

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Etco Denim Private Limited**

Industrial Land & Building located on Survey No. 225(P), 226(P), 229(P), 237(P), 238(P) & 239(P),
Allyabad Block – II, Industrial Area of Allyabad, KIADB, Village Allyabad, Vijayapura (Bijapur),
Taluka & District – Vijayapura (Bijapur), Pin Code – 586 104, State – Karnataka, Country - India

Longitude Latitude: 16°51'53.2"N 75°45'11.6"E

Intended User:

Central Bank of India SAM Branch - Fort

South Mumbai Regional Office, 346, Standard Building, 3rd Floor Dr. D. N. Road,
Fort, Mumbai - 400 023, State - Maharashtra, 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/UBI/Mumbai/03/2024/7958/2305728
26/06-476-PYUM
Date: 26.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building located on Survey No. 225(P), 226(P), 229(P), 237(P), 238(P) & 239(P), Allyabad Block – II, Industrial Area of Allyabad, KIADB, Village Allyabad, Vijayapura (Bijapur), Taluka & District – Vijayapura (Bijapur), Pin Code – 586 104, State – Karnataka, Country – India belongs to **M/s. Etco Denim Private Limited.**

Boundaries of the property.

North : Vaibhav Engineering
South : St. Joseph Health & Community Center
East : Open Plot
West : Vijayapura – Indi 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 and **Fair market value for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ₹ 39,40,02,584.00 (Rupees Thirty Nine Crores Forty Lakhs Two Thousand Five Hundred Eighty Four Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.03.26 15:32:01 +05'30'

Auth. Sign.



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

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Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai - 400 072.

To,

**The Branch Manager,
Central Bank of India
SAM Branch – Fort**South Mumbai Regional Office,
346, Standard Building, 3rd Floor,
Dr. D. N. Road, Fort, Mumbai - 400 023,
State - Maharashtra, Country - India.**VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)**

I	General	
1.	Purpose for which the valuation is made	: As per the request from Central Bank of India, SAM Fort to assess Fair Market value of the property for SARFAESI (Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002) purpose.
2.	a) Date of inspection	: 29.01.2024
	b) Date on which the valuation is made	: 26.03.2024
3.	List of documents produced for perusal	
	i) Copy of Lease cum Sale Agreement dated 12.08.2010 between Karnataka Industrial Areas Development Board (KIADB) (The lessor) and M/s. Etco Denim Private Limited (The Lessee). ii) Copy of Notice U/S 34 (B) as per KIADB Act, 1996 letter No. KIADB/HO/Allot/Secy/5871 Vol-2/7357/2021 -22 dated 16.09.2021 issued by Karnataka Industrial Areas Development Boards (KIADB). iii) Copy of Electricity Notice dated 25.08.2021 issued by Hubli Electricity Supply Company Ltd. iv) Copy of Machinery Invoices. v) Copy of Balance Sheet dated 05.09.2019 issued by M/s. B. Vithalani & Co. vi) Copy of Balance Sheet dated 13.10.2020 issued by M/s. B. Vithalani & Co. vii) Copy of Insurance Policy Number 11060011210100000011 dated 02.09.2021 valid till 01.09.2022 issued by M/s. New India Assurance Co. Ltd. viii) Copy of 3 rd Lender Independent Engineer's (LIE) Report dated 03.11.2012 issued by M/s. Yardi Prabhu Consultants and Valuers Pvt. Ltd. ix) Copy of Valuation Report No. VAL/IBC/81/2020 dated 24.07.2020 issued by Mr. Kedar Arvind Chikodi. x) Copy of Valuation Report No. L027-ibbij-etco-vijapur dated 27.07.2020 issued by Mr. Sunil Apte. xi) Copy of Valuation Report No. SD/IBC/ETCO/NVD/CIRP/052/2020 dated 10.08.2020 issued by Mr. Sanjay Dayal. xii) Copy of Valuation Report dated 30.07.2020 issued by M/s. Kakode Associates. xiii) Copy of Valuation Report dated 04.07.2020 issued by Mr. Mahadev R. Kalburgi.	
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. Etco Denim Private Limited Address: Industrial Land & Building located on Survey No. 225(P), 226(P), 229(P), 237(P), 238(P) & 239(P), Allyabad Block – II, Industrial Area of Allyabad, KIADB, Village Allyabad, Vijayapura (Bijapur), Taluka & District – Vijayapura (Bijapur), Pin Code – 586 104, State – Karnataka, Country - India Contact Person – Mr. Navin Kumar (PA of Ramesh Shah) Mob.: 9821208283

	<p>Mr. Suresh Prabhkar Behare (Technical Manager) Mob.: 8431795276</p> <p>Mr. Matisha Patil (HR Manager) Mob.: 7892441295</p> <p>Mr. Santosh Behared (Employee) Mob.: 6361569130</p> <p>Mr. Anand Patil Mob.: 9108229696</p> <p>Mr. Raju Chavan (Watchman Contractor) Mob.: 8722021444</p> <p>Pvt. Ltd. Company Ownership</p>
5.	<p>The property under consideration is leasehold industrial land and building connected with road and train. The property is at 5.50 Km. from Vijayapura Railway station. At present the property is vacant and in the possession of bank. Few structures were in dilapidated and poor condition.</p> <p>Location Details: Vijayapura, also known as Bijapur, is the district headquarters of Vijayapura district of Karnataka state of India. It is also the headquarters for Vijayapura Taluka. Bijapur city is well known for its historical monuments of architectural importance built during the rule of the Adil Shahi dynasty. It is also well known for the sports by the popular Karnataka premier league team as Bijapur Bulls. Bijapur is located 530 km (330 mi) northwest of the state capital Bangalore and about 550 km (340 mi) from Mumbai and 384 km (239 mi) west of the city of Hyderabad.</p> <p>The city was established in the 10th–11th centuries by the Kalyani Chalukyas and was known as Vijayapura (City of victory). The city was passed to Yadavas after Chalukya's demise. In 1347, the area was conquered by the Bahmani Sultanate. After the split of the Bahmani Sultanate, the Bijapur Sultanate ruled from the city. Relics of the Sultanates' rule can be found in the city, including the Vijayapura Fort, Bara Kaman, Jama Masjid, and Gol Gumbaz.</p> <p>Vijayapura, one of the popular heritage cities located in the Karnataka state of India is also one of the top ten populated cities in Karnataka. The Vijayapura city has been declared as one of the corporations in the state of Karnataka in 2013.[3] Vijayapura urban population as per 2011 census is 326,000, perhaps the 9th biggest city in Karnataka. Vijayapura Mahanagara Palike (VMP) is the newest Municipal Corporation formed under the KMC act along with Shimoga and Tumkur Municipal Corporations.[4] Administratively, Vijayapura district comes under Belagavi division along with Bagalkote, Belagavi, Dharwad, Gadag, Haveri and Uttara Kannada (Karwar) districts. The civic administration of the city is managed by the Vijayapura City Corporation and office of Deputy Commissioner in Vijayapura. The office of Deputy Commissioner has the responsibility of rural areas in Vijayapura, while the corporation administrates the city of Vijayapura. Effective administration of the heritage city of Vijayapura is the main intention behind all the activities of Vijayapura City Corporation.</p> <p>Karnataka Industrial Areas Development Boards: Karnataka is a state in the south western region of India. It was created on 1 November 1956, with the passage of the Provincial Division Bill. Originally from Mysore. The state was renamed Karnataka in 1973 and Bengaluru was made the capital. Goa, in the northwest, borders Karnataka, Maharashtra in the north, Telangana in the north-east, Andhra Pradesh in the east, Tamil Nadu in the southeast, Kerala in the south-west, and the Arabian Sea and Lakdiv has the state covers an area of 191.976 sq km (74,122 sq mi) and covers 5.83% of India's total geographical area. It is the seventh highest in the area is a large Indian state. As per the 2011 census, Karnataka is the eighth largest state in the country, covering 30 districts, with a population of 61.130,704. of India Kannada, one of the classical languages, is the most widely spoken and official language of the state.</p>

Though there are many opinions about the origin of the word Karnataka, it is generally said that the word "Karunaadu" means "high land" combined with "karu" and "naadu". Calf means black,

Nadu is said to have been named because of the black cotton soil found on the plains. South of the Krishna River on both sides

The Carnatic or Carnatic name came to be used during the British period.

Karnataka, with its history dating back to the Stone Age, is home to one of the most powerful kingdoms of ancient and medieval India. These kingdoms of philosophers and primitives

The socio-religious and literary movements that have been described in the works have continued ever since. Carnatic classical music and Hindustani for Indian music systems

Classical music has contributed significantly to both forms.

Karnataka has always been at the forefront of industrial growth in India. Karnataka's capital, combined with the inherent potential and perseverance of entrepreneurial citizens here

Ideal for opportunities and offers many options:

- Engineering, Management and Basic Science training, comprising of the elite HR with technology.
- Karnataka has a high level of research and development facilities developed by the central government laboratories and research institutes.
- Complimentary weather and habitat.
- Availability of excellent communication facilities provided by broad gauge railway, airports, national highways and ports.
- Harmonious Industrial Relations.

Land Details:

The Land is leasehold from Karnataka Industrial Areas Development Board (KIADB) for 10 years commenced from 09.08.2010 having yearly rent of Rs. 10000/- and Maintenance charges of Rs. 10,000/- (KIADB shall sell the Schedule property to the lessee during the currency of the lease period or at the end of ten year of the extended period, if any, if the lessee has performed all the conditions of lease cum sale agreement contained and committed no breach thereof.

According to the clause no. 8a) mentioned in the lease cum sale agreement total plot Area admeasuring to 100 acres is given on lease to company only for the purpose of setting up of an industry for manufacture of textile yarn and denim fabric or establishing any other industry permissible under the law only after obtaining prior approval of the KIADB.

KIADB shall sell the schedule property to the lessee during the currency of lease period or at the end of ten year of extended period if any or if the lessee has not performed all conditions of lease cum sale agreement contained and committed no breach thereof

As per clause No. 1 (d) of lease cum sale agreement expiry of this lease period itself shall not be constructed as converting the leasehold rights into freehold rights

As per Clause No. 11 (2) mentioned in the sale cum Lease agreement states that whenever the lessee i.e., Etco denim Pvt. Ltd. (corporate Debtor) defaults in payment to financial lenders who are proceeds against him for recovery of dues, the lessor i.e., KIADB reserves the right to determine the lease in accordance with the

section 34 (b) of the KIAD Act 1966. The lessor i.e., KIADB may permit transfer of leasehold rights of the lessee i.e., Etco denim in favour of Auction purchaser recommended by the financial institutions on payment of an amount equivalent to the difference between the tentative allotment price at the time of lease cum sale agreement i.e., ₹ 5,00,00,000.00 (Rupees Five Crore Only) and the prevailing allotment price which has to be paid by the lessee i.e., Etco Denim before the execution of the actual Sale Deed.

As per clause No. 11 (3) In case the lessee/allottee goes into liquidation or winding up proceedings without implementation the project fully, the lease cum sale agreement shall stand terminated.

As per lease cum sale agreement lessee should constructed 50% of the land portion for the utilization of the land and if lessee failed to constructed 50% of land portion, then the lease cum sale agreement must get terminated.

The land agreement is lease cum sale. The price decided by Industrial estate is 40 Lakhs per acre or 40 Cr. For 100 acres, to be adjusted against the original deposit of 5 Cr. Given by Etco. Thus, there is a liability of 35 Cr. On this land.

As per KIADB Notice letter U/S 34B of KIADB Act, 1996, letter No. KIADB/HO/Allot/Secy/5871 Vol-2/7357/2021 -22 dated 16.09.2021, it says that the lessee has constructed only 24.04% of the total extent (100 Acres) to the company and the unit has stopped functioning from last 2 years. Hence, company has to remedy the specific breaches noted in the letter within a period of 120 days from the date of issue of the letter.

As per Agreement and Previous Valuation Report Land Area are is 100 Acre and considered for valuation.

Structure area as per KIADB Notice letter U/S 34B of KIADB Act, 1996, letter No. KIADB/HO/Allot/Secy/5871 Vol-2/7357/2021 -22 dated 16.09.2021 is as follow:

Sr. No.	Structure	Area in Sq. M.
1	Main factory building	35,505.00
2	Additional Building (U/C)	6,300.00
3	Godown	3,600.00
4	Parking Shed	576.00
5	OHT	150.00
6	Shed	187.50
7	Shed	127.50
8	Shed	500.00
9	Boiler Unit	2,280.00
10	Boiler Unit	240.00
11	Store room	3,483.00
12	Labour room	1,050.00
13	Labour room	600.00
14	ETP Plant	7,772.00
15	Substation unit	2,100.00
16	Water pond - 1	9,500.00
17	Water pond - 1	8,023.00
18	Mud road	15,300.00
	TOTAL	97,294.00
	Percentage of Utilization (97294/404700) X 100	24.04%

Structure area as per previous valuation report considered for valuation are as under:

Structure	Description Of Structure	Built Up Area In Sq. M.
Cotton bales & spinning unit	RCC & Steel framed structure with IPS Flooring with GIS roofing	13,923.86
Weaving unit	RCC & Steel framed structure with IPS Flooring with GIS roofing	9,803.93
Inspection & Packing unit	RCC & Steel framed structure with IPS Flooring with GIS roofing	4,420.02
Humidification 1 st floor	RCC framed, (Ground + 1 Upper Floor) RCC slab roofing and IPS flooring	2,543.00
Boiler Sheds	RCC & Steel framed structure with IPS Flooring with GIS roofing	1,498.54
Caustic Recovery plant	RCC & Steel framed structure with IPS Flooring with GIS roofing	60.00
Security cabin	RCC framed structure and RCC slab roofing with IPS Flooring	53.00
Worker's quarters	Load bearing structure with GIS roofing IPS flooring	598.00
Worker's accommodation	Load bearing structure with GIS roofing IPS flooring	684.00
Electric Sub Station	RCC framed structure and RCC slab roofing with IPS Flooring	656.10
ETP Shed	RCC & Steel framed structure with IPS Flooring with GIS roofing	410.00
Coal Crusher House	RCC & Steel framed structure with IPS Flooring with GIS roofing	28.56
Cooling Tower	RCC & Steel framed structure with IPS Flooring with GIS roofing	16.54
D M Plant	RCC & Steel framed structure with IPS Flooring with GIS roofing	69.22
New Water Softening plant	Load bearing structure with GIS roofing IPS flooring	228.46
Multi effect evaporator	RCC & Steel framed structure with IPS Flooring with GIS roofing	112.02
Coal yard	RCC & Steel framed structure with IPS Flooring with GIS roofing	3,291.77
Cotton godown	RCC & Steel framed structure with IPS Flooring with GIS roofing	3,178.36
Sludge shed	RCC & Steel framed structure with IPS Flooring with GIS roofing	491.31
North side shed under construction	RCC Structure incomplete slab work and incomplete flooring	4,932.52
Compound Wall/Gate	Ashlar Masonry unit in RMT	2,560.00
Overhead tank	RCC Tank unit in litres	5,00,000.00
UG Sump	RCC retaining wall and unit in litres	12,00,00,000.00
TOTAL		46,999.21

At time of site inspection, unit was not working and electricity supply was terminated by the Hubli Electricity Supply Company Ltd.

As per electricity notice received from Hubli Electricity Supply Company Ltd., dated 25.08.2021 have due to ₹ 5,33,65,311/- (Rupees Five Crore Thirty-Three Lakh Sixty-Five Thousand Three Hundred Eleven Only).



6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 225(P), 226(P), 229(P), 237(P), 238(P) & 239(P)
	b) Door No.	:	Not applicable
	c) T.S. No. / Village	:	Village Allyabad
	d) Ward / Taluka	:	Taluka – Vijayapura (Bijapur)
	e) Mandal / District	:	District – Vijayapura (Bijapur)
7.	Postal address of the property	:	Industrial Land & Building located on Survey No. 225(P), 226(P), 229(P), 237(P), 238(P) & 239(P), Allyabad Block – II, Industrial Area of Allyabad, KIADB, Village Allyabad, Vijayapura (Bijapur), Taluka & District – Vijayapura (Bijapur), Pin Code – 586 104, State – Karnataka, Country - India
8.	City / Town	:	NA
	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	:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Karnataka Industrial Areas Development Board (KIADB)
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 Document As per Site Visits
	North	:	Sy No. 237(P), 238(P) & 239(P) Vaibhav Engineering
	South	:	Sy No. 225(P), 226(P) & 229(P) St. Joseph Health & Community Center
	East	:	Sy No. 230(P), 235(P) & 236(P) Open Plot
	West	:	PWD Indi Road Vijayapura – Indi Road
14.1	Dimensions of the site		
			A As per the Deed B Actuals
	North	:	N.A, as the property is irregular in Shape.
	South	:	
	East	:	
	West	:	
14.2	Latitude, Longitude & Co-ordinates of property	:	16°51'53.2"N 75°45'11.6"E
14.	Extent of the site	:	Total Plot Area = 100 Acre
15.	Extent of the site considered for Valuation (least of 14A & 14B)	:	Structure Area – As per valuation table (Area as per Previous Valuation Report)

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant and under the possession of the owner
II CHARACTERISTICS OF THE SITE			
	Classification of locality	:	Located in Middle class locality
	Development of surrounding areas	:	Undeveloped
	Possibility of frequent flooding/ sub-merging	:	Altitude is below the front road level
	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	Available within a distance of 5-10 Km
	Level of land with topographical conditions	:	Plain
	Shape of land	:	Irregular
	Type of use to which it can be put	:	For Industrial purpose
	Any usage restriction	:	Industrial
	Is plot in town planning approved layout?	:	Information not available
	Corner plot or intermittent plot?	:	Intermittent
	Road facilities	:	Yes
	Type of road available at present	:	C.C. road
	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft.
	Is it a Land – Locked land?	:	No
	Water potentiality	:	Available
	Underground sewerage system	:	Not available
	Is Power supply is available in the site	:	Presently not available
	Advantages of the site	:	-
	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	:	Total Plot area = 100 Acre (Area as per Document)
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	Total Plot area = 100 Acre (Area as per Document)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 40,00,000.00 per Acre for Industrial Land
4	KIADB Circle rate obtained from the Register's Office	:	₹ 40,00,000.00 per Acre
5	Assessed / adopted rate of valuation	:	₹ 40,00,000.00 per Acre
A	Value of land	:	₹ 40,00,00,000.00
B	Amount Paid to KIADB as per agreement	:	₹ 5,00,00,000.00

C	Balance amount paid to KIADB	:	₹ 35,00,00,000.00
D	Net Value of Land (A – C)	:	₹ 5,00,00,000.00
6	Estimated value of land	:	₹ 5,00,00,000.00
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Industrial Building
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC framed structure / Load bearing structure
	c) Year of construction	:	2014 (As per Previous Valuation Report)
	d) Number of floors and height of each floor including basement, if any	:	As per brief description
	e) Plinth area floor-wise	:	As per area statement
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Poor
	ii) Interior – Excellent, Good, Normal, Poor	:	Poor
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan were not provided and not verified
	h) Approved map / plan issuing authority	:	
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Could not be verified
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	-

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	N. A.
3.	Superstructure	:	B. B. Masonry
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Provided
5.	RCC Works	:	As per brief description
6.	Plastering	:	Cement plastering to few structures and many structures are unflustered.
7.	Flooring, Skirting, dado	:	Cemented
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Nil
9.	Roofing including weather proof course	:	AC Sheet roofing
10.	Drainage	:	Connected to public sewer

2.	Compound Wall	:	
	Height	:	6.0" High, R.C.C. columns with B. B. Masonry wall.
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	Provided as per requirement
	Class of fittings (superior / ordinary / poor)	:	Provided as per requirement

	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 bath tubs	:	Provided as per requirement
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement

Government Value

Particulars	Area in Acre	Rate in ₹	Value in ₹
Land	100	40,00,000.00	40,00,00,000.00
Structure	As per valuation table		31,33,63,730.00
Total			71,33,66,730.00

Structure

Structure	Built Up Area	Estimated Replacement Rate	Age Of Build.	Depreciated Rate	Final Depreciated Value	Obsl	Fair Market Value of the structure	Estimated Replacement Cost / Insurable Value
	(Sq. M.)	(₹)	Year	(₹)	(₹)		(₹)	(₹)
Cotton bales & spinning unit	13,923.86	10,000.00	10	8,200.00	11,41,75,652.00	10%	10,27,58,086.80	13,92,38,600.00
Weaving unit	9,803.93	10,000.00	10	8,200.00	8,03,92,226.00	25%	6,02,94,169.50	9,80,39,300.00
Inspection & Packing unit	4,420.02	10,000.00	10	8,200.00	3,62,44,164.00	25%	2,71,83,123.00	4,42,00,200.00
Humidification 1 st floor	2,543.00	10,000.00	10	8,200.00	2,08,52,600.00	25%	1,56,39,450.00	2,54,30,000.00
Boiler Sheds	1,498.54	8,000.00	10	6,560.00	98,30,422.00	25%	73,72,816.50	1,19,88,320.00
Caustic Recovery plant	60.00	10,000.00	10	8,200.00	4,92,000.00	50%	2,46,000.00	6,00,000.00
Security cabin	53.00	10,000.00	10	8,200.00	4,34,600.00	20%	3,47,680.00	5,30,000.00
Worker's quarters	598.00	8,000.00	10	6,560.00	39,22,880.00	25%	29,42,160.00	47,84,000.00
Worker's accommodation	684.00	8,000.00	10	6,560.00	44,87,040.00	25%	33,65,280.00	54,72,000.00
Electric Sub Station	656.10	10,000.00	10	8,200.00	53,80,020.00	15%	45,73,017.00	65,61,000.00
ETP Shed	410.00	0.00	10	0.00	0.00	25%	0.00	0.00
Coal Crusher House	28.56	8,000.00	10	6,560.00	1,87,354.00	30%	1,31,147.80	2,28,480.00
Cooling Tower	16.54	8,000.00	10	6,560.00	1,08,502.00	30%	75,951.40	1,32,320.00
D M Plant	69.22	10,000.00	10	8,200.00	5,67,604.00	20%	4,54,083.20	6,92,200.00
New Water Softening plant	228.46	8,000.00	10	6,560.00	14,98,698.00	30%	10,49,088.60	18,27,680.00
Multi effect evaporator	112.02	4,000.00	10	3,280.00	3,67,426.00	25%	2,75,569.50	4,48,080.00
Coal yard	3,291.77	7,000.00	10	5,740.00	1,88,94,760.00	25%	1,41,71,070.00	2,30,42,390.00
Cotton godown	3,178.36	10,000.00	10	8,200.00	2,60,62,552.00	10%	2,34,56,296.80	3,17,83,600.00
Sludge shed	491.31	8,000.00	10	6,560.00	32,22,994.00	20%	25,78,395.20	39,30,480.00
Under construction	4,932.52	6,000.00	10	4,920.00	2,42,67,998.00	10%	2,18,41,198.20	2,95,95,120.00



Building (next to main building)								
Compound Wall/Gate RMT	2,560.00	2,500.00	10	2,050.00	52,48,000.00	0%	52,48,000.00	64,00,000.00
Total	49,559.21				35,66,37,492.00		29,40,02,584.00	43,49,23,770.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	:	₹ 5,00,00,000.00
Part – B	Building	:	₹ 29,40,02,584.00
Part – C	Compound wall	:	
Part – D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	₹ 5,00,00,000.00
	Total Fair Market Value	:	₹ 39,40,02,584.00
	Total Realizable value	:	₹ 33,49,02,196.00
	Total Distress value	:	₹ 27,58,01,809.00
	Total Insurable value	:	₹ 43,49,23,770.00
Remarks	<ul style="list-style-type: none"> At time of site inspection, unit was not working and electricity supply was terminated by the Hubli Electricity Supply Company Ltd. Unit is Vacant and under the possession of the client. 		

- 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 Residential Bungalow, Industrial Building and properties mentioned above.
- As the property is an industrial land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 40,00,000/- per Acre. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for industrial building / Plot, all round development of commercial and industrial application in the locality etc.
- We estimate ₹ 40,00,000/- per Acre for Land with appropriate cost of construction for valuation.

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Actual Site Photograph



Actual Site Photographs



Actual Site Photographs

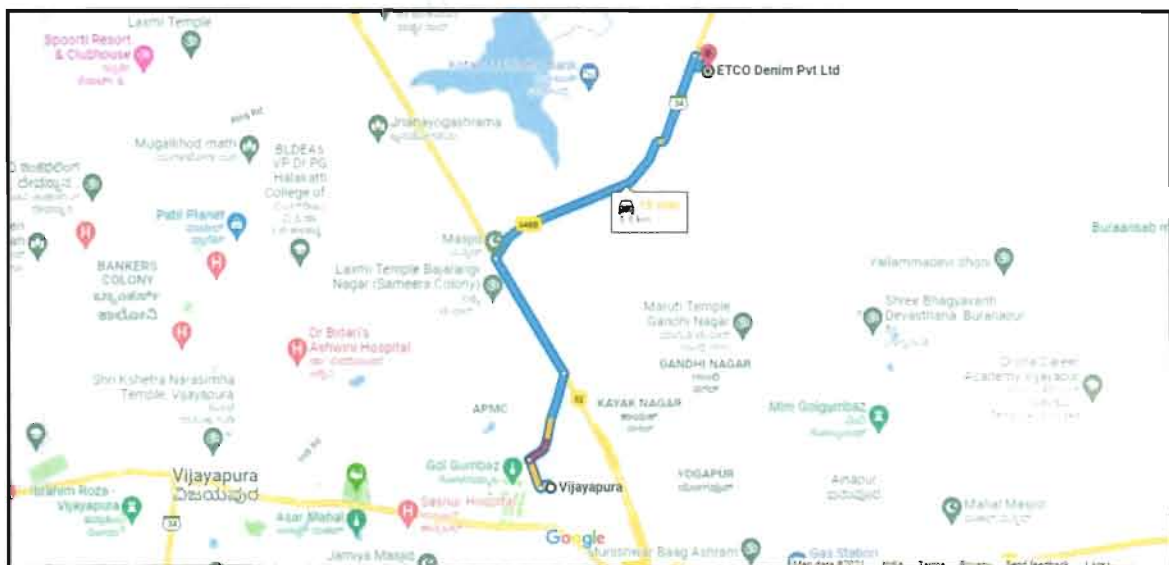


Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude: 16°51'53.2"N 75°45'11.6"E

Note: The Blue line shows the route to site from nearest railway station (Vijayapura – 5.50 Km.)

KIADB Land Circle Rates

-4-

- b) The actual price of land of Aerospace SEZ Sector in Hitech Defence & Aerospace Park Bengaluru District, is fixed @Rs.222.00 lakhs per acre which will be applicable for transfer of lease hold rights of the land in respect of units taken over under Sec.29 of the SFC's Act.
- c) The tentative rate of allotment of Aerospace SEZ in Hitech Defence & Aerospace Park, Bengaluru District is revised from Rs.250.00 lakhs per acre to Rs.280.00 lakhs per acre which will be applicable in respect of fresh allotments, transfer of lease hold rights and re-allotment of plots on account of surrender/ cancellation of allotment etc.

7. Aliyabad II Phase Industrial Area, Vijayapura District

- a) The final price in respect of allotments made in Aliyabad II Phase Industrial Area, Vijayapura District including bulk allotment made at concessional rate, is determined as detailed below;

Sl.No.	Tentative Cost of Allotment per acre (Rs in lakhs)	Final Price Determined per Acre (Rs in lakhs)
1.	5.00	17.00
2.	25.00	40.00

- b) The actual price of land of Aliyabad II Phase Industrial Area, Vijayapura District is fixed @Rs.27.00 lakhs per acre which will be applicable for transfer of lease hold rights of the land in respect of units taken over under Sec.29 of the SFC's Act.
- c) The tentative rate of allotment of Aliyabad II Phase Industrial Area, Vijayapura District is revised from Rs.25 lakhs per acre to Rs.40 lakhs per acre, which will be applicable in respect of fresh allotments, transfer of lease hold rights and re-allotment of plots on account of surrender/ cancellation of allotment.
- d) Tentative rate of allotment of Aliyabad I Phase & Mahalbhagyath Industrial Area, Vijayapura District,

The tentative rate of allotment of Aliyabad I Phase Industrial Area in Vijayapura District is revised from Rs. 30 Lakhs to Rs.40 lakhs per acre and the tentative rate of allotment of Mahalbhagyath Industrial Area, Vijayapura District is revised from Rs. 25 lakhs to Rs.40 lakhs per acre.

8. Gowribidanur I Phase Industrial Area, Chikkaballapura District

- a) The final price in respect of allotments made in Gowribidanur I Phase Industrial Area, Chikkaballapura District, is determined as detailed below;

Sl.No.	Tentative Cost of Allotment per acre (Rs in lakhs)	Final Price Determined per Acre (Rs in lakhs)
1	14.50 (KSSIDC)	14.50
1	24.50	32.00
2	32.37	40.00
3.	42.00	50.00

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 of the above property in the prevailing condition with aforesaid specifications is assessed for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ₹ 39,40,02,584.00 (Rupees Thirty Nine Crores Forty Lakhs Two Thousand Five Hundred Eighty Four Only). The Realizable Value of the above property is ₹ 26,96,75,959.00 (Rupees Twenty Six Crores Ninety Six Lakhs Seventy Five Thousand Nine Hundred Fifty Nine Only). The distress value ₹ 23,97,11,963.00 (Rupees Twenty Three Crores Ninety Seven Lakhs Eleven Thousand Nine Hundred Sixty Three Only).

Place: Mumbai

Date: 26.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar

DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.03.26 15:32:27 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer &

Chartered Engineer (India)

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

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

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

₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar B. 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 26.03.2024 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. I/ my authorized representative has personally inspected the property on 29.01.2024. 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 be having expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I 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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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The land was owned by M/s. Etco Denim Private Limited
2.	Purpose of valuation and appointing authority	As per the request from Central Bank of India, SAM, Fort Branch to assess Fair market value of the property for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Prayush Parekh – Senior Valuation Engineer
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 – 28.01.2024 Valuation Date – 26.03.2024 Date of Report – 26.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 29.01.2024
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 search for Registered Transactions • 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 Method Land (Market Approach Method) Building (Depreciation Method)
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 commercial and industrial application in the locality etc.
11.	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 **26th March 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and non-agricultural land parcel admeasuring **100 Acre** and structures thereof. The property is owned by **M/s. Etco Denim Private Limited**. At present, the property is Owner occupied. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

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

Environmental Conditions

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

Town Planning

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

Area

Based on the information provided by the Client's representative, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **100 Acre** and structure thereof.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement 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 owner occupied, contiguous and non-agricultural land parcel admeasuring **100 Acre** and structure thereof

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th March 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 SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ₹ 39,40,02,584.00 (Rupees Thirty Nine Crores Forty Lakhs Two Thousand Five Hundred Eighty Four Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar
Director**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN,
Date: 2024.03.26 15:32:42 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer &

Chartered Engineer (India)

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