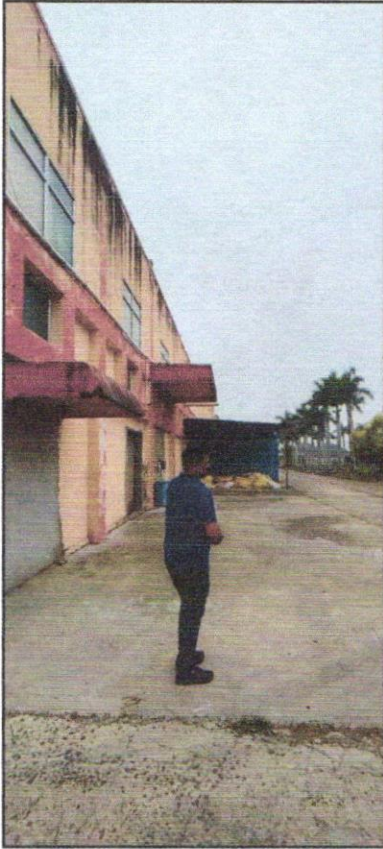
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ACTUAL SITE PHOTOGRAPHS



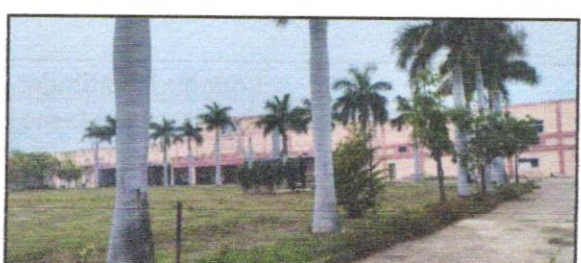
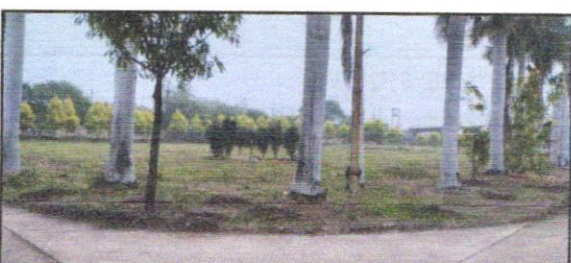
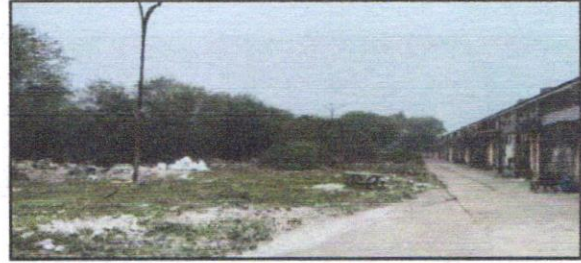
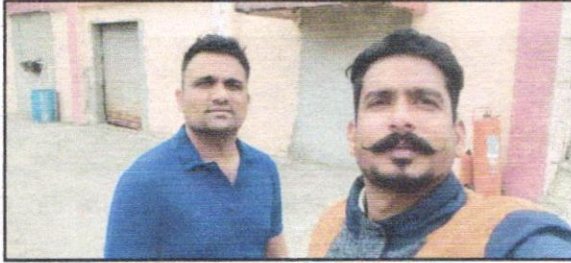
ACTUAL SITE PHOTOGRAPHS



Swastik

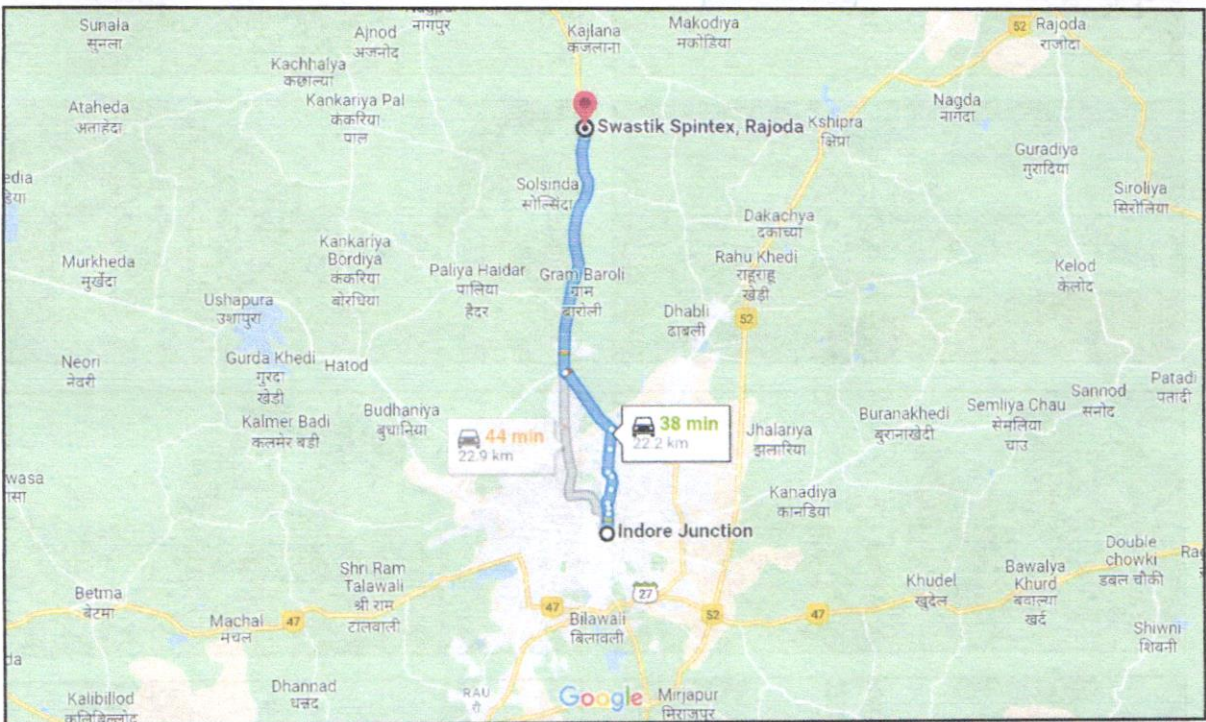
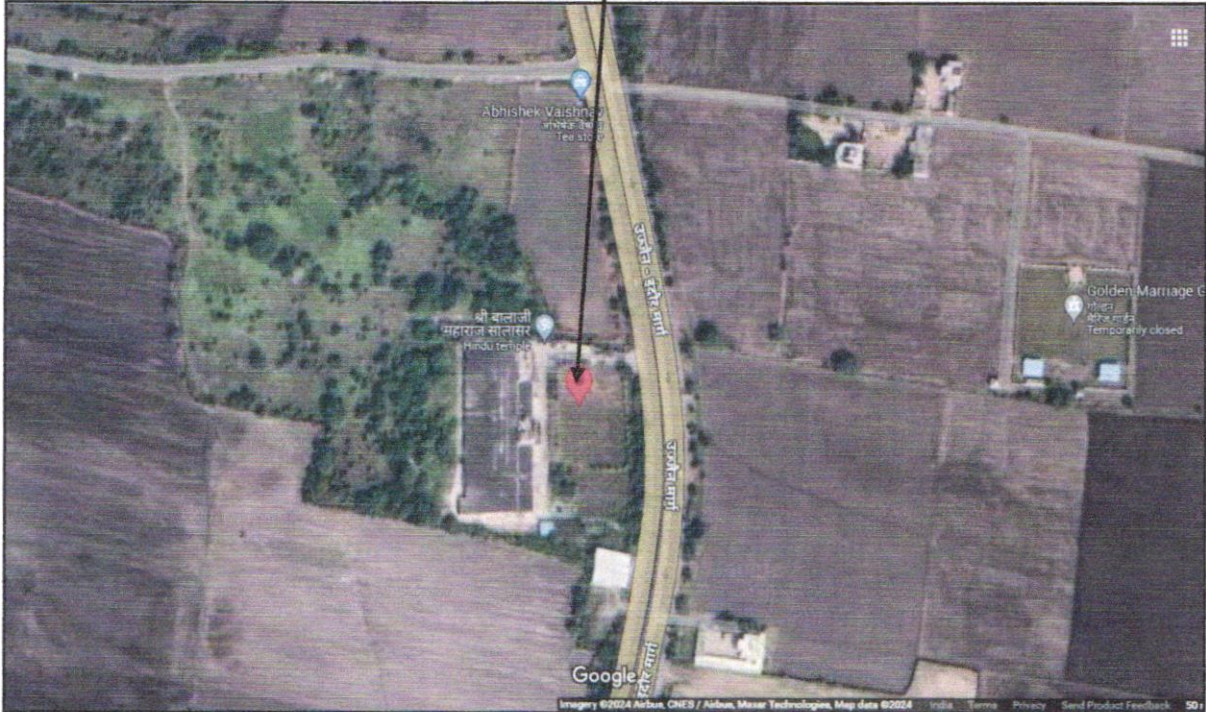


ACTUAL SITE PHOTOGRAPHS



5. ROUTE MAP OF THE PROPERTY

Site u/r



Longitude Latitude: 22°54'06.8"N 75°51'28.6"E

Note: The Blue line shows the route to site from nearest railway station (Indore Junction– 22.2 KM.)


6. PRICE INDICATORS

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

₹69.0 Lac
62.8 Lac
EMI - 1.31k
[Can I afford it?](#)
% Special Price by Owner




Commercial Land For Sale in [Sanwer Road Industrial Area, Indore](#) [View on map](#)



Plot Area
1500 sqft

Boundary Wall
No

Transaction Type
Resale




+7 Photos

Contact Owner
Get Phone No.


Last contact made 5 days ago


magicbricks


[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

₹2.40 Cr
2.23 Cr
EMI - 1108L
[Get Loan offers from 34+ banks](#)
% Special Price by Owner

Industrial Building For Sale in [Sanwer Road Industrial Area, Indore](#)



 Ready to Move

 Main Road Facing



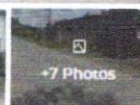
Super Built-Up Area
8001 sqft
± 2999 sqft

Plot Area
8001 sqft

Transaction Type
Resale

Age Of Construction
15 to 20 years

Type Of Ownership
Leasehold




+7 Photos

Contact Owner
Book Site Visit

Last contact made 29 days ago

READY RECKONER RATE

S.No	Mahalla/Colony/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)			BUILDING MULTISQM		AGRICULTURAL LAND(HECTARE)		AGRICULTURAL PLOT(SQM)	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabele	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: SAWER Sub-Area : NON-PLANNING AREA, Ward/Patwari Halka: PATWARI HALKA NO. 31																	
4501	BALODA	1300	1600	1300	7300	5300	4100	3700	10000	9600	9200	5600	11200	2880000	2880000	1300	1600
4502	BALODA (ROAD PAR)	2100	2100	2100	8100	6100	4900	4500	10500	10100	9700	7400	14800	4176000	4176000	2100	2100
4503	PLUM CORRIDOR (RAJODA)	4000	4800	4000	10000	8000	6800	6400	13200	12000	12000	8800	17600	4640000	4640000	4000	4800
4504	RAJODA (ROAD PAR)	2800	2800	2800	8800	6800	5600	5200	11200	10800	10400	8800	17600	5440000	5440000	2800	2800
4505	RAJODA (ROAD SE ANDAR)	2200	2800	2200	8200	6200	5000	4600	11200	10800	10400	8000	16000	4640000	4640000	2200	2800
4506	RAJODA (SH 27 PAR)	5100	5100	5100	11100	9100	7900	7500	13500	13100	12700	13300	26800	8416000	8416000	5100	5100
4507	SILODA BUJURG (ROAD PAR)	2300	2300	2300	8300	6300	5100	4700	10700	10300	9900	8800	17600	5440000	5440000	2300	2300
4508	SILODA BUJURG (ROAD SE ANDAR)	1800	2300	1800	7800	5800	4600	4200	10700	10300	9900	8000	16000	4640000	4640000	1800	2300
4509	SILODA BUJURG (SH 27 PAR)	4200	4200	4200	10200	8200	7000	6600	12600	12200	11800	13300	26800	8416000	8416000	4200	4200

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7. 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.

We hope this will satisfy your requirements.

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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is ₹ **13,51,65,056/- (Rupees Thirteen Crore Fifty One Lakh Sixty Five Thousand Fifty Six Only)**. The **Realizable Value** of the above property is ₹ **12,16,48,550/- (Rupees Twelve Crore Sixteen Lakh Forty Eight Thousand Five Hundred Fifty Only)**. The **Distress Sale** is ₹ **10,81,32,045/- (Rupees Ten Crore Eighty One Lakh Thirty Two Thousand Forty Five Only)**.

Place: Indore

Date: 10.01.2024

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: 2024.01.10 14:53:41 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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

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

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Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures

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



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(Annexure-IV)

8. 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 10.01.2024 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) If my authorized representative has personally inspected the property on 05.01.2024. 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 have 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 AEAPC0117Q.
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- u) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- v) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w) I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y) 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. Swastik Spintex Ltd., as per Sale Deed, Registration dated 10.04.1995 for Khasra No. 351/1 and Sale Deed, Registration dated 03.04.1995 for Khasra No. 354 & 355.
2	Purpose of valuation and appointing authority	As per the request from State Bank of India, Industrial Finance 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 – Regd. Valuer Dinesh Kanere – Regional Technical Manager Somesh Nahar – Valuation Engineer Akhilesh Yadav – Technical Manager Anil Koriya - 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 – 05.01.2024 Valuation Date – 10.01.2024 Date of Report – 10.01.2024
6	Inspections and/or investigations undertaken;	Physical Inspection done on 05.01.2024
7	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	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



9. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **10th January 2024** 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 admeasuring **Plot Area = 24,560.00 Sq. M. and Structure thereof**. The property is owned by

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

Environmental Conditions

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

Town Planning

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

Area

Based on the documents, we understand that the subject property is contiguous land parcel admeasuring **Plot Area = 24,560.00 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 tenant occupied admeasuring **Plot Area = 24,560.00 Sq. M. and Structure thereof.**

10. 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.

11. 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.

12. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th January 2024**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Industrial Land & Building	13,51,65,056/-	12,16,48,550/-	10,81,32,045/-	3,13,86,298/-

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

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.01.10 14:53:53 +05'30'

Sharad

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

SBI Empalement No.: TCC/ 2022-23/1121/SV/1