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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Kopran Research Laboratories Limited**

Industrial Land & Building on Plot No. K – 4/4, Additional Mahad Industrial Area, M.I.D.C Mahad,
Village – Kalinja, Taluka – Mahad, District – Raigad, State- Maharashtra, Country- India.

Longitude Latitude: 18°06'30.2"N 73°31'07.1"E

Valuation Done for:

State Bank of India

Amt VII Commercial Branch (Fort)

2nd Floor, Commercial Branch, N. G. N. Vaidya Marg,
Horniman Circle, Fort, Mumbai - 400 001, State - Maharashtra, Country – India.

Our Pan India Presence at :

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Regd. Office

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI/ Commercial Fort Branch / M/s. Kopran Research Laboratories Limited (012023 / 2309546)

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Vastu/Mumbai/12/2024/ 012023/2309546
11/4-244-BHBSAN
Date: 06.12.2024

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1. VALUATION OPINION REPORT

This is to certify that the property bearing **Industrial Land & Building** on Plot No. K – 4/4, Additional Mahad Industrial Area, M.I.D.C Mahad, Village – Kalinja, Taluka – Mahad, District – Raigad, State- Maharashtra, Country- India. belongs to **M/s. Kopran Research Laboratories Limited**

Boundaries of the property.

North : Plot No. K – 4/3 & Road
South : Plot No. K – 5 & Road
East : Road
West : Plot No. K – 4/3 & K - 5

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 (₹)	Realizable Value (₹)	Distress Sale Value (₹)	Insurable Value (₹)
Land & Building	18,13,20,199.00	16,31,88,179.00	14,50,56,160.00	16,48,82,970.00
Total	18,13,20,199.00	16,31,88,179.00	14,50,56,160.00	16,48,82,970.00

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

Hence certified

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

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

SME/TCC/2017-18/942/178



Our Pan India Presence at :

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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****Amt VII Commercial Branch (Fort)**

2nd Floor, Commercial Branch,

N. G. N. Vaidya Marg,

Horniman Circle, Fort, Mumbai - 400 001,

State - Maharashtra, Country – India.

2. 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, Amt VII Commercial Branch (Fort) Mumbai to assess Fair market value of the property for banking purpose.
2.	a) Date of inspection : 28.10.2024
	b) Date on which the valuation is made : 06.12.2024
3.	List of documents produced for perusal
	1. Copy of Agreement to sell dated 25.03.2015 Kopran Limited (Seller) AND Kopran Research Laboratories Limited (Purchaser). 2. Copy of Building Completion Certificate dated 22.07.1998 3. Copy of Maharashtra Pollution Control Board dated 16.01.2024. 4. Electricity Bill for the Month of Sep - 2024. 5. Copy of Plan Approval No. SPA / MHD / B - 24668 (Addition / Alteration) dated 10.04.2018. 6. Copy of Addition and alteration Plan vide No. IFMS No. SPA/MHD/A-31397/of 2023 dated 25/01/2023
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/s. Kopran Research Laboratories Limited Address: Industrial Land & Building on Plot No. K – 4/4, Additional Mahad Industrial Area, M.I.D.C Mahad, Village – Kalinja, Taluka – Mahad, District – Raigad, State- Maharashtra, Country- India. Contact Person – Mr. Ashutosh Singh & Mr. Sanjay Pisal Ltd. Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.) :
	The property is in developing industrial zone. The immovable property comprises of Freehold Industrial land and structures thereof. It is located at about 23.4 Km. travelling distance from Sape Wamme Railway Station. Details of Land – The Land is Freehold Industrial Land. As per Agreement for Sale provided by company, the land details are as under:-

As per approved Plan the total Land Area is 36,000.00 Sq. M.

For the purpose of Valuation, we have considered the land area as per approved plan Provided by the Company. The Land admeasuring 36,000.00 Sq. M. M is considered for the purpose of Valuation.

Details of Construction –

Party has provided the Approved Layout Plan. Structure Area as per Approved Layout is as under: -

S. No.	Items	Type of Structure	Area (Sq. M)	Year of Construction
1	Plant - A Bldg : Ground Floor	RCC Frame Brick Wall, RCC Slab roof, Height - 14 Feet.	6,892	1997
2	Plant-A Bldg.: 1st Floor	RCC Frame, Bricks Wall, Roofing- Pre-coated Sheet, Height- 14 Feet	6,892	1997
3	Admin Bldg.: Ground Floor	RCC Frame, Bricks Wall, RCC Slab roof, Std. Height	1,610	1997
4	Admin Bldg.: 1st Floor	RCC Frame, Bricks wall, RCC Slab, Height - 8 feet	1,610	1997
5	Admin Bldg.: 2nd Floor	RCC Frame, Bricks Wall RCC Slab roof std. Height	1,610	1997
6	Plant- b ground floor	RCC frame, bricks wall, RCC slab, height- 12 to 14 feet	9,223	1997
7	Plant-B I Floor	RCC Frame, Bricks Wall, RCC Slab, Height 12 to 14 Feet	7,705	1997
8	Plant- B 2nd Floor	RCC Frame, Bricks wall, RCC Slab, Height 12 to 14 Feet	7,081	1997
9	Plant —c sterile-non sterile, ground floor	RCC frame, bricks wall, RCC slab, height- 12 to 14 feet	6,003	1997
10	Plant —c sterile-non sterile-1st Floor	RCC Frame, Bricks wall, RCC Slab, Height 12 to 14 Feet	5,929	1997
11	2nd Floor	RCC Frame, Bricks wall, RCC Slab, Height 12 to 14 Feet	1,792	1997
12	Hot Oil/WS/Boiler House	RCC Frame, Roofing- Pre-coated Sheet, Height- 16 Feet	5,654	1997
13	ENGG. raw material godown	RCC Frame, Bricks Wall, Roofing-AC Sheet, Height. 16 Feet	3,989	1997
14	Warehouse	RCC Frame, Bricks Wall, Roofing - Pre-coated Sheet, Height - 16 Feet	4,918	1997
15	New briquette godown & RO shed	Fabricated Shed, Pre-coated Sheet, Height-25 Feet	1,479	1997
16	Drum shed	Roofing Pre-coated Sheet, Height - 16 Feet.	3,577	1997
17	Hydrogen shed	Pre-coated Sheet, Height - 16 Feet.	1,347	1997
18	Solvent recovery plant-G+ 1	RCC Frame, Gr. Floor- RCC Slab roof, Height- 15 Feet,	1,738	1997

		1st Floor Shed, Pre-coated sheet roof.		
19	Canteen shed	RCC Frame, Bricks Wall, Roofing - Pre-coated Sheet, Height - 16 Feet.	1,787	1997
20	Engg store	RCC Frame, Bricks wall, Roofing - Pre-coated Sheet, Height- 15 Feet.	1,119	1997
21	Four-wheeler shed- Fabricated Open Shed		527	1997
22	ETP — mcc room		194	1997
23	ETP- Blower Shed		50	1997
24	Toilet block		301	1997
25	Admin & QC extension G+1	RCC Frame, RCC Slab roof, Height. Std.	922	2015
26	Plant C- Microbiology		405	2015
27	Cepha QC 2nd floor		144	2015
28	General material store		476	2015
29	Worker changing room & filter clean area	Roofing Pre-coated Sheet, Height - Std.	809	2015
30	Drum Shed Extension		1,475	2015
31	Nano Filter Area		349	2015
32	Pilot Plant		2,070	2015
33	ATFD & MEE shed	Fabricated open Shed G + 2, Height - 12 Feet each Floor	133	2015
34	Security office & cabin	RCC, RCC slab roof, height - Std	504	2015
35	Meter room	RCC, RCC Slab roof, Height - Std	161	2015
36	Sterile QA - 1st Floor	RCC frame, RCC slab roof	48	2015
37	Training area - Puff panels		574	2015
38	Trainin non - Cepha		543	2015
39	Plant - C addition ground floor Microbiology lab	RCC slab roof	81	2019
40	Canteen	RCC, Roofing - Pre - coated Sheet, Height - Std	230	2019
41	Toilet		49	2019
42	New briquette shed	Fabricated Shed, Pre-coated Sheet, Height-25 Feet.	1,375	2019
43	Solvent recovery Plant	Expansion G + 2, RCC Framed, Open Structure	538	2019
44	ATFD & MEE Expansion G+2		391	2019
45	Proposed Fire Hydrant Pump House		344	2019
46	Proposed New Hydrogen block-g+1		504	2019
	Total		6,892.00	

The building/ Structure is considered as per approved building plan.

6. Location of property

:

	a)	Plot No. / Survey No.	:	Plot No. K – 4/4	
	b)	Door No.	:	Not applicable	
	c)	C.T.S. No. / Village	:	Kalinja	
	d)	Ward / Taluka	:	Mahad	
	e)	Mandal / District	:	Raigad	
7.		Postal address of the property	:	Industrial Land & Building on Plot No. K – 4/4, Additional Mahad Industrial Area, M.I.D.C Mahad, Village – Kalinja, Taluka – Mahad, District – Raigad, State- Maharashtra, Country- India.	
8.		City / Town	:	Mahad	
		Residential area	:	No	
		Commercial area	:	No	
		Industrial area	:	Yes	
9.		Classification of the area	:		
	i)	High / Middle / Poor	:	Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Rural	
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Kalinja Village	
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			
		Particulars	North	South	
				East	
				West	
		As per document			
		As per Site Visit			
		Plot No. K – 4/3 & Road	Plot No. K – 5 & Road	Road	Plot No. K – 4/3 & K - 5
14.1		Dimensions of the site	:	N.A., as the plots are internally amalgamated & irregular in shape.	
				A As per the Deed	
				B Actuals	
		North	:		
		South	:		
		East	:	-	
		West	:		
14.2		Latitude, Longitude & Co-ordinates of property	:	18°06'30.2"N 73°31'07.1"E	
14.		Extent of the site	:	Plot area = 36,000.00 Sq. M.	
15.		Extent of the site considered for Valuation (least of 14A& 14B)	:	(Area as per Agreement for Sale deed) Structure area = As per Brief Description	
16.		Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by M/s. Koprán Research Laboratories Limited	
II		CHARACTERSTICS OF THE SITE			
1.		Classification of locality	:	Middle class	
2.		Development of surrounding areas	:	Normal	
3.		Possibility of frequent flooding/ submerging	:	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	:	Trapezoidal
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?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	C.C. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Available
16.	Underground sewerage system	:	Connected to STP.
17.	Is Power supply is available in the site	:	Yes,
18.	Advantages of the site	:	N.A
19.	Special remarks, if any like threat of acquisition of land for publics 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 = 36,000.00 Sq. M. (Area as per Approved plan)
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	Plot area = 36,000.00 Sq. M. (Area as per Approved plan)
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 2,000/- to ₹ 3,000/- per Sq. Mtr. Details of online listings are attached with the report.
4	Land circle Rates from Ready Rener (evidence thereof to be enclosed)	:	₹ 750/- per Sq. Mtr.
	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 the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government differs.
5	Assessed / adopted rate of valuation	:	₹ 2,500/- per Sq. Mtr.
6	Estimated value of land	:	₹ 9,00,00,000.00
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Industrial
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC & Steel Structure
	c) Year of construction	:	As per brief description
	d) Number of floors and height of each	:	As per brief description

	floor including basement, if any		
e)	Plinth area floor-wise	:	As per brief description
f)	Condition of the building	:	Good
i)	Exterior – Excellent, Good, Normal, Poor	:	Good
ii)	Interior – Excellent, Good, Normal, Poor	:	Good
g)	Date of issue and validity of layout of approved map	:	Copy of Plan Approval No. SPA / MHD / B - 24668 (Addition / Alteration) dated 10.04.2018 & Copy of Addition and alteration vide No. IFMS No. SPA/MHD/A-31397/of 2023 dated 25/01/2023
h)	Approved map / plan issuing authority	:	
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Copy of plan is verified
j)	Any other comments by our empaneled valuers on authentic of approved plan	:	N.A.

Specifications of construction (floor-wise) in respect of

	Description		
1.	Foundation	:	R.C.C. Foundation
2.	Basement	:	No
3.	Superstructure	:	As per Brief Description
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Wooden frame flushed doors & Aluminium frame glassed windows in Office floors Grilled window in main factory shed.
5.	RCC Works	:	
6.	Plastering	:	Cement plaster
7.	Flooring, Skirting, dado	:	Concrete Flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	No
9.	Roofing including weatherproof course	:	As per structure Table
10.	Drainage	:	Connected to STP
2.	Compound Wall	:	
	Height	:	Partly R.C.C. columns with B. B. Masonry wall on front and back side Boundary, wire fencing on right side boundary
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	Industrial open 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	:	Provided as per requirement
b)	No. of wash basins	:	Provided as per requirement
c)	No. of urinals	:	Provided as per requirement
d)	No. of bathtubs	:	Provided as per requirement
e)	Water meters, taps etc.	:	Provided as per requirement

f) Any other fixtures	: Provided as per requirement
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Structure (as per Approved Layout)

S. No.	Items	Total BUA (Sq. M)	Replacement Cost (₹/ UOM)	Depreciated Replacement Cost (₹/UOM)	Fair Market Value (₹)	Insurable Value (₹)
1	Plant - A Bldg : Ground Floor	6,892	2,000	1,028	70,84,976	1,37,84,000
2	Plant-A Bldg.: 1st Floor	6,892	2,000	1,028	70,84,976	1,37,84,000
3	Admin Bldg.: Ground Floor	1,610	2,000	1,028	16,55,080	32,20,000
4	Admin Bldg.: 1st Floor	1,610	2,000	1,028	16,55,080	32,20,000
5	Admin Bldg.: 2nd Floor	1,610	2,000	1,028	16,55,080	32,20,000
6	Plant- b ground floor	9,223	2,000	1,028	94,81,244	1,84,46,000
7	Plant-B I Floor	7,705	2,000	1,028	79,20,740	1,54,10,000
8	Plant- B 2nd Floor	7,081	2,000	1,028	72,79,268	1,41,62,000
9	Plant —c sterile-non sterile, ground floor	6,003	2,000	1,028	61,71,495	1,20,06,800
10	Plant —c sterile-non sterile-1st Floor	5,929	2,000	1,028	60,95,475	1,18,58,900
11	2nd Floor	1,792	2,000	1,028	18,42,176	35,84,000
12	Hot Oil/WS/Boiler House	5,654	1,250	643	36,32,695	70,67,500
13	ENGG. raw material godown	3,989	1,250	643	25,62,933	49,86,250
14	Warehouse	4,918	1,250	643	31,59,995	61,47,850
15	New briquette godown & RO shed	1,479	1,250	643	9,50,515	18,49,250
16	Drum shed	3,577	1,250	643	22,98,351	44,71,500
17	Hydrogen shed	1,347	1,250	643	8,65,448	16,83,750
18	Solvent recovery plant- G+ 1	1,738	1,250	643	11,16,665	21,72,500
19	Canteen shed	1,787	1,250	643	11,48,148	22,33,750
20	Engg store	1,119	1,250	643	7,19,247	13,99,313
21	Four-wheeler shed- Fabricated Open Shed	527	500	257	1,35,550	2,63,715
22	ETP — mcc room	194	2,000	1,028	1,99,432	3,88,000
23	ETP- Blower Shed	50	1,500	771	38,172	74,265
24	Toilet block	301	1,250	643	1,93,643	3,76,738
25	Admin & QC extension G+1	922	2,000	1,676	15,44,434	18,43,000
26	Plant C- Microbiology	405	1,500	1,257	5,09,085	6,07,500
27	Cepha QC 2nd floor	144	1,500	1,257	1,81,297	2,16,345
28	General material store	476	1,500	1,257	5,98,332	7,14,000
29	Worker changing room & filter clean area	809	1,500	1,257	10,16,913	12,13,500
30	Drum Shed Extension	1,475	1,250	1,048	15,45,063	18,43,750
31	Nano Filter Area	349	1,250	1,048	3,65,578	4,36,250
32	Pilot Plant	2,070	1,500	1,257	26,01,990	31,05,000
33	ATFD & MEE shed	133	1,250	1,048	1,39,318	1,66,250
34	Security office & cabin	504	2,000	1,676	8,44,704	10,08,000
35	Meter room	161	1,000	838	1,35,303	1,61,460
36	Sterile QA - 1st Floor	48	2,000	1,676	80,817	96,440
37	Training area - Puff panels	574	2,000	1,676	9,62,443	11,48,500

38	Training non - Cepha	543	2,000	1,676	9,10,068	10,86,000
39	Plant - C addition ground floor Microbiology lab	81	2,000	1,820	1,47,420	1,62,000
40	Canteen	230	2,000	1,820	4,19,219	4,60,680
41	Toilet	49	1,500	1,365	67,431	74,100
42	New briquette shed	1,375	1,500	1,365	18,76,875	20,62,500
43	Solvent recovery Plant	538	1,500	1,365	7,34,643	8,07,300
44	ATFD & MEE Expansion G+2	391	1,500	1,365	5,34,370	5,87,220
45	Proposed Fire Hydrant Pump House	344	1,500	1,365	4,70,161	5,16,660
46	Proposed New Hydrogen block - g+1	504	1,500	1,365	6,88,356	7,56,435
	Total (B)	6,892.00			9,13,20,199	16,48,82,970

Part – C (Extra Items)		: Amount in ₹
1.	Portico	: Included in the Cost of Construction
2.	Ornamental front door	: Included in the Cost of Construction
3.	Sit out / Verandah with steel grills	: Included in the Cost of Construction
4.	Overhead water tank	: Included in the Cost of Construction
5.	Extra steel / collapsible gates	: Included in the Cost of Construction
	Total	Included in the Cost of Construction
Part – D (Amenities)		: Amount in ₹
1.	Wardrobes	: Included in the Cost of Construction
2.	Glazed tiles	: Included in the Cost of Construction
3.	Extra sinks and bathtub	: Included in the Cost of Construction
4.	Marble / ceramic tiles flooring	: Included in the Cost of Construction
5.	Interior decorations	: Included in the Cost of Construction
6.	Architectural elevation works	: Included in the Cost of Construction
7.	Paneling works	: Included in the Cost of Construction
8.	Aluminum works	: Included in the Cost of Construction
9.	Aluminum handrails	: Included in the Cost of Construction
10.	False ceiling	: Included in the Cost of Construction
	Total	Included in the Cost of Construction
Part – E (Miscellaneous)		: Amount in ₹
1.	Separate toilet room	: Included in the Cost of Construction
2.	Separate lumber room	: Included in the Cost of Construction
3.	Separate water tank / sump	: Included in the Cost of Construction
4.	Trees, gardening	: Included in the Cost of Construction
	Total	Included in the Cost of Construction
Part – F (Services)		: Amount in ₹
1.	Water supply arrangements	: Included in the Cost of Construction
2.	Drainage arrangements	: Included in the Cost of Construction
3.	Compound wall	: Included in the Cost of Construction
4.	C.B. deposits, fittings etc.	: Included in the Cost of Construction
5.	Pavement	: Included in the Cost of Construction
	Total	Included in the Cost of Construction

3. Government Value

Particulars	Area in Sq. Mtr.	Rate (₹ per Sq. M)	Value (₹)
Land	36,000.00	750/-	2,70,00,000/-
Structure	As per Valuation Table		9,13,20,199/-
Total			11,83,20,199/-

4. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Freehold Land		₹ 9,00,00,000 /-
Part - B	Buildings-Approved		₹ 9,13,20,199 /-
	Land Development		-
Part - C	Compound Wall		-
Part - D	Amenities		-
Part - E	Pavement		-
Part - F	Services		-
	Fair Market Value In (₹)		₹ 18,13,20,199 /-
	Realizable Value In (₹)		₹ 16,31,88,179 /-
	Distress Sale Value In (₹)		₹ 14,50,56,160 /-
	Insurable Value In (₹)		₹ 16,48,82,970 /-
Remark	N.A		

- 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 is not considered since the Lease for the land is short term lease, therefore the land is not considered for Valuation.
- 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.

The saleability of the property is: Normal

Likely rental values in future in: N.A.

Any likely income it may generate: N.A.

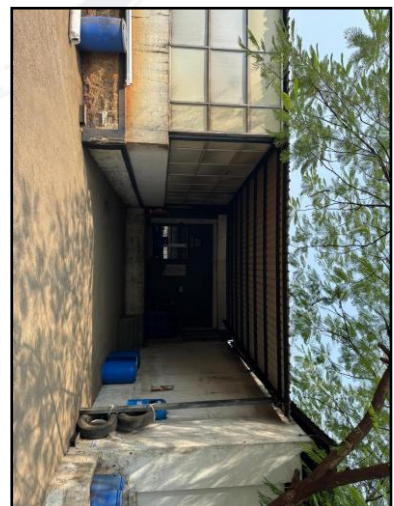
5. ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS

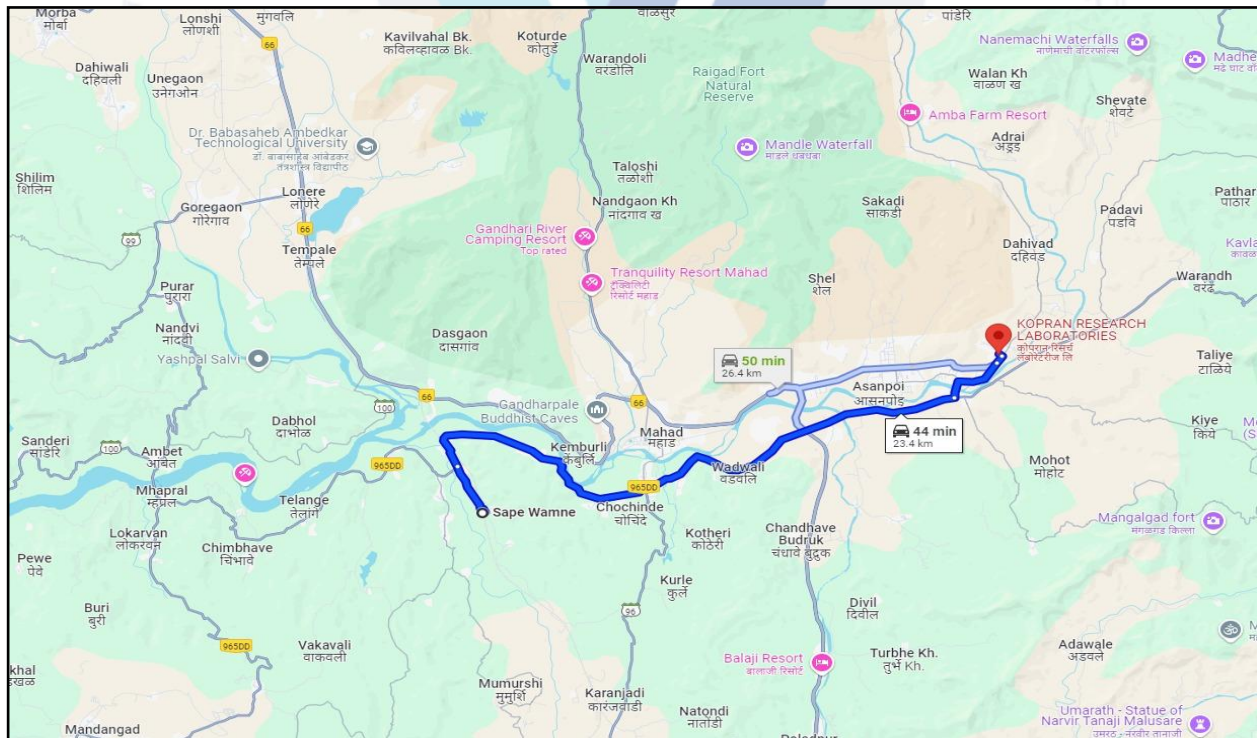


ACTUAL SITE PHOTOGRAPHS



6. ROUTE MAP OF THE PROPERTY

Site u/r



Latitude: 18°06'30.2"N 73°31'07.1"E

Note: The Blue line shows the route to site from nearest railway station (Sape Wamme – 23.4 Km.)



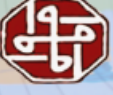
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7. Ready Reckoner



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
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वर्ष भाषा

निवडलेला जिल्हा

तालुका निवडा

गाव निवडा

विभाग क्रमांक

Assesment Type	Assesment Range	Rate Rs/	Unit
औद्योगिक विनशेती जमिनी	0-0.00	750	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)औद्योगिक	0-0.00	690	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)निवासी	0-0.00	726	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)वाणिज्य	0-0.00	968	चौरस मीटर
1 2 3			

8. 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 arrived by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II / Property Documents is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II / Property Documents because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market. We hope this will satisfy your requirements.



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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particulars above property in the prevailing condition with aforesaid specification is ₹ **18,13,20,199** /- (**Rupees Eighteen Crore Thirteen Lakh Twenty Thousand One Hundred Ninety Nine Only**). The **Realizable Value** of the above property is ₹ **16,31,88,179** /- (**Rupees Sixteen Crore Thirty One Lakh Eighty Eight Thousand One Hundred Seventy Nine Only**) and The **Distress Sale Value** ₹ **14,50,56,160** /- (**Rupees Fourteen Crore Fifty Lakh Fifty Six Thousand One Hundred Sixty Only**).

Place: Mumbai

Date: 06.12.2024

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

Director

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

SME/TCC/2017-18/942/178

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

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

(Annexure-IV)**9. 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 **06.12.2024** 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 **28.10.2024**. 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 decancelled / 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 have 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 AERPC9086P
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.



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- 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) 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.

r. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	As per sale deed, total land admeasuring 36,000.00 Sq. M is freehold land.
2	Purpose of valuation and appointing authority	As per the request from State Bank of India, Commercial Branch Fort 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 Avinash Pandey– Engineer Binu 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 – 28.10.2024 Valuation Date – 06.12.2024 Date of Report – 06.12.2024
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 28.10.2024
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 commercial and industrial application in the locality etc.
11	Caveats, limitations, and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

10. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06th December 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 visualizing 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 **36,000.00 Sq. M. and structures thereof**. The property is owned by **M/s. Koprان Research Laboratories Limited** At present, the



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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. Koproan Research Laboratories 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 **36,000.00 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

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



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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 **36,000.00 Sq. M. and structure thereof.**

11. 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 - V)

12. 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.



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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.

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.



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

13. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **06th December 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 this particular purpose at

Particulars	Fair Market Value (₹)	Realizable Value (₹)	Distress Sale Value (₹)	Insurable Value (₹)
Land & Building	18,13,20,199.00	16,31,88,179.00	14,50,56,160.00	16,48,82,970.00
Total	18,13,20,199.00	16,31,88,179.00	14,50,56,160.00	16,48,82,970.00

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

Director

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

SME/TCC/2017-18/942/178



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