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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 Borrower A/c.: **M/s. Unity Infraprojects Ltd.**

Name of Owner: **M/s. Unity Realty & Developers Ltd.**

Land bearing Survey No. 152/4, 153/1, 154/3, 156/2, 157/4, 168/1, 168/2, 168/9, 168/13, 168/16, 168/18A, 169/4, 168/18B, 169/1, 169/3, 174, 176/1, Village Kodigehali, Hobli Yelahanka, Taluka Bangalore North, District – Bangalore, PIN – 560 097, State – Karnataka, Country – India

### Intended User:

#### **Central Bank of India SAM Branch - Fort**

South Mumbai Regional Office, 346, Standard Building, Dr. D. N. Road, Fort,  
Mumbai - 400 023, State - Maharashtra, Country - India

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### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: CBI / SAM Branch - Fort / M/s. Unity Realty & Developers Ltd. (11185/2308323) Page 2 of 35

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Vastu/Mumbai/09/2024/11185/2308323  
24/06-329-PYUM  
Date: 10.08.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Land bearing Survey No. 152/4, 153/1, 154/3, 156/2, 157/4, 168/1, 168/2, 168/9, 168/13, 168/16, 168/18A, 169/4, 168/18B, 169/1, 169/3, 174, 176/1, Village Kodigehali, Hobli Yelahanka, Taluka Bangalore North, District – Bangalore, PIN – 560 097, State – Karnataka, Country – India belongs to **M/s. Unity Realty & Developers Ltd.**

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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) purpose at **₹ 67,83,05,000/- (Rupees Sixty Seven Crore Eighty Three Lakh Five Thousand 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**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Central Bank of India Empanelment No.: SMRO/CREDIT/2017-18/1311

Encl: Valuation report.

**Auth. Sign.**





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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, Dr. D. N. Road, Fort,  
 Mumbai - 400 023, State - Maharashtra,  
 Country – India.

**VALUATION REPORT (IN RESPECT OF LAND)**

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) purpose.
2.	a)	Date of inspection : 05.08.2024
	b)	Date on which the valuation is made : 10.08.2024
3.	Copy of list of documents produced for perusal	
	i) Legal Scrutiny Reports ii) Deeds of Absolute Sale iii) Survey Layouts plans	
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)	<b>M/s. Unity Realty &amp; Developers Ltd.</b>  Address: Land bearing Survey No. 152/4, 153/1, 154/3, 156/2, 157/4, 168/1, 168/2, 168/9, 168/13, 168/16, 168/18A, 169/4, 168/18B, 169/1, 169/3, 174, 176/1, Village Kodigehali, Hobli Yelahanka, Taluka Bangalore North, District – Bangalore, PIN – 560 097, State – Karnataka, Country – India.  Company Ownership
5.	Brief description of the property:	
	<p><b>Property</b>                      The property is located in a developing area having poor infrastructure. The immovable property comprises of non-contiguous non-accessible open land. It is located at about 1.4 KM. from Kodigehali railway station.</p> <ol style="list-style-type: none"> <li>The property falls under Sensitive Area as Per the Bangalore CDP 2015.</li> <li>Rajakaluve-Storm Water Drain is passing from most of the survey numbers. This drain impacts the land usage as it will create buffer zone on either side. This will severely impact development due to restrictions associated with buffer zone.</li> <li>Survey Number 174 land is adjoining to the lake and mostly falls under buffer zone. Development restrictions are applicable for this land.</li> <li>Survey No. 168 have a narrow approach road through adjoining private layout. Other plots are not accessible from any existing roads and are land locked plots.</li> </ol>	



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5. Individual demarcation of each plot was not there and identification of each plot was not possible during site inspection.

As per documents, the land area is as below and considered for the purpose of valuation.

Sr. No.	Survey No.	Sale Deed Date	Area in Gunthas as per Sale Deeds	Area in Gunthas as per Bank's Work Order	Area in Acres
1.	152/4	25.03.2009	16.00	16.00	0.400
2.	153/1	30.10.2008	20.08	20.08	0.502
3.	153/1	25.01.2010	20.08	20.08	0.502
4.	154/3	30.10.2008	11.00	11.00	0.275
5.	154/3	30.10.2008	11.00	11.00	0.275
6.	156/2	10.08.2009	15.00	15.00	0.375
7.	157/4	30.10.2008	13.00	13.00	0.325
8.	168/1	16.04.2013	4.00	4.00	0.100
9.	168/1	16.04.2013	4.00	4.00	0.100
10.	168/1	16.04.2013	4.00	4.00	0.100
11.	168/1	16.04.2013	4.00	4.00	0.100
12.	168/13	30.10.2008	14.00	14.00	0.350
13.	168/16	16.09.2010	6.80	6.80	0.170
14.	168/16	16.09.2010	6.80	6.80	0.170
15.	168/18A	16.04.2013	13.00	13.00	0.325
16.	168/18A	16.04.2013	13.00	13.00	0.325
17.	168/18A	13.04.2010	13.00	13.00	0.325
18.	168/18A	16.04.2010	13.00	13.00	0.325
19.	168/2	16.04.2013	7.12	7.12	0.178
20.	168/2	16.04.2013	7.12	7.12	0.178
21.	168/2	16.04.2013	7.12	7.12	0.178
22.	168/2	16.04.2013	7.12	7.12	0.178
23.	168/9	01.07.2010	29.00	29.00	0.725
24.	168/18B	01.07.2010	20.00	20.00	0.500
25.	169/1	10.08.2009	8.00	8.00	0.200
26.	169/3	23.12.2009	51.00	51.00	1.275
27.	169/4	30.10.2008	10.00	10.00	0.250
28.	174	30.10.2008	16.00	16.00	0.400
29.	176/1	10.08.2009	1.00	1.00	0.025
	<b>Total</b>		<b>365.24</b>	<b>365.24</b>	<b>9.131</b>

6.	Location of property	:	
a)	Plot No. / Survey No.	:	Survey No. 152/4, 153/1, 154/3, 156/2, 157/4, 168/1, 168/2, 168/9, 168/13, 168/16, 168/18A, 169/4, 168/18B, 169/1, 169/3, 174, 176/1
b)	Door No.	:	Not applicable
c)	T.S. No. / Village	:	Village Kodigehali



	d)	Ward / Taluka	:	Hobli Yelahanka, Taluka Bangalore North			
	e)	Mandal / District	:	District – Bangalore			
7.		Postal address of the property	:	Land bearing Survey No. 152/4, 153/1, 154/3, 156/2, 157/4, 168/1, 168/2, 168/9, 168/13, 168/16, 168/18A, 169/4, 168/18B, 169/1, 169/3, 174, 176/1, Village Kodigehali, Hobli Yelahanka, Taluka Bangalore North, District – Bangalore, PIN – 560 097, State – Karnataka, Country – India.			
8.		City / Town	:	City			
		Residential area	:	Residential (Converted)			
		Commercial area	:	No			
		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	:	Bruhath Bangalore Mahanagar Palika, Yelahanka range, Bangalore.			
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		<b>As per Documents</b>	<b>As per Site Visits</b>		
		North	:	As mentioned below	N.A., all the surveys are merged and there is no demarcation of each survey.		
		South	:				
		East	:				
		West	:				
		<b>Survey No.</b>		<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
		152/4		Land of Rajukaluve & land belonging to Mr. Narasappa bearing Sy. No. 159	Land belonging to Co. Mr. Patel bearing Sy. No. 152/1	Land of Rajukaluve & land belonging to Mr. Anjinappa's bearing Sy. No. 151/1	Land belonging to Mr. Patel Range Gowda bearing Sy. No. 152/3
		153/1		Land belonging to Sri. Dyavappa	Remaining portion of Sy. No. 153/1 belonging to Mr. Veerabhadrachari	Land belonging to Mr. Mariappa	Land belonging to Mr. Krishnamurthy
		153/1		Remaining portion of Survey No. 153/1	Land bearing Sy. No. 116/2 and 3	Land bearing Sy. No. 153/2	Land bearing Sy. No. 154/7
		154/3		Land belonging to Narayanappa	Land belonging to Mr. Kembairappa	Land belonging to Mr. Kenchappa	Land belonging to Mr. K.C. Kempaiah
		154/3		Remaining portion of Survey No.	Land belonging to Mr. Rajukalave	Land belonging to Mr. Bidarula	Land belonging to Mr. T.

	154/3		Narayanappa	Narayanappa
156/2	Land bearing Sy. No. 158/1	Land bearing Sy. No. 116	Land bearing Sy. No. 155/2	Land bearing Sy. No. 156/1
157/4	Land belonging to Mr. Rajukalve	Land belonging to Mr. Rajukalve	Land belonging to Mr. Byanna	Land belonging to Mr. Doddaiiah
168/1	Remaining portion of Land bearing Sy. No. 168/1 to Mr. B. Ramchandra	Remaining portion of Land bearing Sy. No. 168/1 to Mr. B. Srinivasa Gowda	Land bearing Sy. No. 168/9	Land bearing Sy. No. 168/2
168/1	Rajakaluve and Sy. No. 178	Land belonging to Mr. B. Ramchandra ppa Sy. No. 168/1	Private property bearing Sy. No. 168/9	Private property bearing Sy. No. 168/2
168/1	Remaining portion of Land bearing Sy. No. 168/1 belonging to Mr. B. Ramchandra ppa	Remaining portion of Land bearing Sy. No. 168/1 to Mr. Range Gowda	Land bearing Sy. No. 168/9	Land bearing Sy. No. 168/2
168/1	Remaining portion of Land bearing Sy. No. 168/1 belonging to Mr. B. Range Gowda	Remaining portion of Land bearing Sy. No. 168/1 belonging to Mr. B. Ramakrishna	Land bearing Sy. No. 168/9	Land bearing Sy. No. 168/2
168/13	Land belonging to Mr. Pillapp	Land belonging to Mr. Rajukalave	Land belonging to Mr. Doddaiiah	Land belonging to Mr. Kodihalla
168/16	Land bearing Sy. No. 168/17	Land bearing Sy. No. 168/15	Remaining portion of Land bearing Sy. No. 168/16 belonging to Mr. Gopalappa	Land bearing Sy. No. 167
168/16	Land bearing Sy. No. 168/17 belonging to Mr. R. Srinivasaiah	Land bearing Sy. No. 168/15 belonging to Mr. Sonne Gowda	Land bearing Sy. No. 158 belonging to Mr. R. Shrinivasaiah	Remaining portion of Land bearing Sy. No. 168/16 belonging to Mr. A. Aswathappa
168/18A	Land belonging to Mr. Govinda Gowda	Land belonging to Mr. T.G. Lokkesha	Land belonging to Mr. Kallappa, Mr. Byre Gowda	Land belonging to Mr. K. Rame Gowda
168/18A	Land belonging to Mr. T.G. Lokkesha	Land belonging to Mr. T.G. Lokkesha	Land belonging to Mr. Kallappa, Mr. Byre Gowda	Land belonging to Mr. K. Rame Gowda
168/18A	Remaining portion of the same Sy. No. belonging	Land belonging to Mr. Raja Kaluve	Land belonging to Mr. Kallappa, Mr. Byre Gowda	Land belonging to Mr. K. Rame Gowda

		to Mr. T.G. Jagadish			
168/18A	Land belonging to Mr. Narayana Gowda	Land belonging to Mr. Jagadish	Land belonging to Mr. Kallappa, Mr. Byre Gowda	Land belonging to Mr. K. Rame Gowda	
168/2	Land bearing Sy. No. 168/1 and 168/2 belonging to Mr. Ramachandra Land	Land bearing Sy. No. 168/1 and 168/2 belonging to Mr. B. Ramachandra Land	Land bearing Sy. No. 168/9	Land bearing Sy. No. 168/2	
168/2	Property belonging to Mr. B. Srinivasagowda Sy. No. 168/1 and remaining portion of Sy. No. 168/2	Property belonging to Mr. B. Ramchandra ppa Sy. No. 168/1 and 168/2	Private property bearing Sy. No. 168/9	Private property bearing Sy. No. 168/3	
168/2	Land bearing Sy. No. 168/1 and 168/2 belonging to Mr. B. Ramakrishna	Land bearing Sy. No. 168/1 and 168/2 belonging to Mr. B. Range Gowda	Land bearing Sy. No. 168/9	Land bearing Sy. No. 168/3	
168/2	Land bearing Sy. No. 168/1 and 168/2 belonging to Mr. B. Range Gowda	Land bearing Sy. No. 168/8	Land bearing Sy. No. 168/9	Land bearing Sy. No. 168/3	
168/9 & 168/18B	Land belonging to Rajukalave	Rajukalave and remaining portion of Sy. No. 168/9	Land bearing Sy. No. 168/18A and land belonging to Mr. Govinde Gowda	Land bearing Sy. No. 168/1 and land belonging to Mr. Byre Gowda	
169/1	Land belonging to Venkataramaiah	Land belonging to Jayaramappa	Land belonging to mr. Shivanna	Kodihalla	
169/3	Land bearing Sy. No. 176/2, 176/3	Remaining portion of Land bearing Sy. No. 169/3	Land bearing Sy. No. 169/4	Land bearing Sy. No. 169/1	
169/4	Land belonging to Byataranarayanapura Narayanappa	Land bearing Sy. No. 169/4 belonging to Mr. Krishnamurthy	Land belonging to Mr. Krishnappa	Land belonging to Mr. Seetharamaiah	
174	Remaining portion of Land bearing Sy. No. 174	Land bearing Sy. No. 175 tank	Land bearing Sy. Nos. 171 & 173	Land bearing Sy. No. 175 tank	
176/1	Land belonging to	Land belonging to	Land belonging to	Kodihalla	

	Mr. Jayaramappa	Mr. Srinivasa	Mr. Srinivasa
14.1	Dimensions of the site	N. A. as the land under consideration is irregular in shape.	
		A As per the Deed	B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property (Approx. as per site inspection)	Survey No.	Longitude Latitude
		:	152/4 13°03'31.0"N 77°34'14.0"E
		:	153/1 13°03'31.6"N 77°34'13.0"E
		:	154/3 13°03'32.3"N 77°34'12.1"E
		:	156/2 13°03'35.0"N 77°34'09.6"E
		:	157/4 13°03'36.2"N 77°34'08.4"E
		:	168/1 13°03'39.7"N 77°34'05.1"E
		:	168/13 13°03'33.9"N 77°34'05.8"E
		:	168/16 13°03'39.6"N 77°34'08.2"E
		:	168/18A 13°03'39.6"N 77°34'06.5"E
		:	168/2 13°03'40.4"N 77°34'04.5"E
		:	168/9 13°03'33.5"N 77°34'03.0"E
		:	168/18B 13°03'39.5"N 77°34'07.2"E
		:	169/1 13°03'44.0"N 77°34'02.4"E
		:	169/3 13°03'43.2"N 77°34'03.4"E
		:	169/4 13°03'42.6"N 77°34'04.7"E
		:	174 13°03'43.5"N 77°33'57.8"E
		:	176/1 13°03'45.7"N 77°34'03.0"E
14.	Extent of the site	:	<b>Total Land area = 365.24 Gunths i.e., 9.131 Acres</b>
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	<b>(Area as per Sale Deeds/ Bank's Work Order)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	At the time of visit, few land parcels are having hutments constructed and encroached by unknown people and rest is vacant land with vegetation, Rajakaluve - Storm Water Drain etc.
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
	Classification of locality	:	Middle class
	Development of surrounding areas	:	Developing area
	Possibility of frequent flooding/ sub-merging	:	Yes
	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
	Level of land with topographical conditions	:	Plain
	Shape of land	:	Irregular
	Type of use to which it can be put	:	Residential
	Any usage restriction	:	As per applicable Development control rules &



						regulation	
	Is plot in town planning approved layout?	:	N.A.				
	Corner plot or intermittent plot?	:	Intermittent				
	Road facilities	:	Partly available to some survey no.				
	Type of road available at present	:	WBM & BT Road				
	Width of road – is it below 20 ft. or more than 20 ft.	:	Less than 20 ft.				
	Is it a Land – Locked land?	:	Land parcels are land – Locked except one survey no. 168 which is having narrow access from adjoining private layout.				
	Water potentiality	:	Presently not available				
	Underground sewerage system	:	Presently not available				
	Is Power supply is available in the site	:	Presently not available				
	Advantages of the site	:	Located in developing area				
	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)	:	1. The property falls under Sensitive Area as Per the Bangalore CDP 2015. 2. Rajakaluve-Storm Water Drain is passing from most of the survey numbers. This drain impacts the land usage as it will create buffer zone on either side. This will severely impact development due to restrictions associated with buffer zone. 3. Survey Number 174 land is adjoining to the lake and mostly falls under lake buffer zone. Development restrictions are applicable for this land.				
<b>Part – A (Valuation of land)</b>							
1	Size of plot	:	<b>Total Land area = 9.131 Acres</b> <b>(Area as per Sale Deeds/ Bank's Work Order)</b>				
	North & South	:	-				
	East & West	:	-				
2	Total extent of the plot	:	<b>Total Land area = 9.131 Acres</b> <b>(Area as per Sale Deeds/ Bank's Work Order)</b>				
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,50,00,000/- to ₹ 10,50,00,000/- per Acre for such type of land. Details of online listings are attached with the report.				
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	₹ 5,75,00,000/- per Acre for land				
5	Assessed / adopted rate of valuation	:	As per valuation table below				
6	<b>Estimated value of land</b>	:					
	<b>Survey No.</b>		<b>Area in Gunthas</b>	<b>Area in Acre</b>	<b>Rate per Acre in ₹</b>	<b>Value in ₹</b>	<b>Remarks</b>
	152/4		16.00	0.400	7,25,00,000	2,90,00,000	No Approach Road
	153/1		20.08	0.502	5,75,00,000	2,88,65,000	There is no levelling of

153/1	20.08	0.502	5,75,00,000	2,88,65,000	land. Inside too much of Tress we can't unable to enter the land of indulation & there is no approach road
154/3	11.00	0.275	5,75,00,000	1,58,12,500	
154/3	11.00	0.275	5,75,00,000	1,58,12,500	
156/2	15.00	0.375	7,25,00,000	2,71,87,500	There is full of tree and lot of undulations on the ground
157/4	13.00	0.325	5,75,00,000	1,86,87,500	The land is 8 to 10 feet below, and all the surrounding area waste water is filled up and It is look like a pond and it is a land locked property
168/1	4.00	0.100	8,75,00,000	87,50,000	
168/1	4.00	0.100	8,75,00,000	87,50,000	
168/1	4.00	0.100	8,75,00,000	87,50,000	
168/1	4.00	0.100	8,75,00,000	87,50,000	
168/13	14.00	0.350	8,50,00,000	2,97,50,000	
168/16	6.80	0.170	8,50,00,000	1,44,50,000	
168/16	6.80	0.170	8,50,00,000	1,44,50,000	
168/18A	13.00	0.325	8,50,00,000	2,76,25,000	
168/18A	13.00	0.325	8,50,00,000	2,76,25,000	
168/18A	13.00	0.325	8,50,00,000	2,76,25,000	
168/18A	13.00	0.325	8,50,00,000	2,76,25,000	
168/2	7.12	0.178	8,75,00,000	1,55,75,000	
168/2	7.12	0.178	8,75,00,000	1,55,75,000	
168/2	7.12	0.178	8,75,00,000	1,55,75,000	
168/2	7.12	0.178	8,75,00,000	1,55,75,000	
168/9	29.00	0.725	8,75,00,000	6,34,37,500	
168/18B	20.00	0.500	8,75,00,000	4,37,50,000	
169/1	8.00	0.200	5,75,00,000	1,15,00,000	
169/3	51.00	1.275	5,75,00,000	7,33,12,500	Partly there is a plantation and many hutments / encroachment
169/4	10.00	0.250	5,75,00,000	1,43,75,000	
174	16.00	0.400	10,00,00,000	4,00,00,000	It is adjacent to Tank Bund Road
176/1	1.00	0.025	5,00,00,000	12,50,000	The property looks like a rajakaluve. There is about 15 feet Depth
<b>Total</b>	<b>365.24</b>	<b>9.131</b>		<b>67,83,05,000</b>	

<b>Part – B (Valuation of Building)</b>		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Industrial)	:
	b) Type of construction (Load bearing / RCC / Steel Framed)	:
	c) Year of construction	:
	d) Number of floors and height of each floor including basement, if any	:
	e) Plinth area floor-wise	:
	f) Condition of the building	:
	i) Exterior – Excellent, Good, Normal, Poor	:
	ii) Interior – Excellent, Good, Normal, Poor	:
	g) Date of issue and validity of layout of approved map	:
	h) Approved map / plan issuing authority	:
	i) Whether genuineness or authenticity of approved map / plan is verified	:
	j) Any other comments by our empanelled valuers on authentic of approved plan	:

N.A. as the property is open Land.

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	:
2.	Basement	:
3.	Superstructure	:
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:
5.	RCC Works	:
6.	Plastering	:
7.	Flooring, Skirting, dado	:
8.	Special finish as marble, granite, wooden paneling, grills etc.	:
9.	Roofing including weather proof course	:
10.	Drainage	:
<b>2.</b>	<b>Compound Wall</b>	:
	Height	:
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	:
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	:
	Fan points	:
	Spare plug points	:
	Any other item	:
<b>4.</b>	<b>Plumbing installation</b>	:

N.A. as the property is open Land

a) No. of water closets and their type	:	
b) No. of wash basins	:	
c) No. of urinals	:	
d) No. of bath tubs	:	
e) Water meters, taps etc.	:	
f) Any other fixtures	:	

**Structure**

Floor	Area In Sq. M.	Rate per Sq. M. in ₹	Structure Value in ₹
N.A. as the property is open Land			

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

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

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

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



**Government Value**

Particulars	Area in Acres	Rate in ₹	Value in ₹
Land	9.131	5,75,00,000/-	52,50,32,500/-
<b>Total</b>			<b>52,50,32,500/-</b>

**Total abstract of the entire property**

Part – A	Land	:	₹ 67,83,05,000/-
Part – B	Building	:	-
Part – C	Compound wall	:	-
Part – D	Amenities	:	-
Part – E	Pavement	:	-
Part – F	Services	:	-
	Total Fair Market Value	:	<b>₹ 67,83,05,000/-</b>
	Total Realizable value	:	<b>₹ 57,65,59,250/-</b>
	Total Distress value	:	<b>₹ 47,48,13,500/-</b>
	Total Insurable value	:	N.A. as the property is a Land only.
<b>Remarks</b>	<p>1. The property falls under Sensitive Area as Per the Bangalore CDP 2015.</p> <p>2. Rajakaluve-Storm Water Drain is passing from most of the survey numbers. This drain impacts the land usage as it will create buffer zone on either side. This will severely impact development due to restrictions associated with buffer zone.</p> <p>3. Survey Number 174 land is adjoining to the lake and mostly falls under buffer zone. Development restrictions are applicable for this land.</p> <p>4. Survey No. 168 have a narrow approach road through adjoining private layout. Other plots are not accessible from any existing roads and are land locked plots.</p> <p>5. Individual demarcation of each plot was not there and identification of each plot was not possible during site inspection.</p> <p>6. At the time of visit, few land parcels are having hutments constructed and encroached by unknown people and rest is vacant land with vegetation, Rajakaluve - Storm Water Drain etc.</p>		

**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 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 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.

**Approach adopted for valuation: Sales Comparison Approach**

- The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. The most important factor is no doubt the location of the property.
- Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences.
- Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property. As the property is residential land, we have adopted Sales Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,50,00,000/- to ₹ 10,50,00,000/- per Acre for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for such Plot, all round development of residential application in the locality etc. We estimate appropriate rates for land per Acre for Land for valuation.

<p>Impending threat of acquisition by government for road widening / public service purposes, sub merging &amp; applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on</p>	<ol style="list-style-type: none"> <li>1. The property falls under Sensitive Area as Per the Bangalore CDP 2015.</li> <li>2. Rajakaluve-Storm Water Drain is passing from most of the survey numbers. This drain impacts the land usage as it will create buffer zone on either side. This will severely impact development due to restrictions associated with buffer zone.</li> <li>3. Survey Number 174 land is adjoining to the lake and mostly falls under lake buffer zone. Development restrictions are applicable for this land.</li> </ol>
<p>i) Saleability</p>	<p>Poor</p>
<p>ii) Likely rental values in future</p>	<p>N.A.</p>
<p>iii) Any likely income it may generate</p>	<p>N.A.</p>



## Actual Site Photographs





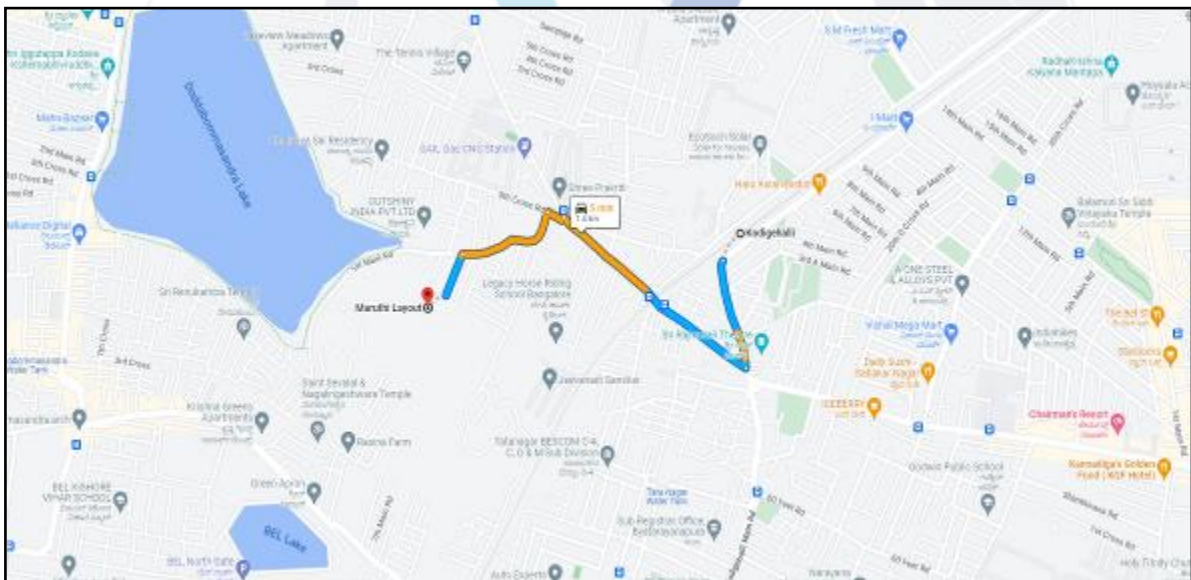
## Actual Site Photographs





## Route Map of the property

Site u/r



**Note:** The Blue line shows the route to site from nearest railway station (Kodigehalli – 1.4 KM.)

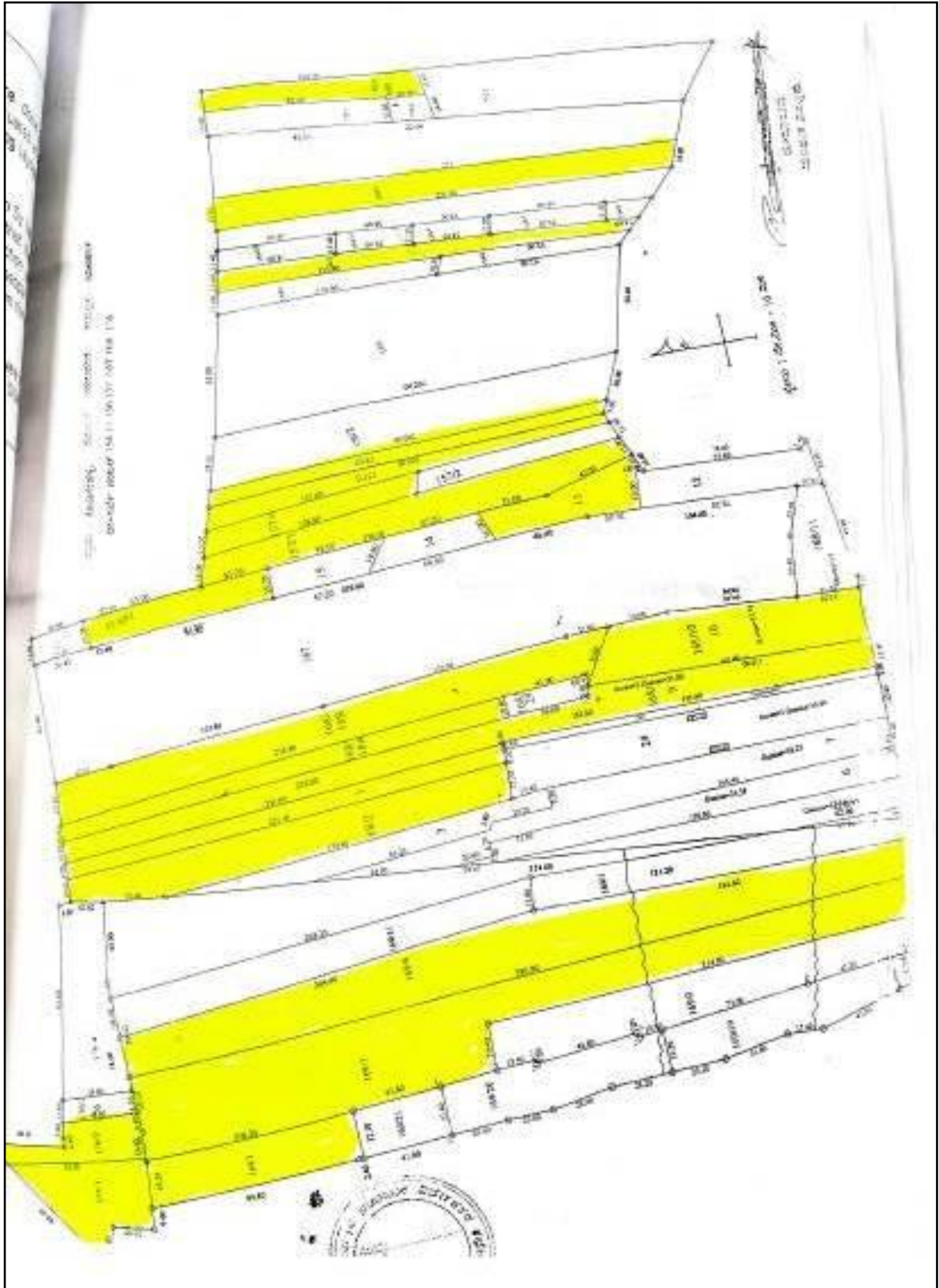


## Super Imposed Layout





## Survey Layout Map



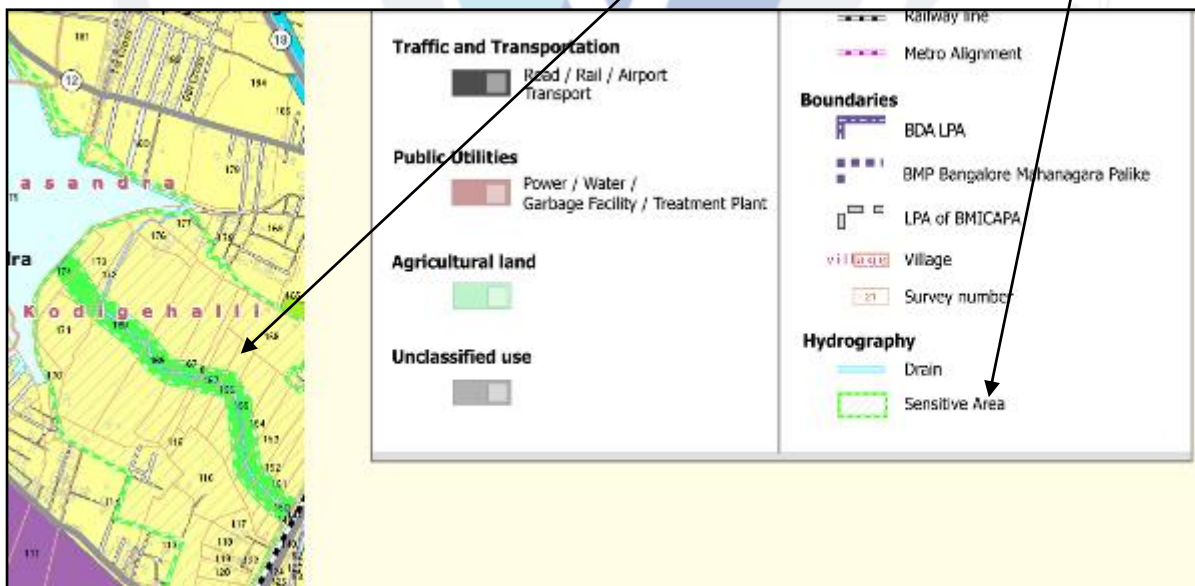
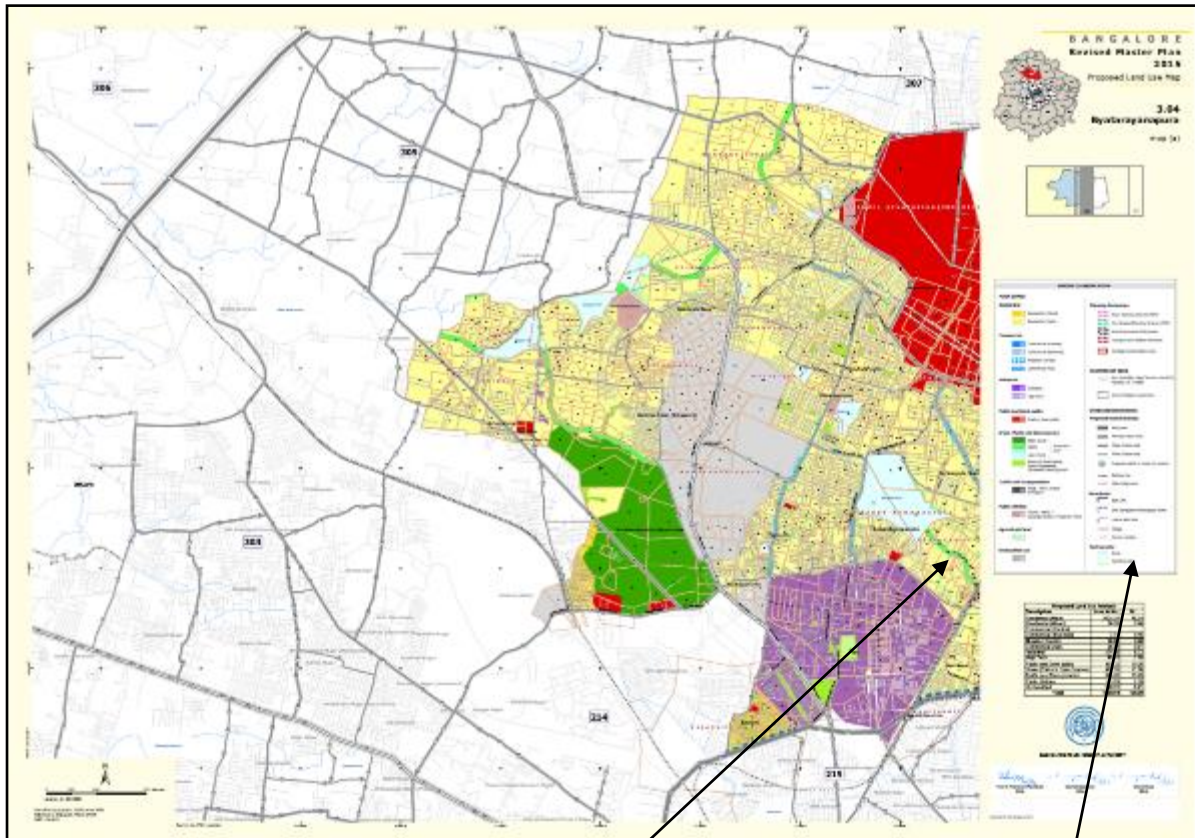


## Revised Survey Layout Map





## Bangalore Revised Master Plan 2015



## GUIDELINE CIRCLE RATE

194

97	ಎನ್‌ಎರನ್ ಕಾವೇರಿ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Environ Kaveri Apartment			44000	
98	ರೌಂಡ್ ಆರ್.ಆರ್. ಹಿಲ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Round R.R.hills Apartment			44000	
99	ವೃಂದಾವನ ಗಾರ್ಡನ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Vrindavana Garden Apartment			44000	
100	ಶ್ರೀ ಸಾಯಿ ಕಲ್ಯಾಣಿ ಕ್ಯೂಬೆಕ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Shri Sai Kalyani Qubex Apartment			44000	
101	ಬಿ.ಎಸ್.ಆರ್. ಅಪಾರ್ಟ್‌ಮೆಂಟ್	B.S.R. Apartment Apartment			44000	
102	ಶ್ರೀ ಸಾಯಿ ಕಲ್ಯಾಣಿ ವಿನ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Shri Sai Kalyani WINST Apartment			47850	
103	ಶ್ರೀನಿಧಿ ಸಂಜನಾ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Srinidhi Sanjana Apartment			42300	
104	ಪರಿಪೂರ್ಣ ರೆಸಿಡೆನ್ಸಿ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Paripoorna Residency Apartment			42300	
105	ಶ್ರೀ ಸಾಯಿ ಕಲ್ಯಾಣಿ ಪರ್ಡಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Shri Sai Kalyani PARDUS Apartment			42300	
106	ಆಕ್ಷಯ ಅಪೂರ್ವ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Akshaya Apoorva Apartment			42300	
107	ವೈಭವ ರೆಸಿಡೆನ್ಸಿ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Vaibhav Residency Apartment			42300	
108	ಕೆ.ಬಿ.ಆರ್. ಹೋಮ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	KBR Homes Apartment			42300	
109	ಶ್ರೀ ಸಾಯಿ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Sri Sai Apartment			42300	
110	ಎಸ್ ಎಲ್ ವಿ ಹೋಮ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	SLV Homes Apartment			42300	
111	ಹೆಚ್ ಆರ್ ಸ್ಪ್ಲೆಂಡಿಡೋ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	H.R. Splendidio Apartment			42300	
112	ಎಲ್ ಎ ತುಲಿಪ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	L.A. Tulip Apartment			42300	
113	ಲಿಲಿ ಪಾಂಡ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Lily Pond Sky Apartment			42300	
114	ಪ್ರೆಸ್ಟೀಜ್ ಮಿಸ್ಟಿ ವಾಟರ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Prestige Misty Waters Apartment			67100	
115	ಕೆಪ್ಹಾ ಇಮೇಜಿಂಗ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Cepha Imaging Apartment			42300	
116	ವೈಷ್ಣವಿ ನಾರ್ಥ್-24 (ಪಂಪಾ ಎಕ್ಸೆಟೆನ್ಸನ್, ರಾಣಾ ರಸ್ತೆ, ಕೆಂಪಾಪುರ ಗ್ರಾಮದ ಖಾತಾ ನಂ 32/2/52ಜಿ/51/6,4,4,13ಜಿ&13 ಹೆಚ್ ರಲ್ಲಿ ಮತ್ತು ವಾರ್ಡ್ ನಂ 7)	VAISHNAVI NORTH-24 (G+4UF)			60000	
<b>ಕೊಡಿಗೆಹಳ್ಳಿ / Kodigehalli</b>						
116	ಕೊಡಿಗೆಹಳ್ಳಿ	Kodigehalli		40000		572


## Price Indicators




Particulars	Plot Area in Acre	Price in ₹	Rate / Acre
Residential Land	0.44	2,56,00,000.00	5,81,81,818.00

**magicbricks**
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹ 2.56 Cr**   ₹11968/sqft   EMI - ₹ 1.15L   |   [Need Home Loan? Check Eligibility](#)   ⋮

2139 Sq-yrd Residential Plot/Land For Sale in **Kodigehalli, Bangalore**   [View on map](#)



+4 Photos

✓ BBMP Approved   📍 North   🏠 4 Floors allowed

Plot Area	Dimensions(L X B)	Any Construction Done
<b>0.44 acre</b> ▾	<b>41 X 52.17</b>	<b>No</b>
Boundary Wall	Type Of Ownership	Transaction Type
<b>No</b>	<b>Freehold</b>	<b>Resale</b>

Contact Agent

Get Phone No.

👤 Last contact made 16 days ago

### More Details

Price Breakup	₹ 2.56 Cr   ₹14,33,599 Approx. Registration Charges
Booking Amount	₹1.0 Lac
Address	Kote street kodigehalli, Kodigehalli, Bangalore - North, Karnataka
Landmarks	Residential plots 2139 sqftplot north facing for sale in kodigehalli
RERA ID	no
Width of road facing	10m

## Price Indicators

Particulars	Plot Area in Acre	Price in ₹	Rate / Acre
Residential Land	0.25	1,80,00,000.00	7,20,00,000.00

**magicbricks**
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**₹1.80 Cr** ₹1667/sqft EMI - ₹ 81k | [Need Home Loan? Check Eligibility.](#)

Plot For Sale in **Rajiv Gandhi Nagar Kodigehalli, Bangalore** [View on map](#)

✓ BDA Approved | 📍 South | 🏠 3 Floors allowed

Plot Area <b>0.25 acre</b> ▾	Any Construction Done <b>Yes</b>	Boundary Wall <b>Yes</b>
Type Of Ownership <b>Freehold</b>	Overlooking <b>Main Road</b>	Transaction Type <b>Resale</b>

Contact Agent

Get Phone No.

👤 Last contact made 2 days ago

### More Details

Price Breakup	₹1.8 Cr   ₹10,07,999 Approx. Registration Charges
Booking Amount	₹1.0 Lac
Address	Rajiv Gandhi Nagar Kodigehalli, Bangalore - North, Karnataka
Additional Features	Partial construction done with boundary walls.
Facilities	Power Back Up, Lift, Rain Water Harvesting, Club House, Gymnasium, Park, Reserved Parking, Security, Private Terrace/Garden, Vaastu Compliant, Service/Goods Lift, Air Conditioned, Intercom Facility, Maintenance Staff, Waste Disposal, Laundry Service, Internet/Wi-Fi Connectivity, DTH Television Facility, RO



## Price Indicators

Particulars	Plot Area in Sq. Ft.	Plot Area in Acre	Price in ₹	Rate / Acre
Residential Land	2,400.00	0.055	57,60,000.00	10,47,27,273.00

HOUSING.COM Buy In Bengaluru

Home / Bangalore / North Bangalore / Bagalur / Aashrithaa Kings Dell

**Aashrithaa Kings Dell**

By AASHRITHA PROPERTIES PVT LTD  
Bagalur, North Bangalore, Bangalore

₹28.8 L - 57.6 L | ₹2.4 K/sq.ft  
EMI starts at ₹15.25 K

Price excludes maintenance, floor rise c... See More

Become the first to Rate

Contact Developer

Residential Plots Configuration

Sep, 2023 Possession Starts

₹2.4 K/sq.ft Avg. Price

1200 - 2400 sq.ft. (Plot Area) Sizes

Particulars	Plot Area in Sq. Ft.	Plot Area in Acre	Price in ₹	Rate / Acre
Residential Land	1,500.00	0.034	46,78,000.00	13,75,88,235.00

HOUSING.COM Buy In Bengaluru

Home / Bangalore / Meesaganahalli / Plot for Sale in Meesaganahalli / Residential Plot

**Residential Plot**

Sacn North city, Meesaganahalli, Bangalore

₹46.78 L EMI starts at ₹24.77 K

₹3.12 K/sq.ft

OFFER Zero brokerage Know More

Contact Owner

Others

1500 sq.ft Plot Area

₹3.12 K/sq.ft Avg. Price

Immediate Possession status

East facing Facing

Valuation Report Prepared For: CBI / SAM Branch - Fort / M/s. Unity Realty & Developers Ltd. (11185/2308323) Page 26 of 35  
As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 of the above property in the prevailing condition with aforesaid specification is ₹ 67,83,05,000/- (Rupees Sixty Seven Crore Eighty Three Lakh Five Thousand Only). The Realizable Value of the above property is ₹ 57,65,59,250/- (Rupees Fifty Seven Crore Sixty Five Lakh Fifty Nine Thousand Two Hundred Fifty Only). The distress value ₹ 47,48,13,500/- (Rupees Forty Seven Crore Forty Eight Lakh Thirteen Thousand Five Hundred Only).

Place: Mumbai

Date: 10.08.2024

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

Central Bank of India Empanelment No.: SMRO/CREDIT/2017-18/1311

Acknowledged & Countersigned

Date

(BRANCH MANAGER)

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

(Annexure-I)

## DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 10.08.2024 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 05.08.2024. 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.



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- 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.



	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The land is owned by M/s. Unity Realty & Developers Ltd.
2.	Purpose of valuation and appointing authority	As per request from Central Bank of India, SAM Branch - 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.
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 – Sr. 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 – 01.08.2024 Valuation Date – 10.08.2024 Date of Report – 10.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 05.08.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	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, land size, location, sustained demand for such type of land, all round development of residential and commercial application in the locality etc.
11.	Major factors that were not taken into account during the valuation.	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## Assumptions, Disclaimers, Limitations & Qualifications

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **10<sup>th</sup> August 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 10.431 Acres. The property is owned by M/s. Unity Realty & Developers Ltd. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### **Property Title**

Based on our discussion with the Client, we understand that the property is owned by M/s. Unity Realty & Developers 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.



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### **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 10.431 Acres.

### **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 Proposed development potential Method and proposed Highest and Best Use model is used for analysing development potential.

In this method we have analysed the development potential of land in terms of FSI Applicable, TDR, Fungible FSI and other development control regulations are taken into consideration. Accordingly we have calculated development potential as a commercial cum residential project development. As the subject location is very premium for commercial showroom and residential project, we have considered the same for evaluation process. We have considered prevailing market rates for residential & commercial properties for calculation of sale price.

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



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Valuation Report Prepared For: CBI / SAM Branch - Fort / M/s. Unity Realty & Developers Ltd. (11185/2308323) Page 32 of 35  
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 10.431 Acres.

### ***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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### MODEL CODE OF CONDUCT FOR VALUERS

#### **Integrity and Fairness**

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

#### **Professional Competence and Due Care**

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

#### **Independence and Disclosure of Interest**

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



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### **Confidentiality**

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

### **Information Management**

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

### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
26. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
27. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### **Remuneration and Costs.**

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

### **Occupation, employability and restrictions.**

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

### **Miscellaneous**

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

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



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **10<sup>th</sup> August 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 **Fair Market Value** for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 67,83,05,000/- (Rupees Sixty Seven Crore Eighty Three Lakh Five Thousand 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

Central Bank of India Empanelment No.: SMRO/CREDIT/2017-18/1311



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