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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Ion Exchange (India) Ltd.**

Industrial Land & Building known as "Ion Exchange (India) Ltd." on Plot No. 19/ A,
Phase- II, IDA Patancheru, Medak, Telangana- 502 319, India.

Latitude Longitude: 17°31'36.2"N 78°14'57.0"E

Valuation Done for:

Bank of India

Large Corporate Branch, Fort

Bank of India Building, 4th Floor, 70-80, M.G. Road, Mumbai-400 001, State - Maharashtra, Country - India

Our Pan India Presence at :

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

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building known as "Ion Exchange (India) Ltd." on Plot No. 19/ A, Phase- II, IDA Patancheru, Medak, Telangana- 502 319, India. belongs to: **M/s. Ion Exchange (India) Ltd.**

Boundaries of the property.

North : Agile Engg
South : Nala
East : SB Alloys Company
West : Avanti Pharma

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for **₹ 35,57,96,308.00 (Rupees Thirty Five Crore Fifty Seven Lakh Ninety Six Thousand Three Hundred Eight 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.



Director

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 :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
|  Mumbai |  Nashik |  Rajkot |  Raipur |
|  Aurangabad |  Pune |  Indore |  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,
Bank of India
Large Corporate Branch, Fort
Bank of India Building, 4th Floor, 70-80,
M.G. Road, Mumbai-400 001,
State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF INDUSTRIAL LAND AND BUILDING)

| I | | General | |
|--|--|---------|---|
| 1. | Purpose for which the valuation is made | : | As per the request from Bank of India, Large Corporate Branch, Fort to assess fair market value for banking loan purpose. |
| 2. | a) Date of inspection | : | 19.02.2024 |
| | b) Date on which the valuation is made | : | 18.07.2024 |
| 3. | List of documents produced for perusal | : | <ul style="list-style-type: none"> ➤ Copy of Deed of Sale dated 20.07.1989 between Andhra Pradesh Industrial Infrastructure Corporation Limited. (the Party of first part) AND M/s. ION Exchange (India) Ltd. (the Party of Second Part). ➤ Copy of License to work a Factory dated 09.07.2019 in the name of Ion-Exchange India Limited issued by Government of Telangana. ➤ Copy of Property Tax PTI No. PTC07Z0512 dated 23.05.23 in the name of ION Exchange India Pvt. Ltd. issued by Telangana State Industrial Infrastructure Corporation Ltd. ➤ Copy of Approved Plan Lr. No. D.Dis/A1/SRD/968/2023 dated 05.04.2023 issued by Telangana State Factories Department, Telangana. ➤ Copy of Electricity bill for the month of May-2023 in the name of M/s. ION Exchange (India) Limited. for Plot No. 19/A Phase - II, IDA Patancheru, Dist. Medak, issued by Southern Power Distribution Company of TS Limited. |
| 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) | : | <p>M/s. Ion Exchange (India) Ltd. Address – Industrial Land & Building known as "Ion Exchange (India) Ltd." on Plot No. 19/ A, Phase- II, IDA Patancheru, Medak, Telangana- 502 319, India.</p> <p>Contact Person: Mr. Satyanarayana – 9866327548 & Mr. P Surendrachary - 9676515222</p> <p>Ltd. Company Ownership</p> |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : | |
| The property under valuation is Leasehold Industrial Land & Building located at Plot No. 19/ A, Phase- | | | |

II, IDA Patancheru, The plot under valuation is Leasehold Land is located at about 6.3 KM away from Bhel Halt Railway Station.

Plot:

The Industrial Land & Building known as "Ion Exchange (India) Ltd." on Plot No. 19/ A, Phase- II, IDA Patancheru, Medak. It is about 1 kms away from Hyderabad Mumbai National Highway Railway station.

Plot:

As per Deed of Sale Plot area is 19,459.65 sq. M. which is considered for valuation.

Brief Description of structure:

Company is having 2 Plot i.e. Factory Plot admeasuring 19459.65 Sq. M and R&D Plot admeasuring 4893.00 Sq. M both Plot are demarcated. Our Valuation is limited to Factory Plot, however company has provided the Common Approved Plan for both Plot without BUA bifurcation. Therefore we have considered the BUA provide by company and the details for the same is as under:-

| Sr. No. | Name of Structure | Description | BUA in Sq. M. |
|---------|--------------------------------|--|---------------|
| 1 | Administrative Block | It is a RCC framed structure of Ground + One upper floors, having RCC footing, column covered with RCC slab, MS rolling shutters, wooden and glass doors, vitrified tiles flooring are provided. | 399 |
| 2 | Raw Material Store Building | It is a RCC framed structure of Ground floor having RCC footing covered partly with RCC slab and partly with AC sheet roofing supported with steel purlins, MS rolling shutters wooden and glass doors, PCC flooring are provided. | 425 |
| 3 | A.K.D. & Polymer Plant | It is a RCC framed structure of Ground Floor having RCC footing with RCC column & MS steel column covered with GI sheets supported with steel purlins with Turbo ventilators, MS rolling shutters, RCC flooring are provided | 892 |
| 4 | Finish Good Ware House | It is a RCC framed structure of Ground floor having RCC footing with GI sheets roofing supported on steel purlins MS rolling shutters, PCC flooring are provided | 604 |
| 5 | Production Block | It is a RCC framed structure of Ground + Mezzanine floor having RCC footing with AC sheet roofing supported on steel purlins and mezzanine floor covered with MS plates & cchannel. MS rolling shutter, PCC flooring are provided | 395 |
| 6 | Utility Block / RO Chilly Area | It is a RCC framed structure of Ground floor having RCC footing with GI sheets roofing supported on steel purlins. MS rolling shutters, PCC flooring are provided | 372 |

| | | | |
|------------------|---|---|---|
| 7 | Engineering Workshop | It is a RCC framed structure of Ground floor having RCC footing with AC sheets roofing supported on steel purlins. MS rolling shutter, PCC flooring are provided. | 67 |
| 8 | Rest Room / Record Room | It is a RCC framed structure of Ground floor having RCC footing with AC sheets roofing supported on steel purlins. Glass doors, PCC flooring are provided | 79 |
| 9 | MCC / PCC / D.G. Room | It is a RCC framed structure of Ground + one upper floor having RCC footing with RCC slab, MS rolling shutters, glass windows, PCC flooring are provided. | 130 |
| 10 | New Storage Area | It is a RCC framed structure of Ground floor having RCC footing with GI sheets roofing supported on steel purlins. MS rolling shutters, PCC flooring are provided | 1273 |
| 11 | Staff Workers & Canteen | It is a RCC framed structure of Ground floor having RCC footing with AC sheets roofing supported on steel purlins. Glass doors, PCC flooring are provided. | 79 |
| 12 | New PPD/QC/RM Store | It is a RCC framed structure of Ground floor having RCC footing with AC sheets roofing supported on steel purlins. Glass doors, PCC flooring are provided. | 425 |
| 13 | Effluent Treatment Plant | It is a RCC framed structure of Ground floor having RCC footing with GI sheets roofing supported on steel purlins. MS rolling shutters, PCC flooring are provided | 1022 |
| Total BUA | | | 6162 |
| 6. | Location of property | : | |
| a) | Plot No. / Survey No. | : | Plot No. A/ 19 |
| b) | Door No. | : | Laminated wooden with Glazed door |
| c) | T.S. No. / Village | : | Village- IDA Patancheru |
| d) | Ward / Taluka | : | Taluka - |
| e) | Mandal / District | : | Medak, Telangana |
| 7. | Postal address of the property | : | Industrial Land & Building known as "Ion Exchange (India) Ltd." on Plot No. 19/ A, Phase- II, IDA Patancheru, Medak, Telangana- 502 319, India. |
| 8. | City / Town | : | Village - IDA Patancheru |
| | Residential area | : | No |
| | Commercial area | : | No |
| | Industrial area | : | Yes |
| 9. | Classification of the area | : | |
| | i) High / Middle / Poor | : | Middle Class |
| | ii) Urban / Semi Urban / Rural | : | Urban |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : | Telangana State Industrial Infrastructure Corporation Ltd. (TSIIC) |
| 11. | Whether covered under any State / Central | : | No |

| | | | |
|-----------|---|---|---|
| | Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | | |
| 12. | In Case it is Agricultural land, any conversion to house site plots is contemplated | : | N.A. |
| 13. | Boundaries of the property | | As per Sale Deed |
| | North | : | Road No. 2 |
| | South | : | Nala |
| | East | : | Plot o. 4 |
| | West | : | Plot No. 19/ B |
| 14.1 | Dimensions of the site | | N. A. as the land is irregular in shape |
| | | | A |
| | | | As per the Deed |
| | | | B |
| | | | Actuals |
| | North | : | - |
| | South | : | - |
| | East | : | - |
| | West | : | - |
| 14.2 | Latitude, Longitude & Co-ordinates of property | : | 17°31'36.2"N 78°14'57.0"E |
| 15. | Extent of the site | : | Plot area – 19,459.65 Sq. M. (As per Deed of Sale) Structure – Provided by Company |
| 16. | Extent of the site considered for Valuation (least of 14A& 14B) | : | As mentioned above |
| 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 | : | Industrial properties |
| 3. | Possibility of frequent flooding/ sub-merging | : | No |
| 4. | Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc. | : | All available in Pardi |
| 5. | Level of land with topographical conditions | : | Plain |
| 6. | Shape of land | : | Irregular |
| 7. | Type of use to which it can be put | : | For Industrial purpose |
| 8. | Any usage restriction | : | Industrial |
| 9. | Is plot in town planning approved layout? | : | Yes, for Industrial Estate APIIC |
| 10. | Corner plot or intermittent plot? | : | Intermittent |
| 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 | : | Available |
| 16. | Underground sewerage system | : | Available |
| 17. | Is Power supply is available in the site | : | Available |
| 18. | Advantages of the site | : | Located in Industrial Area |
| 19. | Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated) | : | No |
| Part – A (Valuation of land) | | | |
| 1 | Size of plot | : | Plot area – 19,459.65 Sq. M. (As per Sale Deed) |
| | North & South | : | - |
| | East & West | : | - |
| 2 | Total extent of the plot | : | Plot area – 19,459.65 Sq. M. (As per Sale Deed) |
| 3 | Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas) | : | ₹ 14,000.00 to ₹ 16,000.00 per Sq. M. for land Details of recent transactions/online listings are attached with the report. |
| 4 | Guideline rate obtained from the Stamp Duty Ready Reckoner for land (an evidence thereof to be enclosed) | : | ₹ 21,280.00 per Sq. M. |
| 5 | Assessed / adopted rate of valuation | : | ₹15,000.00 per Sq. M. |
| 6 | Estimated value of land | : | ₹ 29,18,94,750.00 |
| Part – B (Valuation of Building) | | | |
| 1 | Technical details of the building | : | |
| | a) Type of Building (Residential / Commercial / Industrial) | : | Industrial |
| | b) Type of construction (Load bearing / RCC / Steel Framed) | : | R.C.C. Framed / Steel Framed / Load bearing structure |
| | c) Year of construction | : | As per Valuation Table |
| | d) Number of floors and height of each floor including basement, if any | : | As per brief description |
| | e) Plinth area floor-wise | : | Mention above |
| | f) Condition of the building | : | |
| | i) Exterior – Excellent, Good, Normal, Poor | : | Normal |
| | ii) Interior – Excellent, Good, Normal, Poor | : | Normal |
| | g) Date of issue and validity of layout of approved map | : | Copy of Approved Plan Lr. No. D.Dis/A1/SRD/968/2023 dated 05.04.2023 issued by Telangana State |
| | h) Approved map / plan issuing authority | : | Factories Department, Telangana. |

| | | | |
|--|---|---|----|
| | i) Whether genuineness or authenticity of approved map / plan is verified | : | |
| | j) Any other comments by our empanelled valuers on authentic of approved plan | : | No |

Specifications of construction (floor-wise) in respect of

| Sr. No. | Description | : | |
|---------|---|---|---|
| 1. | Foundation | : | RCC |
| 2. | Basement | : | No |
| 3. | Superstructure | : | No |
| 4. | Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber | : | Glass doors and Aluminum sliding windows in office. Rolling shutter, MS main gate |
| 5. | RCC Works | : | |
| 6. | Plastering | : | Cement |
| 7. | Flooring, Skirting, dado | : | Cement, Vitrified in office. |
| 8. | Special finish as marble, granite, wooden paneling, grills etc. | : | No |
| 9. | Roofing including weather proof course | : | RCC and AC sheet roof |
| 10. | Drainage | : | Connected to maniple sewer |

| | | | |
|-----------|--|---|---|
| 2. | Compound Wall | : | |
| | Height | : | The compound wall consists of R. R. masonry |
| | Length | : | |
| | Type of construction | : | |
| 3. | Electrical installation | : | |
| | Type of wiring | : | Industrial |
| | Class of fittings (superior / ordinary / poor) | : | Ordinary |
| | Number of light points | : | Provided as per requirement |
| | Fan points | : | Provided as per requirement |
| | Spare plug points | : | Provided as per requirement |
| | Any other item | : | - |
| 4. | Plumbing installation | : | |
| | a) No. of water closets and their type | : | Provided as per requirement |
| | b) No. of wash basins | : | Provided as per requirement |
| | c) No. of urinals | : | Provided as per requirement |
| | d) No. of bath tubs | : | Provided as per requirement |
| | e) Water meters, taps etc. | : | Provided as per requirement |
| | f) Any other fixtures | : | Provided as per requirement |

STRUCTURES

| S. No. | Items | Total BUA (Sq. M) | YOC | Total Life of Structure | Full Rate | % of the depreciation rate to be deducted | Final Depreciated Rate to be considered | Depreciation | Final Depreciated Value to be considered | Insurable Value / Full Value |
|--------|--------------------------------|-------------------|------|-------------------------|-----------|---|---|--------------------|--|------------------------------|
| 1 | Administrative Block | 399.00 | 1984 | 50 | 25,000 | 72 | 7,000 | 71,82,000 | 27,93,000 | 99,75,000 |
| 2 | Raw Material Store Building | 425.00 | 1990 | 50 | 16,500 | 61.2 | 6,402 | 42,91,650 | 27,20,850 | 70,12,500 |
| 3 | A.K.D. & Polymer Plant | 892.00 | 2007 | 50 | 18,500 | 30.6 | 12,839 | 50,49,612 | 1,14,52,388 | 1,65,02,000 |
| 4 | Finish Good Ware House | 604.00 | 1984 | 50 | 20,000 | 72 | 5,600 | 86,97,600 | 33,82,400 | 1,20,80,000 |
| 5 | Production Block | 395.00 | 2006 | 50 | 20,000 | 32.4 | 13,520 | 25,59,600 | 53,40,400 | 79,00,000 |
| 6 | Utility Block / RO Chilly Area | 372.00 | 1984 | 50 | 20,000 | 72 | 5,600 | 53,56,800 | 20,83,200 | 74,40,000 |
| 7 | Engineering Workshop | 67.00 | 1984 | 50 | 20,000 | 72 | 5,600 | 9,64,800 | 3,75,200 | 13,40,000 |
| 8 | Rest Room / Record Room | 79.00 | 2008 | 50 | 20,000 | 28.8 | 14,240 | 4,55,040 | 11,24,960 | 15,80,000 |
| 9 | MCC / PCC / D.G. Room | 130.00 | 1995 | 50 | 20,000 | 52.2 | 9,560 | 13,57,200 | 12,42,800 | 26,00,000 |
| 10 | New Storage Area | 1,273.00 | 2012 | 50 | 20,000 | 21.6 | 15,680 | 54,99,360 | 1,99,60,640 | 2,54,60,000 |
| 11 | Staff Workers & Canteen | 79.00 | 2012 | 50 | 20,000 | 21.6 | 15,680 | 3,41,280 | 12,38,720 | 15,80,000 |
| 12 | New PPD/QC/ RM Store | 425.00 | 1998 | 50 | 20,000 | 46.8 | 10,640 | 39,78,000 | 45,22,000 | 85,00,000 |
| 13 | Effluent Treatment Plant | 1,022.00 | 2023 | 50 | 7,500 | 0 | 7,500 | - | 76,65,000 | 76,65,000 |
| | | 6,162.00 | | | | | | 4,57,32,942 | 6,39,01,558 | 10,96,34,500 |

| 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 | : | ₹ 29,18,94,750.00 |
| Part – B | Building | : | ₹ 6,39,01,558.00 |
| | Land Development | : | Included in the Cost of Construction |
| Part – C | Compound wall | : | Included in the Cost of Construction |
| Part - D | Amenities | : | Included in the Cost of Construction |
| Part – E | Pavement | : | Included in the Cost of Construction |
| Part – F | Services | : | Included in the Cost of Construction |
| | Fair Market Value | : | ₹ 35,57,96,308.00 |
| | Realizable Value | : | ₹ 32,02,16,677.00 |
| | Distress Sale Value | : | ₹ 28,46,37,046.00 |
| | Insurable Value | : | ₹ 10,96,34,500.00 |

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.

This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, and government buildings.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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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 factory 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 ₹ 14,000.00 to ₹ 16,000.00 per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, upswing in real estate prices, sustained demand for Factory / Plot, all round development of commercial and industrial application in the locality etc. The Land Rate for the said land is ₹ 15,000.00 per Sq. M. and the same is considered for our valuation.

The saleability of the property is : Normal
Likely rental values in future in: Amount Rs. N.A.
Any likely income it may generate: Rental Income

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

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

Place: Thane

Date: 18.07.2024



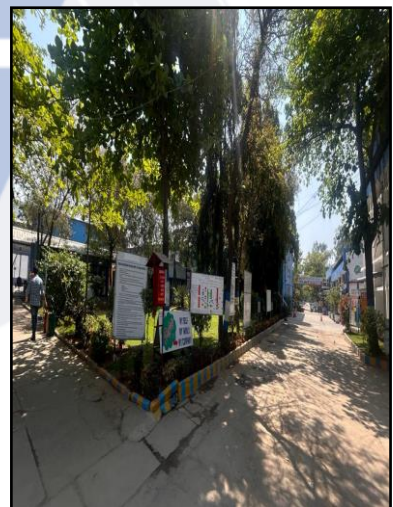
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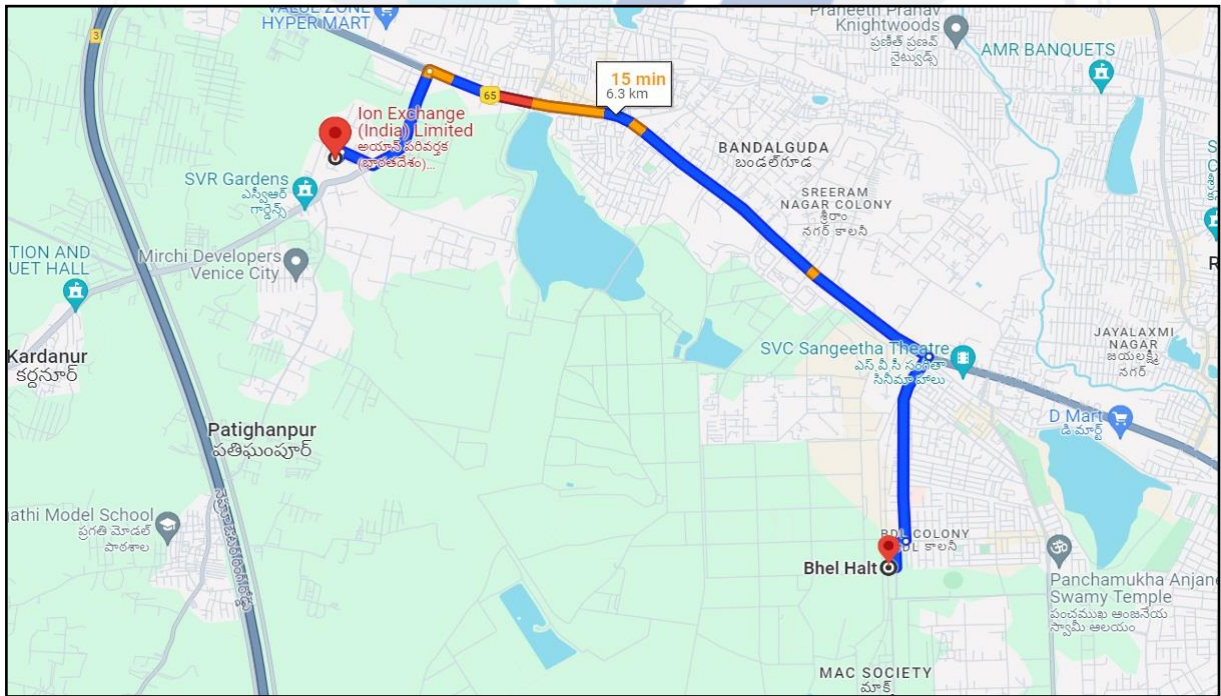


Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude: 17°31'36.2"N 78°14'57.0"E

Note: The Blue line shows the route to site from nearest railway station (Bhel Halt – 6.3 Km)

Ready Reckoner Rate

| STATEMENT OF REVUSED LAND RATES W.E.F. 01.05.2023 VALID UPTO 31.03.2024 | | | |
|---|------------------|-----------------------------------|---------------------------|
| Sl. No. | CURRENT ZONE | NAME OF THE IP/AN/GC/SEZ ETC | RATE (in Rs. per Sq.Mtrs) |
| [1] | [2] | [3] | [5] |
| 52 | MEDCHAL SIDDIPET | MANDAPALLY-IP SIDDIPET | ₹ 1,950 |
| 53 | MEDCHAL SIDDIPET | AGRO PROCESSING PARK,BANDAMYLARAM | ₹ 5,500 |
| 54 | MEDCHAL SIDDIPET | TUNKIBOLLARM | ₹ 4,500 |
| 55 | MEDCHAL SIDDIPET | IP-KONDAPUR | ₹ 6,200 |
| 56 | MEDCHAL SIDDIPET | TSPFZ WARGAL | ₹ 1,854 |
| 57 | NIZAMABAD | SARANGAPUR | ₹ 4,928 |
| 58 | NIZAMABAD | AUTONAGAR BODHAN | ₹ 3,091 |
| 59 | NIZAMABAD | ADILABAD | ₹ 7,728 |
| 60 | NIZAMABAD | AN - NIZAMABAD | ₹ 12,421 |
| 61 | NIZAMABAD | BODHAN (AIE) | ₹ 7,728 |
| 62 | NIZAMABAD | BODHAN (IE) | ₹ 7,728 |
| 63 | NIZAMABAD | KAMAREDDY | ₹ 11,090 |
| 64 | NIZAMABAD | TSPFZ -LINGAMPALLY | ₹ 1,063 |
| 65 | NIZAMABAD | NIRMAL | ₹ 4,068 |
| 66 | NIZAMABAD | RIE - KISAN NAGAR | ₹ 1,848 |
| 67 | PATANCHERU | BUCHINELLY | ₹ 2,240 |
| 68 | PATANCHERU | EPIP - PASHAMYLARAM | ₹ 10,080 |
| 69 | PATANCHERU | INDRAKARAN | ₹ 6,397 |
| 70 | PATANCHERU | PASHAMYLARAM PH-I TO IV | ₹ 10,080 |
| 71 | PATANCHERU | PATANCHERU (IP) | ₹ 21,280 |
| 72 | PATANCHERU | PATANCHERU (IP) PH-I TO V (IDA) | ₹ 21,280 |
| 73 | PATANCHERU | RAMACHANDRAPURAM (AIP) | ₹ 23,520 |
| 74 | PATANCHERU | TEX. PARK - PASHAMYLARAM | ₹ 10,080 |
| 75 | PATANCHERU | YELUMALA | ₹ 6,523 |
| 76 | PATANCHERU | ZAHEERABAD | ₹ 10,080 |
| 77 | PATANCHERU | ZAHEERABAD (RIP) | ₹ 10,080 |

Price Indicators

magicbricks.com/propertyDetails/2813-Sq-yrd-Industrial-Land-FOR-Sale-Patancheru-in-Hyderabad&id=4d423335363134303837

ube [Maps](#)


magicbricks Buy Rent Sell Home Loans Login Post Property **FREE**

Posted on: Mar 27, 24 Property ID: 35614087

Save Time & Money with **MB Prime** Find the right Property by calling Upto 35 Owners directly **Join Prime @ 50% OFF**

₹ 4.97 Cr EMI - ₹ 2,24L | Need Home Loan? Check Eligibility

Industrial Land For Sale in **Patancheru, Hyderabad** [View on map](#) **Bangalore Airport Corridor**

 Plot Area **2813 sqyrd** Transaction Type **Resale**

Contact Owner **Get Phone No.**

Contact Owner **Get Phone No.**

More Details

Price **₹ 4.97 Cr**

Address **Patancheru, Hyderabad - West, Andhra Pradesh**

Description: Exclusive Industrial Land available for Immediate sale at a good location. It is a great investment opportunity with very good returns in near future. For details on the land please contact immediately **Read less**

magicbricks.com/propertyDetails/9100-Sq-yrd-Industrial-Land-FOR-Sale-Patancheru-in-Hyderabad&id=4d423630363930303833

Tube [Maps](#)


magicbricks Buy Rent Sell Home Loans Login PC

Posted on: Apr 02, 24

Get priority access & benefits with **MB Prime** Unlock exclusively Reserved Owner Properties **Join Prime @ 50% OFF**

₹ 14.56 Cr EMI - ₹ 6,57L | Need Home Loan? Check Eligibility

Industrial Land For Sale in **Patancheru, Hyderabad** [View on map **Bangalore Airport Corridor**](#)

 **1 Floor allowed**

Plot Area **9100 sqyrd** Any Construction Done **No** Boundary Wall **Yes**

Transaction Type **Resale**

Contact Owner **Get Phone No.** Last contact made 27 days ago

More Details

Price **₹ 14.56 Cr**

Address **Behind CVK NAVOPAN MAIN ROAD 2ND PLOT, Patancheru, Hyderabad - West, Andhra Pradesh**

Width of road facing **18m**

Contact Owner **Get Phone No.**



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Price Indicators


realestateindia.com/property-detail/industrial-land-plot-for-sale-in-patancheru-hyderabad-84-acre-840-cr-1191151.htm

uTube Maps

REI RealEstateIndia Hyderabad BUY RENT PROJECTS AGENTS SERVICES Post Property Sign In Join Free

Home > Hyderabad > Patancheru > Industrial Land > Industrial Land 84 Acre for Sale in Patancheru, Hyderabad

1 BSR | 30 Views



No Property Images Available

REQUEST PHOTOS

Industrial Land 84 Acre for Sale in Patancheru, Hyderabad

Listing ID #1191151

84 Acre

₹ 840 Cr. ₹ 10 Cr/Acre

ENQUIRY NOW GET PHONE NO.

Noticed an issue with this listing? Report Here.

Property Overview

| | | | | |
|--|----------------------------------|----------------------------|----------------------------|--------------------------------|
| Location Patancheru, Hyderabad | Plot/Land Area 84 Acre | Ownership Others | Sale Type Resale | Type Industrial Land |
|--|----------------------------------|----------------------------|----------------------------|--------------------------------|

Sale Type: **Resale** | Ownership: **Others**

ENQUIRY NOW

Property Description

84 acres of industrial land is for outright sale at patancheru Hyderabad . No court cases or police cases. Clear titles .

About Agent Details

SK Consultancy
Agent / +91-63036xxxx

Please share your contact info

I am Individual Agent

Name

Email Address

+91 Mobile Number

Message
I am interested in this property.

I agree to be contacted thru call, WhatsApp, sms & e-mail by RealEstateindia and other advertisers for similar properties.

SUBMIT

By Proceeding you are agree to our Terms & Conditions



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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 ₹ 35,57,96,308.00 (Rupees Thirty Five Crore Fifty Seven Lakh Ninety Six Thousand Three Hundred Eight Only). The Realizable Value of the above property is ₹ 32,02,16,677.00 (Rupees Thirty Two Crore Two Lakh Sixteen Thousand Six Hundred and Seventy Seven Only) and the distress value is ₹ 28,46,37,046.00 (Rupees Twenty Eight Crore Forty Six Lakh Thirty Seven Thousand Forty Six Only).

Place: Thane

Date: 18.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Auth. Sign.

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

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

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name of the Branch Manager with Official seal)



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th July 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 vacant, contiguous and non-agricultural land parcel admeasuring **19,459.65 Sq. M. in the name of M/s. Ion Exchange (India) Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

Based on the information provided by the Client's representative, we understand that the subject property is a owner occupied, contiguous and non-agricultural land parcel admeasuring **19,459.65 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 Sale 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



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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 **19,459.65 Sq. M.** and structure thereof.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th July 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 knowledgeably and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for purpose at **₹ 35,57,96,308.00 (Rupees Thirty Five Crore Fifty Seven Lakh Ninety Six Thousand Three Hundred Eight Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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