

Dr. VIJAY R. PATIL

B.E. (Civil), M.Tech, Ph D.
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CHARTERED CIVIL ENGINEER & GOVT. REGD. VALUER

RECORD HOLDER (WORLD RECORD OF EXCELLENCE) RESEARCH
INTERNATIONAL RESEARCH EXCELLENCE AWARD
BEST ENGINEER AWARD
AN ISO 9001:2015 CERTIFIED

VALUATION REPORT

Stability Certificates, Immovable Property Valuations & Structural Engineer

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AN – ISO 9001:2015

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A-05, 1ST FLOOR, STERLING TOWER, GAVAT MANDAI ROAD, SHAHUPURI, KOLHAPUR.
Mob No. 9822395936-----Email : vijayonkar11@gmail.com

Date: 04/01/2023

TO,
STATE BANK OF INDIA
BRANCH: Chincholi M.I.D.C. Solapur.

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Approved Valuer)

I.	GENERAL	
	Name of applicant	: M/s. Ayush Paper Mills Partners Mr. Maruti Rangnath Wakhure & Mrs. Asha Maruti Wakhure Mob No. 9922758000
	Application No.	
1.	Purpose for which the valuation is made	Bank Loan Proposal
2.	a) Date of inspection	: 28/12/2022
	b) Date on which the valuation is made	04/01/2023
3.	List of documents produced for perusal	
	i) Sale Deed	: 4465/2022 S. R. O. Sangola, Dated 29/07/2022
	ii) N. A. Order	: NA/SR/41/2013 Dated 30/09/2013 – Tahsildar Office, Sangola
	iii) Layout	: Layout/Mouje Manjari/Tal. Sangola/S. No. 468/2398 Dated 06/09/2013 – A. D. T. P. Sangola
	iv) Building Permission	: Not Applicable
	v) Building Completion	: Not Applicable
	Age Of Building	Not Applicable
	Residual Age of Building	Not Applicable
4.	Name of the owner(s) and his / their address with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Ayush Paper Mills Partners Mr. Maruti Rangnath Wakhure Mrs. Asha Maruti Wakhure
5.	Brief description of the property (Including leasehold / freehold etc)	: Free Hold



6.	Location of property		
	a)	Plot No. / Survey No.	: Gat No. 468
	b)	Door No.	: Gat No. 468
	c)	T. S. No. / Village	: Mouje Manjari
	d)	Ward / Taluka	: Sangola
	e)	Mandal / District	: Kolhapur
7.	Postal address of the property		: Gat No. 468, Sangola – Pandharpur Road, State Highway 210, Mouje Manjari, Tal. Sangola Dist. Solapur. 413317
8.	City / Town		: Solapur
	Residential Area		: Residential
	Commercial Area		: --
	Industrial Area		: Industrial
9.	Classification of the area		:
	i)	High / Middle / Poor	: Middle Class
	ii)	Urban / Semi Urban / Rural	: Rural
10	Coming under Corporation limit / Village Panchayat / Municipality		: Village Panchayat
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 an agricultural land, any conversion to house site plots is contemplated		: Not applicable
13.	Boundaries of the property As per deed		:
	East		: Old Sangola Road (Panand road)
	West		: Gat No. 468 (part) Shridhan Packers
	South		: Sangola Pandharpur Road
	North		: Gat No. 318
	Boundaries of the property As on Site		:
	East		: Old Sangola Road (Panand road)
	West		: Gat No. 468 (part) Shridhan Packers
	South		: Sangola Pandharpur Road
	North		: Gat No. 318



14.1	Dimensions of the site	:	A	B
			As per the Deed	Actuals
	North	:	43.6 M	
	South	:	62.50 M	
	East	:	161.42 M	
	West	:	121.83 M	
14.2	Latitude, Longitude and Coordinates of the site	:	Latitude 16. Longitude 74.	
15	Extent of the site	:	10000.00 Sq m – Plot Area 1818.53 Sq m – Road Widening 1068.73 Sq m – Open Space ----- 7112.74 Sq m – Net Plot Area	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	7112.74 Sq m – Plot Area	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied	
II. CHARACTERISTICS OF THE SITE				
1.	Classification of locality	:	Middle Class	
2.	Development of surrounding areas	:	Developing	
3.	Possibility of frequent flooding / sub-merging	:	No	
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Moderate Distance from the Property	
5.	Level of land with topographical conditions	:	Level	
6.	Shape of land	:	Rectangular	
7.	Type of use to which it can be put	:	Residential & industrial	
8.	Any usage restriction	:	No	
9.	Is plot in town planning approved layout?	:	Yes	
10.	Corner plot or intermittent plot?	:	No	
11.	Road facilities	:	Available	
12.	Type of road available at present	:	State Highway Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Above 20Ft.	
14.	Is it a land – locked land?	:	No	
15.	Water potentiality	:	Available	



16	Underground sewerage system	:	Not Available
17	Is power supply available at the site?	:	Yes
18	Advantage of the site		
	1.	Located on Sangola – Pandharpur Highway	
	2.	Located on developing area Sangola Taluka Place is within 6 Km	
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-coast / tidal level must be incorporated)	:	No
	1.	No	
	2.	No	
Part – A (Valuation of land)			
1.	Size of plot	:	7112.74 Sq m – Plot Area
	North & South	:	121.83M + 161.42 M/2
	East & West	:	62.50 M + 43.6 M/2
2.	Total extent of the plot	:	7112.74 Sq m – Plot Area
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs.5850.00/Sq m
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs.660.00/Sq m
	Guideline rate Valuation area 7112.74 Sq m X Rs.660.00/Sq m	:	Rs.46,94,408.50 Say Rs.46,94,500.00
5.	Assessed / adopted rate of valuation	:	Rs.3850.00/Sq m
6.	Estimated value of land 7112.74 Sq m X Rs.5850.00/Sq m	:	Rs.4,16,09,529.00
Part – B (Valuation of Building)			
1.	Technical details of the building		
	a)	Type of Building (Residential / Commercial / Industrial)	: Residential & Industrial
	b)	Type of construction (Load bearing / RCC / Steel Framed)	: Vacant Land
	c)	Year of construction	: Not Applicable
	d)	Number of floors and height of each floor including basement, if any	: Not Applicable
	e)	Plinth area floor-wise	: ---



	f)	Condition of the building	:	Not Applicable
	i)	Exterior – Excellent, Good, Normal, Poor	:	Not Applicable
	ii)	Interior - Excellent, Good, Normal, Poor	:	Not Applicable
	g)	Date of issue and validity of layout of approved map / plan	:	06/09/2013
	h)	Approved map / plan issuing authority	:	Grampanchayat Manjari
	i)	Whether genuineness or authenticity of approved map / plan is verified	:	Grampanchayat Manjari
	j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No

Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floor	Other floors
1.	Foundation	Not Applicable	--
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, dadoing	--	--
8.	Special finish as marble, granite, wooden paneling, grills, etc	--	--
9.	Roofing including weather proof course	--	--
10.	Drainage	Available	--

S. No.	Description	Ground floor	Other floors
	Compound wall	: Not Applicable	--
2.	Height	: ---	--
	Length	: ---	--
	Type of construction	: ---	--
	Electrical installation		
	Type of wiring	: --	--
	Class of fittings (superior / ordinary / poor)	: --	--
3.	Number of light points	: ---	---
	Fan points	: ---	---



	Spare plug points	:	---	---
	Any other item		---	---
4.	Plumbing installation			
	a)	No. of water closets and their type	:	---
	b)	No. of wash basins	:	--
	c)	No. of urinals	:	---
	d)	No. of bath tubs	:	---
	e)	Water meter, taps, etc.	:	--
	f)	Any other fixtures	:	---

Details of valuation

Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
G. F. F. F.	Not Applicable						
Total				--	--	--	--

Part C- (Extra Items)

(Amount in Rs.)

1.	Portico	:	---
2.	Ornamental front door	:	---
3.	Sit out/ Verandah with steel grills	:	---
4.	Overhead water tank	:	---
5.	Extra steel/ collapsible gates	:	---
	Total	:	Nil

Part D- (Amenities)

(Amount in Rs.)

1.	Wardrobes	:	---
2.	Glazed tiles	:	---
3.	Extra sinks and bath tub	:	---
4.	Marble / Ceramic tiles flooring	:	---
5.	Interior decorations	:	---
6.	Architectural elevation works	:	---
7.	Panelling works	:	---
8.	Aluminium works	:	---
9.	Aluminium hand rails	:	---



10.	False ceiling	:	---
	Total		Nil

Part E- (Miscellaneous)

(Amount in Rs.)

1.	Separate toilet room	:	---
2.	Separate lumber room	:	---
3.	Separate water tank/ sump	:	---
4.	Trees, gardening	:	---
	Total		Nil

Part F- (Services)

(Amount in Rs.)

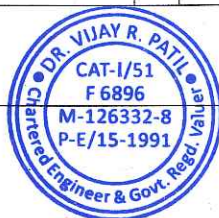
1.	Water supply arrangements	:	---
2.	Drainage arrangements	:	---
3.	Compound wall	:	---
4.	C. B. deposits, fittings etc.	:	---
5.	Pavement	:	---
	Total		Nil

Total abstract of the entire property

Part- A	Land	:	Rs. 4,16,09,529.00
Part- B	Building	:	--
Part- C	Extra Items	:	---
Part- D	Amenities	:	---
Part- E	Miscellaneous	:	---
Part- F	Services	:	---
	Total		Rs.4,16,09,529.00
	Say		Rs.4,16,09,500.00

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

<i>i</i>	Market value (Part C+D+E)	:	Rs.4,16,09,500.00
<i>ii</i>	Realizable Value 90%	:	Rs.3,74,48,550.00
<i>lii</i>	Forced / Distress sale value 85%	:	Rs.3,53,68,075.00
<i>iv</i>	Guide line value (Part C+D+E)	:	Rs.46,94,500.00
<i>v</i>	Insurable Value	:	Nil



Note :

The valued property located In Sangola – Pandharpur Highway, the basic amenities Moderate distance From the property, the approach road is available, city bus facilities are not available. The surrounding area is growing developing & Marketable

The guide line rates are only taken for the stamp duty calculation or taxation purpose but actual market rates varies area wise depending upon the availability of land. Most of the actual sale transactions are made on Guide Line Valuation amount but not on actual transactions, The rates depend on the availability of land/plots like residential, commercial or industrial. The average rate taken as per the surrounding actual sale transaction and local enquiry is taken. The sale instances are taken in to consideration for the adopting rates which shown in valuation report. The building valuation is taken in consideration. on the present physical condition of structure.

Photograph of owner/representative with property in background to be enclosed.
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

(Annexure-IV)

**Format of undertaking to be submitted by Individuals/ proprietor/ partners/
directors**

DECLARATION- CUM- UNDERTAKING

I, Vijay Ramchandra Patil Son of Ramchandra Krishnaji Patil 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 04-01-2023 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 have personally inspected the property on 28-12-2022 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.
- f. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- j. I am not an un discharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an un discharged insolvent



- l. 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
- m. 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
- n. My PAN Card number/Service Tax number as applicable is ABLPP1939M undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- o. 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
- p. 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
- q. 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)
- r. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- s. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- t. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- u. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- v. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- w. Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1	background information of the asset being valued;	Property located in developed area
2	purpose of valuation and appointing authority	Bank loan
3	identity of the valuer and any other experts involved in the valuation;	Empanelled valuer
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	28/12/2022 04/01/2023
6	inspections and/or investigations undertaken;	Inspection done owner
7	nature and sources of the information used or relied upon;	Ownership documents provided by owner



8	procedures adopted in carrying out the valuation and valuation standards followed;	As per guide lines
9	restrictions on use of the report, if any;	Prepared for bank loan proposal
10	major factors that were taken into account during the valuation;	Marketability is good
11	major factors that were not taken into account during the valuation;	No Restriction on land use
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.	Refer latest legal opinion

(Annexure-V)

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. 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 authorized by the authority, the registered valuers organization 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 organization with which he/it is registered, or any other statutory regulatory body

Gifts and hospitality.

- 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 records shall be maintained till the disposal of the case.
- 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/

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 organization 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

Signature of the valuer :

Name of the Valuer

: **Dr. Vijay R. Patil**

Address of the valuer

: Office No A-05, First Floor, Sterling Tower,
Gavat mandai Road, Shahupuri, Kolhapur
416001

Date: 04/01/2023

Place: Kolhapur



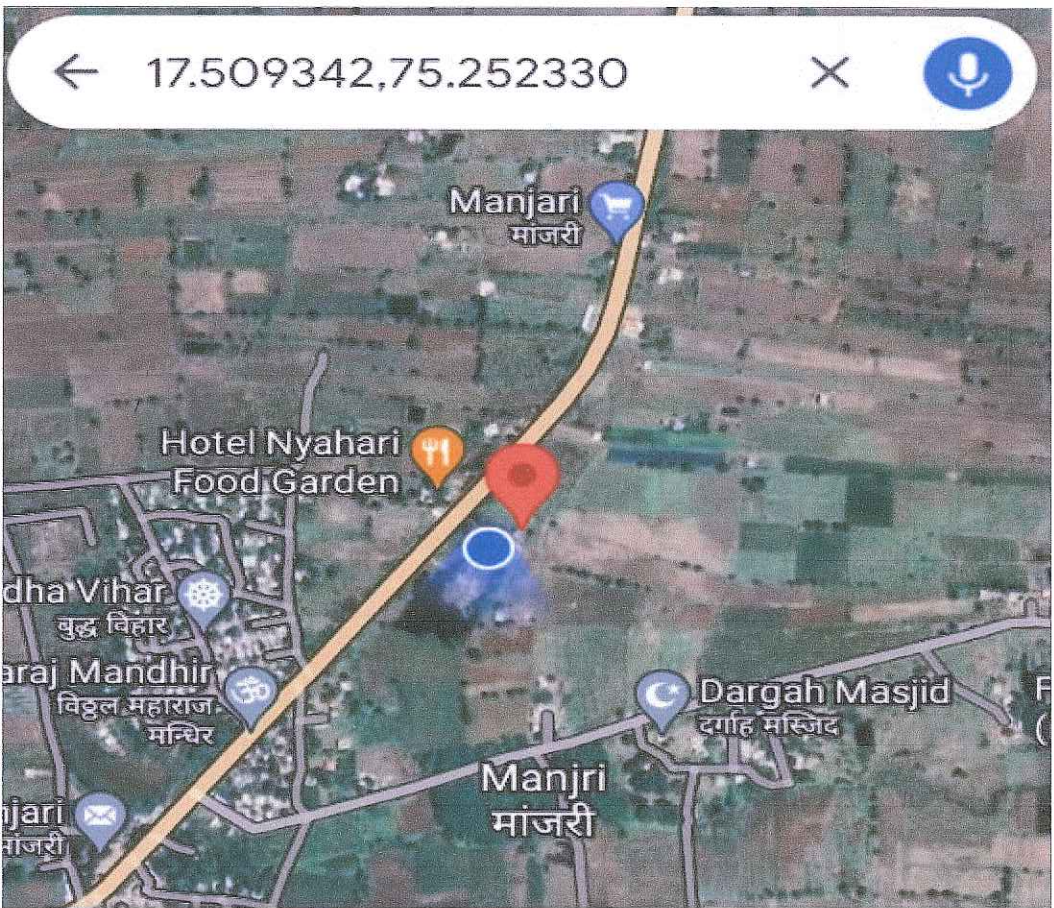
The undersigned has inspected the property detailed in the Valuation Report dated 04/01/2023

We are satisfied that the fair and reasonable market value of the property is Rs.4,16,09,500.00

(Rupees Four Crore Sixteen Lac Nine Thousand Five Hundred Only)

Date

Signature
(Name of the Branch Manager with office Seal)



Shridhan Packaging Industries

5.0 ★★★★★ (4)

Sangola - Pandharpur Rd, Manjari, Maharashtra 413317

Manufacturer · 🚶 1 min

Open · Closes 7 pm

📍 Directions

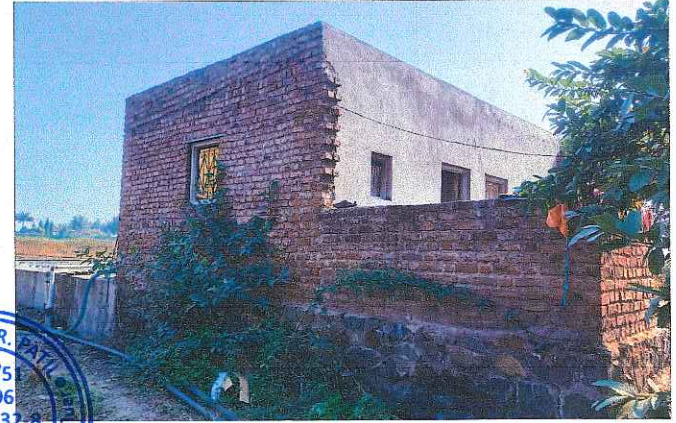
📍 Start

💬 Chat

📄 S



**M/s. Ayush Paper Mills Partners
Mr. Maruti Rangnath Wakhure & Mrs. Asha Maruti Wakhure**



JAY R. PATIL
CAT-1/5
F 6896
M 126332-8
P-E/15-1991
Registered Engineer & Govt. Regd. Valuer