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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. Olympia Industries Limited**

Industrial Land & Building on Plot No. 3, Survey No. 441, Hissa No. 2,4 & 6, Village – Mahim,
Taluka & District - Palghar, PIN – 401 404, State – Maharashtra, Country – India.

Longitude Latitude: 19°41'02.4"N 72°46'19.6"E

Valuation Done for:

**State Bank of India
SME Fort Branch**

Gresham House, Sir P. M. Road Branch, Fort, Mumbai - 400 001
State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
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Regd. Office

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

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / SME Fort Branch / M/s. Olympia Industries Limited. (009406/2306897) Page 2 of 27

Vastu/Mumbai/06/2024/009406/2306897

25/17-341-BHSM

Date: 25.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing N.A Industrial Land & Building on Plot No. 3, Survey No. 441, Hissa No. 2,4 & 6, Village – Mahim, Taluka & District - Palghar, PIN – 401 404, State – Maharashtra, Country – India belongs to **M/s. Olympia Industries Limited.**

Boundaries of the property.

North : Gian Engineer Company
South : Internal Road
East : Internal Road
West : Rajdeep Cans Industry

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

| Particulars | Fair Market Value In (₹) | Realizable Value In (₹) | Distress Sale Value In (₹) |
|----------------------|-----------------------------|----------------------------|-------------------------------|
| N.A. Land & Building | 1,45,24,678/- | 1,30,72,210/- | 1,16,19,742/- |

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.**

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.25 18:08:47 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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- Jaipur

Regd. Office

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Powai, Andheri East, **Mumbai:** 400072, (M.S), India

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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
State Bank of India
SME Fort Branch

Gresham House
 Sir P. M. Road Branch
 Fort, Mumbai - 400 001
 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 State Bank of India, SME Fort Branch, Thane to assess Fair market value of the property for banking purpose. |
| 2. | a) Date of inspection | : 21.06.2024 |
| | b) Date on which the valuation is made | : 25.06.2024 |
| 3. | List of documents produced for perusal | <ol style="list-style-type: none"> 1. Copy of Rename Transfer Letter dated 05.05.1988 between Shri. Somchand Bhimai Visaria, Shri. Anil Somchand Visaria, Shri. Ashwin Baldev Kapoor & Shri. Anil Baldev Kapoor (Transferors) AND M/s. Olympia Industries Limited. (Transferee) 2. Copy of Agreement for Leave & License Document No. 3577/2019 dated 05.07.2019 between M/s. Olympia Industries Limited. (The Licensor) AND M/s. Miraya Industries (The Licensee) 3. Copy Property Tax Bill No. 31 dated 18.06.2019 issued by Mahim Municipal Council 4. Copy of N.A. Order No. REV/DESK / I / T / VIII / NAP / SR / 11 / 87 dated 22.05.1987 issued by Collector Office Thane. 5. Copy of Approved Building Plan No. Desk-I / NAP-VIII / IND / SR-11 / 87 dated 22.08.1987 6. Copy of 7/12 Extract |
| | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | Name of Owner M/s. Olympia Industries Limited. Address: Industrial Land & Building on Plot No. 3, Survey No. 441, Hissa No. 2,4 & 6, Village – Mahim, Taluka & District - Palghar, PIN – 401 404, State – Maharashtra, Country – India. Contact Persons: Mr. Vijay Patel Contact No. 9730791723 Private Limited Company Ownership. |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | |
| | Property: The property is located in a developed Industrial area having normal infrastructure, well connected by road and train. The immovable property comprises of leasehold Industrial land and structures thereof. It is located at about 1.9 km. travelling distance from Palghar Railway Station. | |
| | Nearest landmark: Opp. Mahavir Industries | |



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Land:

The Plot area as per Index II Building is 1275.00 Sq. M., which is considered for the valuation purpose.

Structures –

The land consists of Industrial Building is of Ground + 1st upper floor + Terrace, It is a R.C.C. framed structure with RCC beams, columns, slabs and RCC staircase is provided for access to the upper floors.

| | | |
|---|--------------|---|
| 1 | Ground Floor | Presently partly Shed, Cabins, Reception, Lab, Office, Toilet |
| 2 | First Floor | Rooms, Kitchen, Toilet, Passage |
| 3 | Shed | Security Cabin |

As per Site Measurement, the structure Gross area is as below, which is considered for valuation.

| Sr. No. | Floor | Built up Area in Sq. Ft. |
|---------|-----------------------------|--------------------------|
| 1 | Ground Floor - RCC | 655.00 |
| 2 | 1 st Floor - RCC | 481.00 |
| 3 | Ground Floor -Shed | 2733.00 |
| 4 | Mezzanine Area | 618.00 |
| 5 | Security Cabin | 89.00 |
| Total | | 4576.00 |

| | | | |
|-----|--|---|---|
| 6. | Location of property | : | |
| | a) Plot No. / Survey No. | : | Plot No. 3 |
| | b) Door No. | : | Not applicable |
| | c) C.T.S. No. / Village | : | Village – Mahim |
| | d) Ward / Taluka | : | Taluka – Palghar |
| | e) Mandal / District | : | District – Palghar |
| 7. | Postal address of the property | : | Industrial Land & Building on Plot No. 3, Survey No. 441, Hissa No. 2,4 & 6, Village – Mahim, Taluka & District - Palghar, PIN – 401 404, State – Maharashtra, Country – India. |
| 8. | City / Town | : | Palghar (West) |
| | Residential area | : | No |
| | Industrial area | : | Yes |
| | Industrial area | : | No |
| 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 | : | Village – Palghar Mahim Gram Panchayat |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ | : | No |

| | 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 Document As per Site Visit | | | | | | | | | | | | | | | | | | | | | |
| | North | : | Road Gian Engineer Company | | | | | | | | | | | | | | | | | | | | | |
| | South | : | Open Land Internal Road | | | | | | | | | | | | | | | | | | | | | |
| | East | : | Road Internal Road | | | | | | | | | | | | | | | | | | | | | |
| | West | : | Road Rajdeep Cans Industry | | | | | | | | | | | | | | | | | | | | | |
| 14.1 | Dimensions of the site | | N. A. as the plot under consideration is irregular in shape. | | | | | | | | | | | | | | | | | | | | | |
| | | | A B As per the Deed Actuals | | | | | | | | | | | | | | | | | | | | | |
| | North | : | - - | | | | | | | | | | | | | | | | | | | | | |
| | South | : | - - | | | | | | | | | | | | | | | | | | | | | |
| | East | : | - - | | | | | | | | | | | | | | | | | | | | | |
| | West | : | - - | | | | | | | | | | | | | | | | | | | | | |
| 14.2 | Latitude, Longitude & Co-ordinates of property | : | 19°41'02.4"N 72°46'19.6"E | | | | | | | | | | | | | | | | | | | | | |
| 14. | Extent of the site | : | Plot Area = 1275.00 Sq. M. | | | | | | | | | | | | | | | | | | | | | |
| 15. | Extent of the site considered for Valuation (least of 14A & 14B) | : | (Area as per Index II) As per Site Measurement, the structure Gross Area is as below | | | | | | | | | | | | | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Floor</th> <th>Built up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ground Floor - RCC</td> <td>655.00</td> </tr> <tr> <td>2</td> <td>1st Floor - RCC</td> <td>481.00</td> </tr> <tr> <td>3</td> <td>Ground Floor - Shed</td> <td>2733.00</td> </tr> <tr> <td>4</td> <td>Mezzanine Area</td> <td>618.00</td> </tr> <tr> <td>5</td> <td>Security Cabins</td> <td>89.00</td> </tr> <tr> <td>Total</td> <td></td> <td>4576.00</td> </tr> </tbody> </table> | Sr. No. | Floor | Built up Area in Sq. Ft. | 1 | Ground Floor - RCC | 655.00 | 2 | 1 st Floor - RCC | 481.00 | 3 | Ground Floor - Shed | 2733.00 | 4 | Mezzanine Area | 618.00 | 5 | Security Cabins | 89.00 | Total | | 4576.00 |
| Sr. No. | Floor | Built up Area in Sq. Ft. | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Ground Floor - RCC | 655.00 | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 1 st Floor - RCC | 481.00 | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Ground Floor - Shed | 2733.00 | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Mezzanine Area | 618.00 | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Security Cabins | 89.00 | | | | | | | | | | | | | | | | | | | | | | |
| Total | | 4576.00 | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Tenant Occupied in the name of M/s. Miraya Industries From 01.07.2019 (Rent – 40,000/-) | | | | | | | | | | | | | | | | | | | | | |
| II | CHARACTERISTICS OF THE SITE | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | Classification of locality | : | Middle class | | | | | | | | | | | | | | | | | | | | | |
| 2. | Development of surrounding areas | : | Industrial | | | | | | | | | | | | | | | | | | | | | |
| 3. | Possibility of frequent flooding/ sub-merging | : | No | | | | | | | | | | | | | | | | | | | | | |
| 4. | Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc. | : | All available near by | | | | | | | | | | | | | | | | | | | | | |
| 5. | Level of land with topographical conditions | : | Plain | | | | | | | | | | | | | | | | | | | | | |
| 6. | Shape of land | : | Rectangular Shape | | | | | | | | | | | | | | | | | | | | | |
| 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? | : | N.A. | | | | | | | | | | | | | | | | | | | | | |

| | | | |
|---|--|---|---|
| 10. | Corner plot or intermittent plot? | : | Corner Plot |
| 11. | Road facilities | : | Yes |
| 12. | Type of road available at present | : | Plain Cement Concrete Road |
| 13. | Width of road – is it below 20 ft. or more than 20 ft. | : | More than 40 ft. |
| 14. | Is it a Land – Locked land? | : | No |
| 15. | Water potentiality | : | Good |
| 16. | Underground sewerage system | : | Connected to municipal Sewerage System |
| 17. | Is Power supply is available in the site | : | Yes |
| 18. | Advantages of the site | : | Located in developed Industrial area |
| 19. | Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated) | : | No |
| Part – A (Valuation of land) | | | |
| 1 | Size of plot | : | Plot Area = 1275.00 Sq. M. (Area as Index II) |
| | North & South | : | - |
| | East & West | : | - |
| 2 | Total extent of the plot | : | Plot Area = 1275.00 Sq. M. (Area as Index II) |
| 3 | Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas) | : | ₹ 8,000.00 to ₹ 10,000.00 per Sq. M. Details of recent transactions/online listings are attached with the report. |
| 4 | Guideline rate obtained from the Stamp Duty Ready Reckoner for Land | : | ₹ 3,030.00 per Sq. M. for One F.S. I |
| | In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given. | : | It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ. |
| 5 | Assessed / adopted rate of valuation | : | ₹ 9,000.00 per Sq. M. including land development such as Plot leveling, Plot filling, MS gate, Compound Wall, Transformer Area and the entire ancillary structures / sheds. |
| 6 | Estimated value of land | : | ₹ 1,14,75,000.00 |
| Part – B (Valuation of Building) | | | |
| 1 | Technical details of the building | : | |
| | a) Type of Building (Residential / Industrial / Industrial) | : | Industrial Building |
| | b) Type of construction (Load bearing / RCC / Steel Framed) | : | RCC framed structure |
| | c) Year of construction | : | 1987 (As per Occupancy Certificate) |

| d) Number of floors and height of each floor including basement, if any | : | Ground + 1 st upper floors & Ground floor shed | | | | | | | | | | | | | | | | | | | | | |
|--|-----------------------------|--|---------|-------|--------------------------|---|--------------------|--------|---|-----------------------------|--------|---|--------------------|---------|---|----------------|--------|---|-----------------|-------|-------|--|----------------|
| e) Plinth area floor-wise | : | As per Site Measurement, the structure Gross Area is as below- <table border="1" data-bbox="833 517 1422 827"> <thead> <tr> <th>Sr. No.</th> <th>Floor</th> <th>Built up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ground Floor - RCC</td> <td>655.00</td> </tr> <tr> <td>2</td> <td>1st Floor - RCC</td> <td>481.00</td> </tr> <tr> <td>3</td> <td>Ground Floor -Shed</td> <td>2733.00</td> </tr> <tr> <td>4</td> <td>Mezzanine Area</td> <td>618.00</td> </tr> <tr> <td>5</td> <td>Security Cabins</td> <td>89.00</td> </tr> <tr> <td>Total</td> <td></td> <td>4576.00</td> </tr> </tbody> </table> | Sr. No. | Floor | Built up Area in Sq. Ft. | 1 | Ground Floor - RCC | 655.00 | 2 | 1 st Floor - RCC | 481.00 | 3 | Ground Floor -Shed | 2733.00 | 4 | Mezzanine Area | 618.00 | 5 | Security Cabins | 89.00 | Total | | 4576.00 |
| Sr. No. | Floor | Built up Area in Sq. Ft. | | | | | | | | | | | | | | | | | | | | | |
| 1 | Ground Floor - RCC | 655.00 | | | | | | | | | | | | | | | | | | | | | |
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| 3 | Ground Floor -Shed | 2733.00 | | | | | | | | | | | | | | | | | | | | | |
| 4 | Mezzanine Area | 618.00 | | | | | | | | | | | | | | | | | | | | | |
| 5 | Security Cabins | 89.00 | | | | | | | | | | | | | | | | | | | | | |
| Total | | 4576.00 | | | | | | | | | | | | | | | | | | | | | |
| 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 Building Plan No. Desk-I / NAP-VIII / IND / SR-11 / 87 dated 22.08.1987 (area details are not legible) | | | | | | | | | | | | | | | | | | | | | |
| h) Approved map / plan issuing authority | : | | | | | | | | | | | | | | | | | | | | | | |
| i) Whether genuineness or authenticity of approved map / plan is verified | : | Yes | | | | | | | | | | | | | | | | | | | | | |
| 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 | : | RCC & Load Bearing |
| 2. | Basement | : | NA |
| 3. | Superstructure | : | R.C.C. frame work with 9" thick B. B. Masonry for external walls. 6" Thick. B.B. Masonry for internal walls |
| 4. | Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber | : | M.S Rolling Shutters & Teak Wood Paneled Door |
| 5. | RCC Works | : | Footings, Columns, Beams, Slab |
| 6. | Plastering | : | Cement plastering |
| 7. | Flooring, Skirting, dado | : | Partly Kota & Mosaic flooring |
| 8. | Special finish as marble, granite, wooden paneling, grills etc. | : | Normal |
| 9. | Roofing including weather proof course | : | R.C.C. slab roofing & A.C. Sheet Roofing |
| 10. | Drainage | : | Connected to Municipal Sewerage System |

| | | | |
|-----------|----------------------|---|---|
| 2. | Compound Wall | : | |
| | Height | : | 6'00" High, R.C.C. columns with B. B. Masonry Common compound wall. |
| | Length | : | |
| | Type of construction | : | |

| | | |
|--|---|-----------------------------|
| 3. Electrical installation | : | |
| Type of wiring | : | Concealed wiring |
| Class of fittings (superior / ordinary / poor) | : | Ordinary |
| Number of light points | : | Provided as per requirement |
| Fan points | : | Provided as per requirement |
| Spare plug points | : | Provided as per requirement |
| Any other item | : | - |
| 4. Plumbing installation | : | |
| a) No. of water closets and their type | : | Concealed plumbing |
| 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 |

Structure Value:

| Structures As per Plan | Gross Built Up Area | Year of Const. | Estimated Replacement Rate | Age Of Build. In Years | Depreciated Rate to be considered | Final Depreciated Value to be considered | Full Value |
|-----------------------------|---------------------|----------------|----------------------------|------------------------|-----------------------------------|--|---------------------|
| | (Sq. Ft.) | | (₹) | | (₹) | (₹) | (₹) |
| Ground Floor - RCC | 655.00 | 1987 | 2,200.00 | 37.00 | 1,221.00 | 6,41,245.00 | 14,41,000.00 |
| 1 st Floor - RCC | 481.00 | 1987 | 2,200.00 | 37.00 | 1,221.00 | 4,70,899.00 | 10,58,200.00 |
| Ground Floor - Shed | 2733.00 | 1987 | 1,800.00 | 37.00 | 1,198.80 | 16,42,533.00 | 49,19,400.00 |
| Mezzanine Area | 618.00 | 1987 | 1,300.00 | 37.00 | 865.80 | 2,68,212.00 | 8,03,400.00 |
| Security Cabins | 89.00 | 1987 | 900.00 | 37.00 | 900.00 | 26,789.00 | 80,100.00 |
| TOTAL | 4576.00 | | | | 599.40 | 30,49,678.00 | 14,41,000.00 |

| | | |
|---|---|--------------------------------------|
| 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 Interior and Other |
| 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 | : | |



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| | | | |
|-----|---------------------|--|---|
| 9. | Aluminum hand rails | | |
| 10. | False ceiling | | |
| | Total | | - |

| | | | |
|--------------------------|----------------------------|---|------------------------------------|
| Part – E (Miscellaneous) | | : | Amount in ₹ |
| 1. | Separate toilet room | : | Included in the Interior and Other |
| 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 Land development value |
| 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 for One F.S.I | 1275.00 | 3,030.00 | 38,63,250.00 |
| Structure | As per valuation table | | 30,49,678.00 |
| Total | | | 69,12,928.00 |

Total abstract of the entire property

| | | | |
|----------------|---|---|-------------------------|
| Part – A | Land | : | ₹ 1,14,75,000.00 |
| Part – B | Building | : | ₹ 30,49,678.00 |
| Part – C | Land Development | : | - |
| Part – D | Interior and Other | : | - |
| Part – E | Pavement | : | |
| Part – F | Services | : | |
| | Fair Market Value | : | ₹ 1,45,24,678.00 |
| | Realizable value | : | ₹ 1,30,72,210.00 |
| | Distress value | : | ₹ 1,16,19,742.00 |
| | Insurable value | : | ₹ 14,41,000.00 |
| Remarks | <i>Approved plan area not provided for our verification, Hence the site measurement area for structure and Land area as per documents are considered for valuation purpose.</i> | | |

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



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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

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 ₹ 8,000.00 to ₹ 10,000.00 per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for industrial building / Plot, all round development of Industrial and industrial application in the locality etc. We estimate ₹ 9,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

The saleability of the property is: Normal

Likely rental values in future in: N.A.

Any likely income it may generate: N.A.



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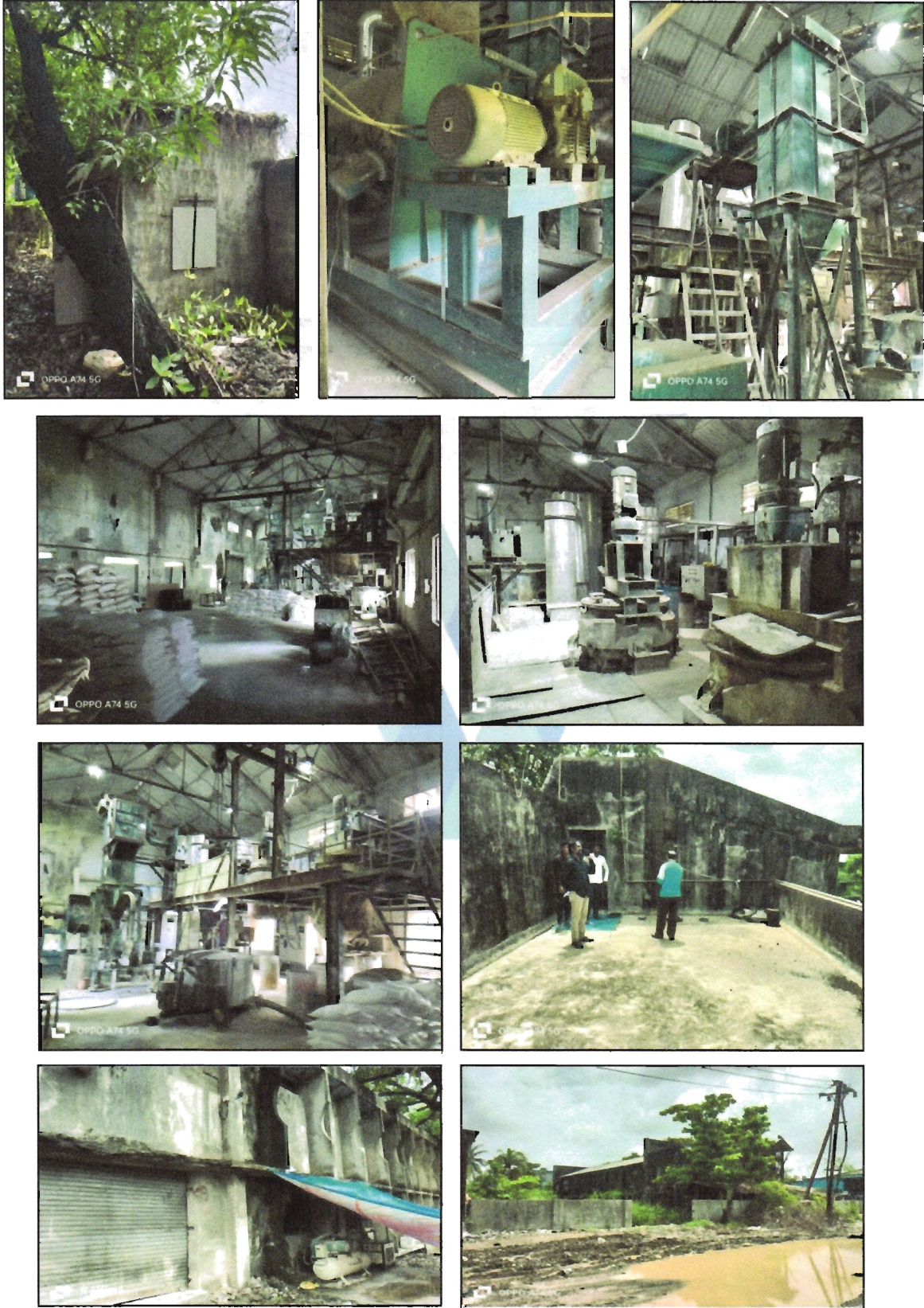
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Actual Site Photographs



Actual Site Photographs

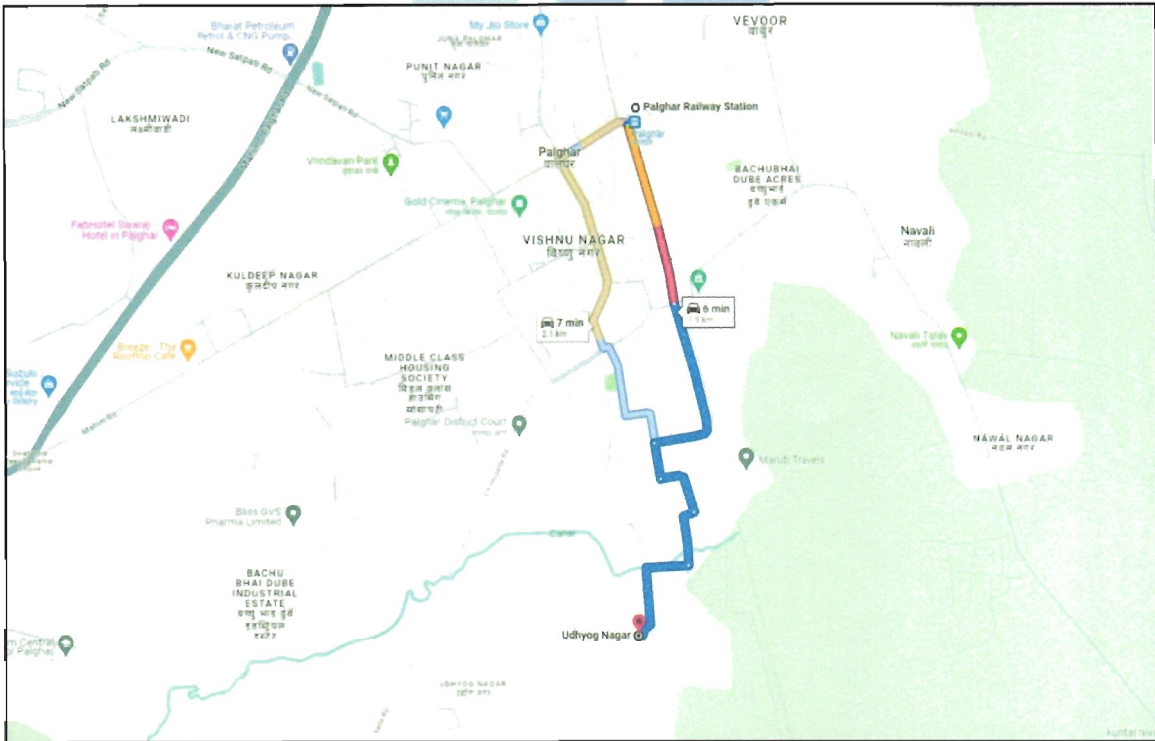


Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude: 19°41'02.4"N 72°46'19.6"E

Note: The Blue line shows the route to site from nearest railway station (Palghar– 1.9 km.)




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READY RECKONER RATE

**Department of Registration & Stamps**
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

[Home](#) [Valuation Rules](#) [User Manual](#) [Close](#) [Feedback](#)

Year
2024/2025**Annual Statement of Rates****Language**
English

Selected District पालघर

Select Taluka पालघर

Select Village माहिम (163), वडराई (161), हरणावली

Search By Survey No Location

Enter Survey No

| विभाग नं. | विभाग | उपविभाग | दर | एकक (Rs.) | Attribute |
|-----------|----------------------------------|--|------|-----------|--------------|
| 11.11.1 | बिनशेती संभाव्यता असलेल्या जमिनी | बिनशेती संभाव्यता असलेल्या जमिनी (गावठाण परिघस्त क्षेत्रातील महामार्गासंमुख जमिनी) | 3030 | चौ मीटर | सर्व्हे नंबर |

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is **₹ 1,45,24,678.00 (Rupees One Crore Forty Five Lakh Twenty Four Thousand Six Hundred Seventy Eight Only)**. The **Realizable Value** of the above property is **₹ 1,30,72,210.00 (Rupees One Crore Thirty Lakh Seventy Two Thousand Two Hundred Ten Only)**. The **Distress value** is **₹ 1,16,19,742.00 (Rupees One Crore Sixteen Lakhs Nineteen Thousand Seven Hundred Forty-Two Only)**.


Place: Mumbai

Date: 25.06.2024

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

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.25 18:08:55 +05'30'


Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 24.06.2024 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 21.06.2024. 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 has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the



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Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- 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 abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



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| | Particulars | Valuer comment |
|----|--|---|
| 1. | Background information of the asset being valued; | The land was leased by The Maharashtra Industrial Development Corporation to M/s. Olympia Industries Limited. |
| 2. | Purpose of valuation and appointing authority | As per the request from State Bank of India, SME Fort Branch, to assess Fair Market Value of the property for banking purpose |
| 3. | Identity of the Valuer and any other experts involved in the valuation; | Manoj B. Chalikwar – Regd. Valuer Umang Patel – Regd. Valuer / Site Engineer – Anwar Shaikh Binumon M Surendran – Technical Manager Bhavika Chavan – 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 – 21.06.2024 Valuation Date – 24.06.2024 Date of Report – 25.06.2024 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on date 21.06.2024 |
| 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 (For building construction) Comparative Sales Method (For Land component) |
| 9. | Restrictions on use of the report, if any; | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property. |

| | | |
|-----|---|--|
| 10. | Major factors that were taken into account during the valuation; | Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of Industrial 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 |



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **25th June 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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



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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 **1275.00 Sq. M. and structures thereof**. The property is owned by **M/s. Olympia Industries 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. Olympia Industries Limited**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **1275.00 Sq. M. and structure thereof**.

Condition & Repair

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



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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 vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **1275.00 Sq. M. and structure thereof.**



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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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(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.



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13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.



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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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.25 18:09:01 +05'30'


Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3



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