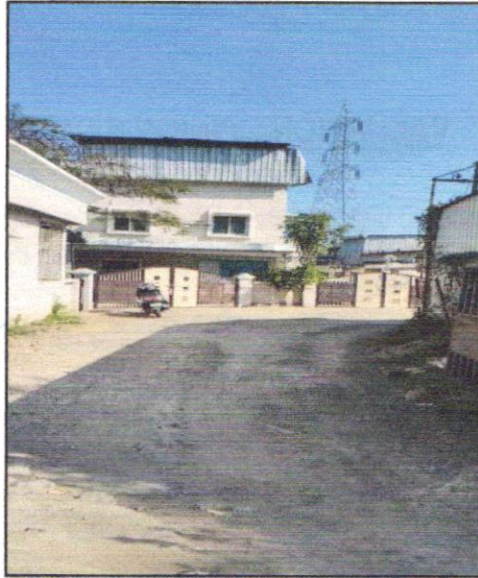


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of owner: **M/s. Vostock & Wilcure Remedies Pvt. Ltd.**

Commercial Land bearing Survey No. 9/2/1, Indore Bypass Road,
Gram Mirjapur, Tehsil & District - Indore, PIN – 452 020,
State – Madhya Pradesh, Country – India

Latitude Longitude - 22°38'21.0"N 75°53'34.1"E

Valuation Done for:

Think.Innovate.Create













Union Bank of India

Narsingh Bazar Branch

31/32, Narsingh Bazar, Near Dargah Chauraha
Indore – 452 002, State – Madhya Pradesh, Country – India



Our Pan India Presence at :

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

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

Vastu/Indore/02/2024/006740/2304836
06/6-58-BSA
Date: 30.01.2024

VALUATION OPINION REPORT

This is to certify that the Commercial Land bearing Survey No. 9/2/1, Indore Bypass Road, Gram Mirjapur, Tehsil & District - Indore, PIN – 452 020, State – Madhya Pradesh, Country – India belongs to **M/s. Vostock & Wilcure Remedies Pvt. Ltd.**

Boundaries of the property.

North : Road
South : Shalimar Enterprise
East : Other Property
West : Road

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

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Commercial Land	7,74,78,000/-	6,97,30,200/-	6,19,82,400/-

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

Hence certified.

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

**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: 2024.01.30 12:21:10 +05'30'



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.106, 1st Floor, Gold Star Tower, Opp. Treasure Island Mall, M.G. Road, Indore – 452 001

To,

The Chief Manager**Union Bank of India****Narsingh Bazar Branch**

31/32, Narsingh Bazar,

Near Dargah Chauraha, Indore – 452 002,

State – Madhya Pradesh, Country – India

VALUATION REPORT (IN RESPECT OF COMMERCIAL LAND)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 24.01.2024
	b) Date on which the valuation is made	: 30.01.2024
3.	Copy of documents produced for perusal	:
	1. Sale Deed dated 04.12.2004 between Keshavdas D/o. Shri. Ambumal Rajani (the Seller) AND M/s. Vostock & Wilcure Remedies Pvt. Ltd. through its Director Doctor Jay Kumar S/o. Late Shri. Kanchhedi Lal (the Purchaser)	
	2. T&CP Memo No. 3430 dated 19.07.2007 issued by Town & Country Planning Indore (M.P.)	
	3. Diversion Order Case No. 1638 / A – 6 / 2010-11 dated 08.07.2011	
4.	Name of the Leaser (s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Vostock & Wilcure Remedies Pvt. Ltd. Address: Commercial Land bearing Survey No. 9/2/1 Indore Bypass Road, Gram Mirjapur, Tehsil & District - Indore, PIN – 452 020, State – Madhya Pradesh, Country – India. Contact Person: Mr. Sumit (Employee of the Company) Contact No. + 91 95844 02207 Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:

Property:	
The immovable property under consideration is Freehold Commercial Land. The property is located in a developing area having basic infrastructure, connected by road and train. It is located at 13.9 KM. travelling distance from Indore Railway Station.	
Nearest Landmark: Mhow Bhagora Marg	
Land:	
As per Sale Deed / Diversion Order, the land area is 0.267 Hectare i.e. 2,670.00 Sq. M. On Site, the land is demarcated by compound wall.	
As per T&CP, the land area is as below –	
Particular	Area In Sq. M.
Plot Area	2,670.00
Area Under Road Widening	576.00
Net Area	2,094.00
As per T&CP Plan, the Net Land Area is 2,094.00 Sq. M., which is considered for valuation.	
The land is commercial. On site, there are some Industrial structures. Approved industrial construction permission and Building Plan is not provided for the same hence Structures are not considered for the purpose of valuation. Only Land component is considered.	
6.	Location of property : :
a)	Plot No. / Survey No. : Survey No. 9/2/1
b)	Door No. : -
c)	T.S. No. / Village : Gram – Mirjapur
d)	Ward / Taluka : Patwari Halka No. 24
e)	Mandal / District : District – Indore
7.	Postal address of the property : Commercial Land bearing Survey No. 9/2/1, Indore Bypass Road, Gram Mirjapur, Tehsil & District - Indore, PIN – 452 020, State – Madhya Pradesh, Country – India.
8.	City / Town : Town
	Residential area : No
	Commercial area : Yes
	Industrial area : Yes
9.	Classification of the area : :
i)	High / Middle / Poor : Middle Class
ii)	Urban / Semi Urban / Rural : Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality : Nagar Palika Nigam 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	:	N.A.	
13.	Boundaries of the property		As per Actual	As Per Documents
	North	:	Road	Road
	South	:	Shalimar Enterprise	Sold Land of Boren Labs Pvt. Ltd.
	East	:	Other Property	Remaining land of Khasra No. 9
	West	:	Road	Road & Remaining land of Khasra No. 9 & 10/1 etc. belongs to Subhash Dubey
14.1	Dimensions of the site		N.A. the land is irregular in shape.	
			A As per the Sale Deed	B Actual
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of Property	:	22°38'21.0"N 75°53'34.1"E	
15.	Extent of the site	:	Net Land Area = 2,094.00 Sq. M.	
16.	Extent of the site considered for Valuation (least of 14A& 14B)	:	(As per T & CP Plan)	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Located in middle class locality	
2.	Development of surrounding areas	:	Developing Area	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available nearby	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	Commercial Land used for Industrial Purpose	
8.	Any usage restriction	:	Commercial Land used for Industrial Purpose	
9.	Is plot in town planning	:	Town & Country Planning, District Indore, M. P. approved layout	



	approved layout?		
10.	Corner plot or intermittent plot?	:	Corner
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft.
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	N.A. as the property under consideration is land only
16.	Underground sewerage system	:	N.A. as the property under consideration is land only
17.	Is Power supply is available in the site	:	N.A. as the property under consideration is land only
18.	Advantages of the site	:	Located in developing 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	:	Net Land Area = 2,094.00 Sq. M. (As per T & CP Plan)
	North & South	:	N.A. the land is irregular in shape.
	East & West	:	
2	Total extent of the plot	:	Net Land Area = 2,094.00 Sq. M. (As per T & CP Plan)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 36,500/- to ₹ 37,500/- per Sq. M. The Online Price Residential / Listing for Similar properties were not available for Commercial Land and Government Rate is Same for Residential, Commercial & Industrial land. Hence Price Indicators of small Residential plots of nearby locations have been attached. Adopted Rate is the outcome of local inquiry, application of personal experience, keeping in mind, the area on which property is falling, its size, shape, surrounding development, nature of surrounding locality, nature of holding of plot, facilities available, civic amenities for communication etc.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 12,000/- per Sq. M.
5	Assessed / adopted rate of valuation	:	₹ 37,000/- per Sq. M.
6	Estimated value of land (A)	:	₹ 7,74,78,000/-
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building	:	N.A. as the property under consideration is land only



	(Residential / Industrial / Industrial)	
b)	Type of construction (Load bearing / RCC / Steel Framed)	: N.A. as the property under consideration is land only
c)	Year of construction	: N.A. as the property under consideration is land only
d)	Number of floors and height of each floor including basement, if any	: N.A. as the property under consideration is land only
e)	Plinth area floor-wise	: N.A. as the property under consideration is land only
f)	Condition of the building	: N.A. as the property under consideration is land only
i)	Exterior – Excellent, Good, Normal, Poor	: N.A. as the property under consideration is land only
ii)	Interior – Excellent, Good, Normal, Poor	: N.A. as the property under consideration is land only
g)	Date of issue and validity of layout of approved map	: N.A. as the property under consideration is land only
h)	Approved map / plan issuing authority	:
i)	Whether genuineness or authenticity of approved map / plan is verified	:
j)	Any other comments by our empaneled valuers on authentic of approved plan	: No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: N.A. as the property under consideration is land only
2.	Basement	: N.A. as the property under consideration is land only
3.	Superstructure	: N.A. as the property under consideration is land only
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: N.A. as the property under consideration is land only
5.	RCC Works	: N.A. as the property under consideration is land only
6.	Plastering	: N.A. as the property under consideration is land only
7.	Flooring, Skirting, dado	: N.A. as the property under consideration is land only
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. as the property under consideration is land only
9.	Roofing including weather proof course	: N.A. as the property under consideration is land only
10.	Drainage	: N.A. as the property under consideration is land only
2.	Compound Wall	:
	Height	: N.A. as the property under consideration is land only

	Length	:	
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	N.A. as the property under consideration is land only
	Class of fittings (superior / ordinary / poor)	:	N.A. as the property under consideration is land only
	Number of light points	:	N.A. as the property under consideration is land only
	Fan points	:	N.A. as the property under consideration is land only
	Spare plug points	:	N.A. as the property under consideration is land only
	Any other item	:	No
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	N.A. as the property under consideration is land only
	b) No. of wash basins	:	N.A. as the property under consideration is land only
	c) No. of urinals	:	N.A. as the property under consideration is land only
	d) No. of bath tubs	:	N.A. as the property under consideration is land only
	e) Water meters, taps etc.	:	N.A. as the property under consideration is land only
	f) Any other fixtures	:	No

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	N.A. as the property under consideration is land only
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total	:	

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	N.A. as the property under consideration is land only
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	

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

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

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	2,094.00	12,000/-	2,51,28,000/-
Total			2,51,28,000/-

Total abstract of the entire property

Part – A	Land	: ₹ 7,74,78,000/-
Part – B	Structure	: -
Part – C	Extra Items	: -
Part - D	Amenities	: -
Part – E	Miscellaneous	: -
Part – F	Services	: -
	Market Value	: ₹ 7,74,78,000/-
	Realizable Value	₹ 6,97,30,200/-
	Distress Sale Value	: ₹ 6,19,82,400/-
	Insurable value	: N.A. as the property under consideration is land only
Remarks	<u>The land is commercial. On site, there are some Industrial structures. Approved industrial construction permission and Building Plan is not provided for the same hence Structures are not considered for the purpose of valuation. Only Land component is considered.</u>	

Justification for price /rate

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

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



Method of Valuation / Approach

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

As the property is Commercial Land, we have adopted Comparative Sales Method / Market Approach for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 36,500/- to ₹ 37,500/- per Sq. M. for land Considering the rate with attached report, current market conditions and use, demand and supply position, Land size, location, sustained demand for Commercial Land, all round development of Industrial and residential application in the locality etc. We estimate ₹ 37,000/- per Sq. M. for Land.

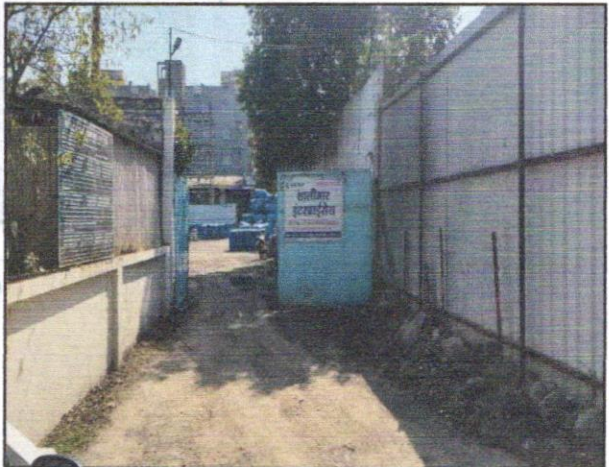
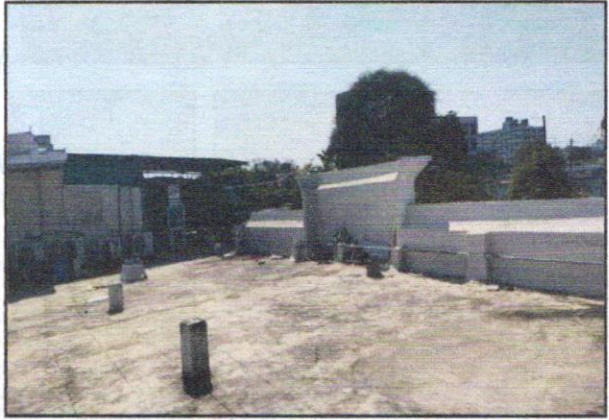
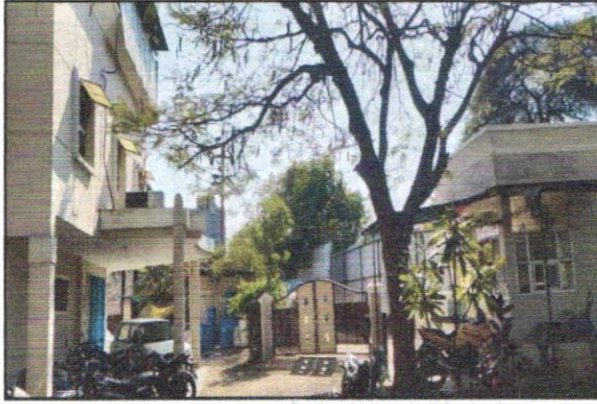
The saleability of the property is: Average

Likely rental values in future in: N.A.

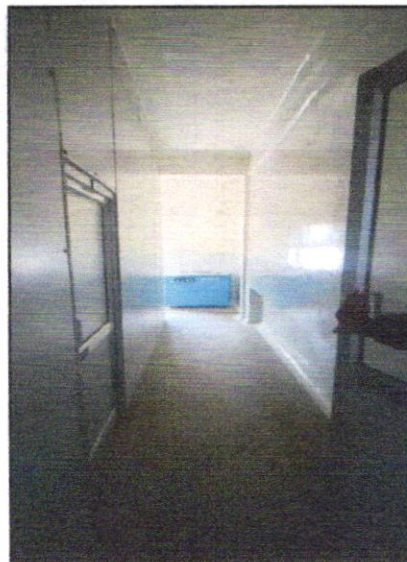
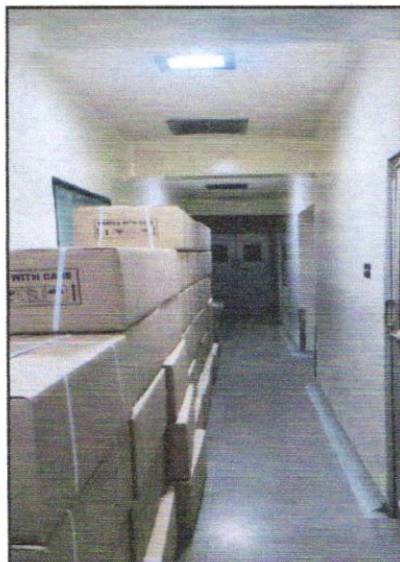
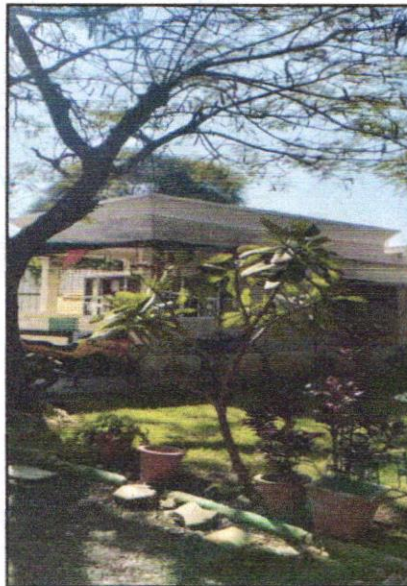
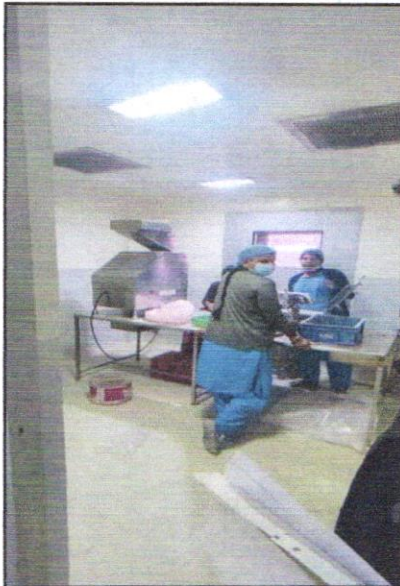
Any likely income it may generate: N.A.

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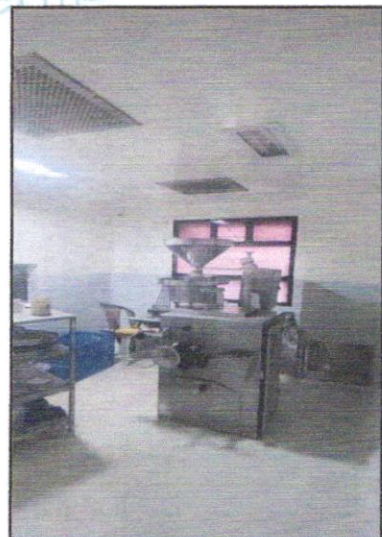
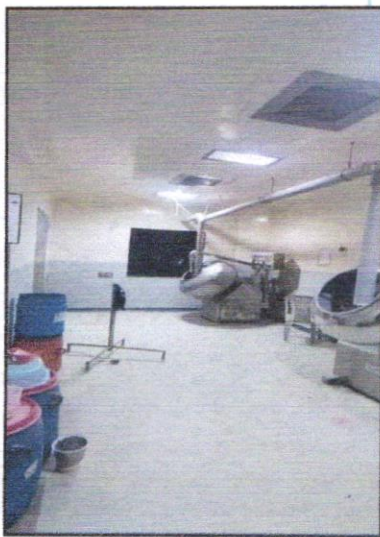
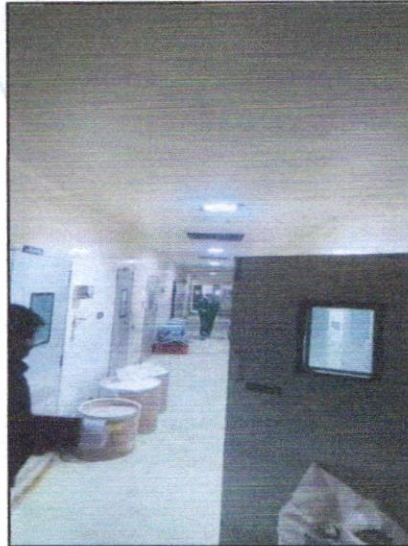
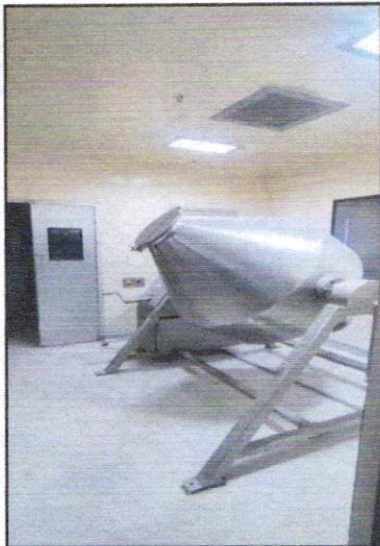
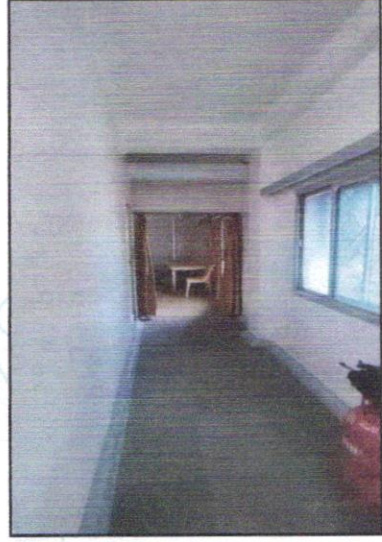
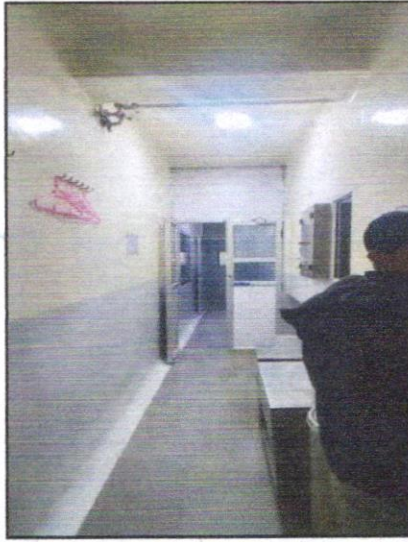
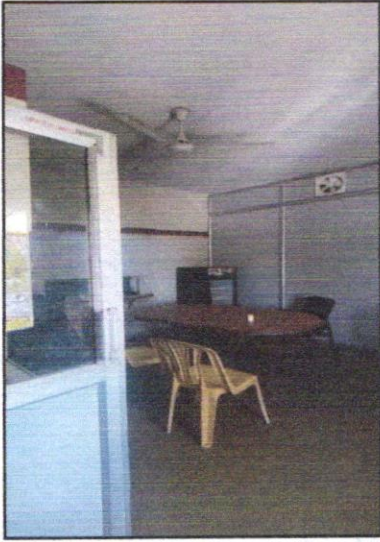
Actual Site Photographs



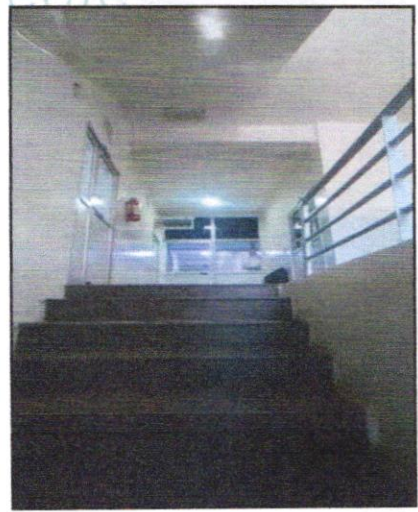
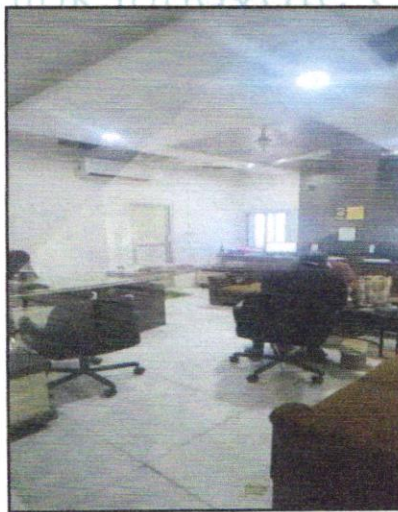
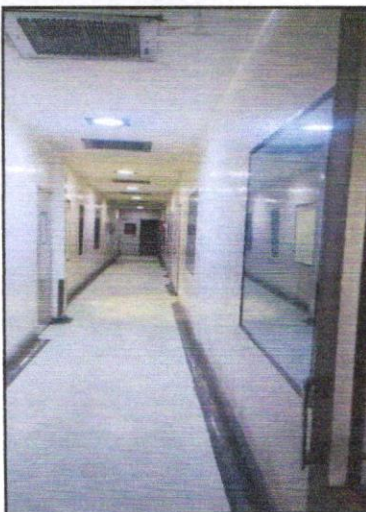
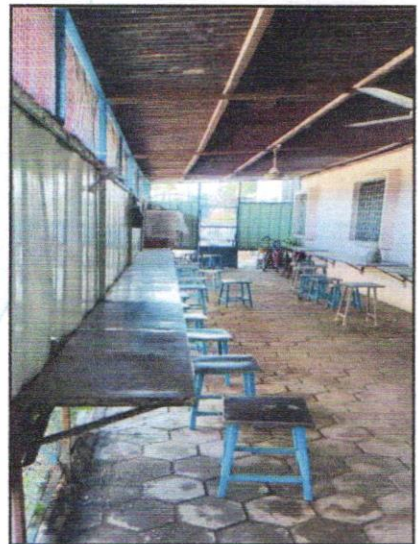
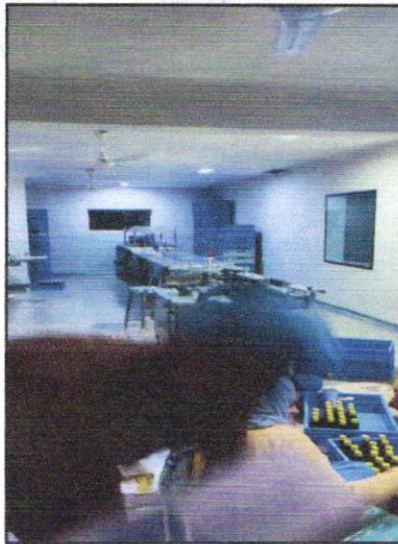
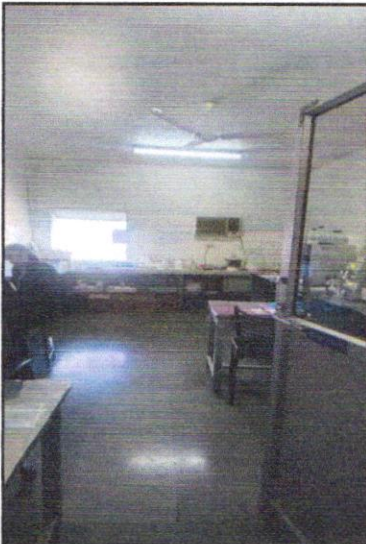
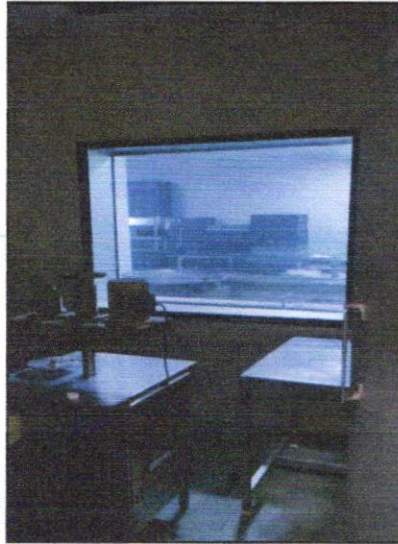
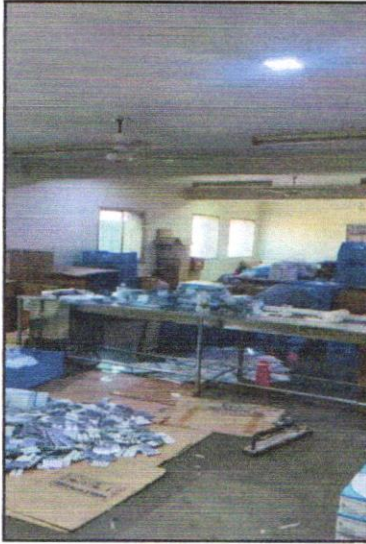
Actual Site Photographs



Actual Site Photographs

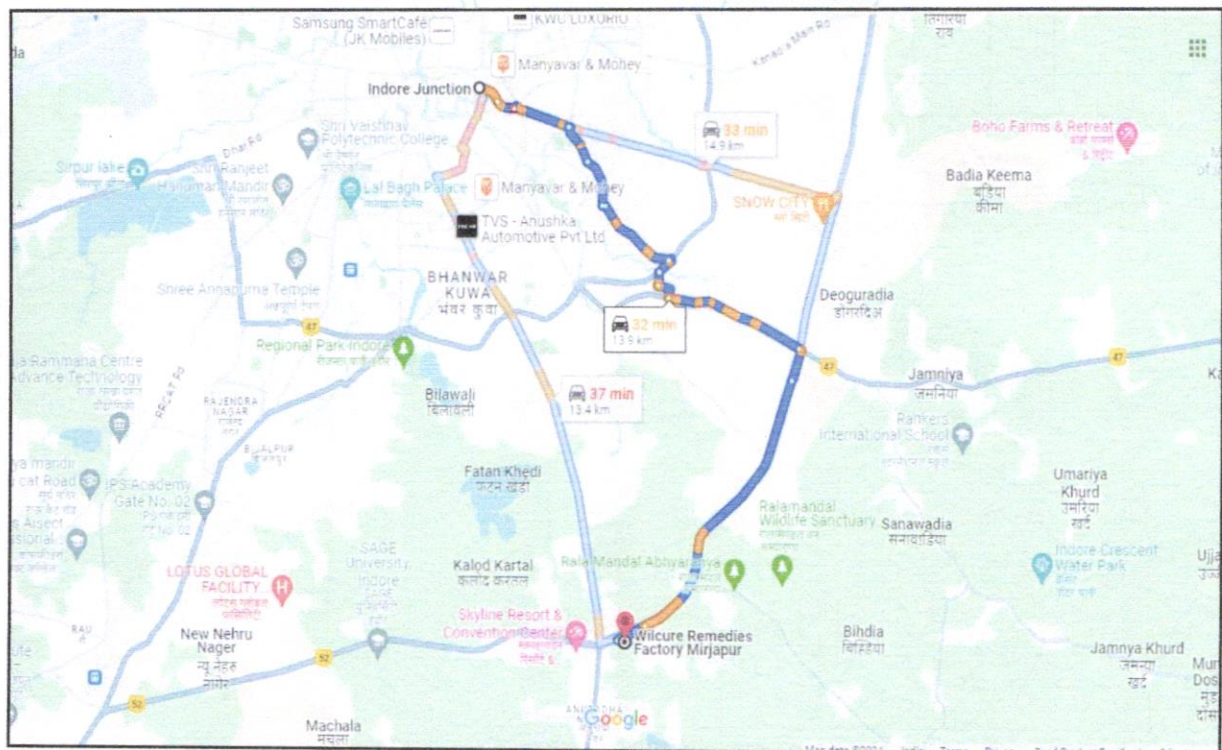


Actual Site Photographs



Route Map of the property

Site u/r




Latitude Longitude: 22°38'21.0"N 75°53'34.1"E

Note: The Blue line shows the route to site from nearest Railway Station (Indore – 13.9 KM.)

Khasra Record

2/2/24, 6:25 PM

mpbhulekh.gov.in:8092/UniSearch/getKhasraCopyView?dist_id=23&teh_id=07&lgdcode=476260&khasraId=12301020002404...


खसरा
 प्रकृत एक (नियम 6) देखिए।
 मकसद से भू-राजस्व संहिता (भू-सर्वेक्षण तथा भू-अभिलेख) नियम, 2020

ग्राम: मिर्जापुर	मालिकी हस्ता: मिर्जापुर			सदरौल: विचौलीहथी			जिला: इन्दौर	वर्ष: 2012-2014			
भूमि के भाग की सूचिका आदि	भूमि के भाग का प्रकार (सर्वेक्षण संख्या/सर्वेक्षण संख्या)	भू-खण्ड संख्या/सर्वेक्षण की दशा में)	1. क्षेत्रफल (हेक्टेयर/वर्ग मीटर में) 2. भूमि उपयोग विवरण 3. भू-राजस्व/भू-भागा (र. में)	1. भूमिस्वामी का नाम, उसकी माता/पिता/पति का नाम तथा निवास का पता 2. शासकीय भूमि	प्रत्येक भूमिस्वामी का अंश	1. सरकारी भूखण्ड का नाम, उसकी माता/पिता/पति का पता 2. पट्टे की अवधि 3. पट्टे के अधीन क्षेत्र	मौजबी भूखण्ड (यदि कोई हो) का नाम, उसकी माता/पिता/पति का पता नियम 10 का प्रावधान	भूमि पर निर्दिष्ट/अन्य का प्रकार 1. कृषि 2. वाणिज्यिक 3. भू-अर्जन 4. अन्य	कहाल के खंडों का प्रकार 1. खण्ड 2. रूबी 3. बाबर 4. अन्य	1. भूमि के विवरण संबंधी प्रतिकृति 2. भूमि पर कर/पट्टा/अन्य अभिलेख 3. वर्ष के दौरान सौदा/परिष्कार (1) से (9) तक में परिवर्तनों में सुधार के अद्योत	
1	2	3	4	5	6	7	8	9	10	11	12
1011 20726 20110406KSTZM	9021 (2)		0.2670 हेक्टेयर	सदरौल एंड निवासियों के बीच प्रा. नि. सर्वे डायरेक्टर का जगहमात पिता कहेटीलस दरमक पता 1 नं. किपुरुरी कालोनी इन्दौर मध्य प्रदेश भूमि स्वामी							नामांतरण/अन्य विवरण/प्रकरण क्रमांक 1638/6/10-11 आदि 08/07/2011 के अनुसार सदरौलद्वारा जारी किया गया है। प्रकरण क्र. 006740-649/2021-22 आदेश दिनांक 04/10/2021 के अनुसार पूर्व में खसरा नं. 8021/मि. 1 से 8021 में परिवर्तित। प्रकरण क्रमांक 334 आदेश दिनांक 20/09/2003 एनं. धार. संख्या 99 के अनुसार क्षेत्रफल 2.670 (दो मी.) व्यपगत किया गया। ना. ग. 3812 तह. मही. के आदेश दि. 02/08 के पहल में के. ना. लम्. दि. 30/05/2017 को पटवारी द्वारा भूमिस्वामी सुधार किया गया।

- नोट:
1. यह प्रकृत केवल प्रारंभ की जानकारी के लिये है।
 2. इसका उपयोग किसी भी न्यायालय में सबूत के रूप में नहीं किया जा सकता है।
 3. किसी भी सन्दर्भ में के लिए सही सैल फेड से, एन. पी. अतिरिक्त से अथवा अतिरिक्त अतिरिक्त करें।
 4. परिवर्तनों में सुधार/संशोधन हेतु संबंधित विभाग/सदरौल कार्यालय में संपर्क करें।



Ready Reckoner Rate

S.No	Muhala/Colony/ Socief/Phase/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 kabela	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: INDORE																	
Sub-Area: PLANNING AREA, Ward/Pabwan Halka: PATWARI HALKA NO. 24																	
3651	41/1088/VALLEY WELAPUR	5600	8000	5600	17600	12000	10400	8800	21400	21000	20600	12000	24000	50000000	50000000	5600	8000
3652	GRAM WELAPUR BYPASS FAR	12000	20000	12000	24000	18400	16800	15200	33400	33000	32600	20000	40000	50000000	50000000	12000	20000
3653	GRAM WELAPUR PABWAN HARKA FAR	6500	10000	6500	18500	12900	11300	9700	23400	23000	22600	16500	33000	30000000	30000000	6500	10000
3654	WASTY STATE WELAPUR	7000	10000	7000	19000	13400	11800	10200	23400	23000	22600	15000	30000	70000000	70000000	7000	10000
3655	WELAPUR	4800	7200	4800	16800	11200	9600	8000	20600	20200	19800	12000	24000	25000000	25000000	4800	7200

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

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Price Indicators

HOUSING.com Buy in Indore

Residential Plot **₹47.52 L** (EMI starts at ₹25.76 k)

1056 sq ft Plot Area | ₹4.50 K/sq ft Avg. Price | 12 Year Old Age of property | Immediate Possession status | East facing Facing

Overview | Amenities | Price Trends | Locality | Calculator

Ranjivabaka Phase 2, Mirzapur, Indore

Contact Seller: Safique Ahmad

magicbricks Buy | Rent | Sell | Home Loans

₹2.10 Cr | 3500sqft | 70 x 50 | Corner Plot | East

3500 Sqft Residential Plot/Land For Sale in Satellite By Pass, Indore

Plot Area: 3500 sqft | Dimensions (L x B): 70 x 50 | No. Of Open Sides: 2

Any Construction Done: No | Boundary Wall: Yes | Type Of Ownership: Freehold

Overlooking: Garden/Park | Transaction Type: New Property

Contact Agent: Bharupratap Singh Rathore

More Details

Price	₹2.1 Cr
Booking Amount	₹51,000
Address	satellite, Satellite By Pass, Indore, Madhya Pradesh
Floor Allowed For Construction	3

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Commercial Land	7,74,78,000/-	6,97,30,200/-	6,19,82,400/-

Place: Indore

Date: 30.01.2024

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: 2024.01.30 12:21:29 +05'30'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

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Date

Signature

(Name of the Branch Manager with Official seal)

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

Annexure-II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 30.01.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 24.01.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property owned by M/s. Vostock & Wilcure Remedies Pvt. Ltd. as per Sale Deed dated 04.12.2004.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Narsingh Bazar Branch to assess value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Dinesh Kanere – Regional Technical Manager Somesh Nahar – Valuation Engineer Akhilesh Yadav – Technical Manager 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 – 24.01.2024 Valuation Date – 30.01.2024 Date of Report – 30.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 24.01.2024
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
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Comparative Sales Method / Market Approach
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Land size, location, upswing in real estate prices, sustained demand for Commercial Land, all round development of Industrial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **30th 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 visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous land parcel admeasuring **2,094.00 Sq. M.** It is a freehold land in the name of **M/s. Vostock & Wilcure Remedies Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Property Title

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

Environmental Conditions

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

Town Planning

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

Area

Based on the information provided by the Client, we understand that the subject property is a contiguous land parcel admeasuring **2,094.00 Sq. M.**

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current Use / Existing Use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently contiguous land parcel admeasuring **2,094.00 Sq. M.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

Annexure - III

MODEL CODE OF CONDUCT FOR VALUERS

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

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

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other

statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

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: 2024.01.30 12:21:43 +05'30'

Sharadkumar B. Chalikwar

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



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org

