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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 Limited**

Industrial Land & Building on Survey No. 5, Hiss No. 2, Survey No. 6, Hiss No. 1 to 4, Survey No. 6, Hiss No. 7 & Survey No. 7, Hiss No. 1, Off Mumbai Pune Express Highway, Village – Niphan, Group Gram Panchayat Savroli, Behind Tata Steel, PIN Code-410 203, Taluka – Khalapur, District – Raigad, State- Maharashtra, Country- India.

Longitude Latitude: 18°48'31.7"N 73°17'31.4"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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Valuation Report Prepared For: SBI / Commercial Fort Branch / M/s. Kopran Limited (012024 /2309510) Page 3 of 29

Vastu/Mumbai/12/2024/012024 /2309510
10/4-208-ANVSUBS
Date: 06.12.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing **Industrial Land & Building** on Survey No. 5, Hiss No. 2, Survey No. 6, Hiss No. 1 to 4, Survey No. 6, Hiss No. 7 & Survey No. 7, Hiss No. 1, Off Mumbai Pune Express Highway, Village – Niphan, Group Gram Panchayat Savroli, Behind Tata Steel, PIN Code-410 203, Taluka – Khalapur, District – Raigad, State- Maharashtra, Country- India. belongs to **M/s. Kopran Limited**

Boundaries of the property.

North : Patalganga River
South : Oricon Enterprises
East : KDL Biotech
West : Savroli Village

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	26,32,83,919.00	23,69,55,527.00	21,06,27,135.00	32,01,35,065.00
Total	26,32,83,919.00	23,69,55,527.00	21,06,27,135.00	32,01,35,065.00

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

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Regd. Office

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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
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, Industrial Finance Branch Mumbai to assess Fair market value of the property for banking purpose.
2.	a) Date of inspection : 15.11.2024
	b) Date on which the valuation is made : 06.12.2024
3.	List of documents produced for perusal
	1. Copy of Memorandum of Entry dated 21.05.2024 Kopran Limited (Borrower) AND SBICAP Trustee Company Limited (Purchaser). 2. Copy of Maharashtra Pollution Control Board dated 23.05.2023. 3. Electricity Bill for the month of Oct -2024.
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 Limited Address: Industrial Land & Building on Survey No. 5, Hiss No. 2, Survey No. 6, Hiss No. 1 to 4, Survey No. 6, Hiss No. 7 & Survey No. 7, Hiss No. 1, Off Mumbai Pune Express Highway, Village – Niphan, Group Gram Panchayat Savroli, Behind Tata Steel, PIN Code-410 203, Taluka – Khalapur, District – Raigad, State- Maharashtra, Country- India. Contact Person – Mr. V Biradar (Contact No.- +91 816 991 4988) Ltd. Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.) :
	The property is located in developing industrial zone. The immovable property comprises of Freehold Industrial land and structures thereof. It is located at about 9.4 Km. travelling distance from Dolavali Railway Station.

Details of Land –

The Land is Freehold Industrial Land. As per sale deed provided by company, the land details are as under: -

Survey No.	Area in Sq. M
6/1	5410.00
7/1	230.00
6/2	7527.05
6/3	1881.76
6/4	1517.55
5/2	4724.64
6/7	650.00
Total Land Area	21941.00
Rate Per Sq.M.	4,500.00
Value in ₹	9,87,34,495.50

As per approved Plant the total Land Area is 21,941.00.00 Sq. M.

For the purpose of Valuation, we have considered the land area as per Sale deed Provided by the Company. The Land admeasuring 21,941.00 Sq. M is considered for the purpose of Valuation.

Details of Construction –

Structure Area as per previous valuation report is as under: -

S. No.	Items	Type of Structure	Total BUA (Sq. Ft)	Year of Const.
1	Plant I - Ground floor (Production area)	RCC Roof, Brick wall, Epoxy Flooring, Height 22 Ft	38,320	1997
2	First floor, (Service Floor)	RCC Roof, Brick wall, PCC Flooring, Height 12 Ft	30,699	1997
3	Lean to shed,	Brick wall, GI Color Sheet Roof, Height 22 Ft	1,421	1997
4	Ground Floor, (Primary Area)	RCC Roof, PCC Flooring, Height-10 ft	2,648	1997
5	First Floor (Primary Area)	RCC Roof, PCC Flooring, Height 10 ft.	1,595	1997
6	Plant II, ground floor (Production area)	RCC Roof, Brick wall, Epoxy Flooring, Height 22 Ft	29,655	1997
7	First floor (Service Floor)	RCC Roof, Brick wall, PCC Flooring, Height 12 Ft	24,176	1997
8	Ground & First Floor, (Canteen, Changing Room, Toilet)	RCC Roof, Brick wall, PCC Flooring, Height 10 Ft each floor	3,905	1997
9	Lean to shed (Eastside)	GI color Sheet Roof, Height 20 Ft	4,864	1997
10	Lean to shed (Westside)	GI Color Sheet Roof, Height 21) Ft	3,700	1997
11	Admin Bldg, Ground & First Floor	RCC Roof, Brick wall, Vitrified Flooring, Height 10 Ft each floor	16,727	1997
12	Water Plant, Brick wall	GI Color Sheet Roof, Height 12 Ft,	910	1997
13	D G Shed	GI Color Sheet Roof, Height 12 Ft,	1,550	1997
14	Scrap yard, Brick wall	GI Color Sheet Roof, Height 12 Ft,	2,110	1997
15	Utility / Compressor Room	GI Color Sheet Roof, Height 12 Ft,	2,170	1997
16	Scrap yard	GI Color Sheet Roof, Height 12 Ft,	772	1997
17	Security office		213	1997

	The building/ Structure is considered as per approved building plan.			
6.	Location of property :			
	a)	Plot No. / Survey No.	:	Survey No. 5, Hiss No. 2, Survey No. 6, Hiss No. 1 to 4, Survey No. 6, Hiss No. 7 & Survey No. 7, Hiss No. 1, Off Mumbai Pune Express Highway, Village – Niphan, Group Gram Panchayat Savroli, Behind Tata Steel, PIN Code-410 203, Taluka – Khalapur, District – Raigad, State- Maharashtra, Country- India.
	b)	Door No.	:	Not applicable
	c)	C.T.S. No. / Village	:	Niphan
	d)	Ward / Taluka	:	Khalapur
	e)	Mandal / District	:	Raigad
7.	Postal address of the property : Industrial Land & Building on Survey No. 5, Hiss No. 2, Survey No. 6, Hiss No. 1 to 4, Survey No. 6, Hiss No. 7 & Survey No. 7, Hiss No. 1, Off Mumbai Pune Express Highway, Village – Niphan, Group Gram Panchayat Savroli, Behind Tata Steel, PIN Code-410 203, Taluka – Khalapur, District – Raigad, State- Maharashtra, Country- India.			
8.	City / Town : Village			
	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 : Niphan 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
	As per document			
		Information Not Available	Information Not Available	Information Not Available
				Information Not Available
	As per Site Visit			
		Open Plot	Access Road	Open Area
				Open Plot
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 : 18°48'31.7"N 73°17'31.4"E			

	property		
14.	Extent of the site	:	Plot area = 21,941.00 Sq. M. (Area as per Sale deed)
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	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. Kopran Limited
II	CHARACTERISTICS 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 public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot area = 21,941.00 Sq. M. (Area as per Sale Deed)
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	Plot area = 21,941.00 Sq. M. (Area as per Sale Deed)
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,300/- to ₹ 4,600/- per Sq. Mtr. Details of online listings are attached with the report.
4	Land circle Rates from Jantri Gujarat State Portal (evidence thereof to be enclosed)	:	₹ 3,370/- 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	:	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 / Rgsth. Fees.

	Govt. notification or Income Tax Gazette justification on variation has to be given.		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	:	₹ 4,500/- per Sq. Mtr.
6	Estimated value of land		₹ 9,87,34,495.50 /- per Sq. Mtr.

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 floor including basement, if any	:	As per brief description
	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	:	Approved plan not received for verification.
	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
	Length	:	back side Boundary, wire fencing on right side boundary
	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

Structure (as per Approved Layout)

S. No.	Items	Total BUA (Sq. Ft)	Full Rate	Final Depreciated Rate to be considered	Depreciation	Final Depreciated Value to be considered	Insurable Value / Full Value
1	Plant I - Ground floor (Production area)	38,320	2,000	1,028	3,72,47,040	3,93,92,960	7,66,40,000
2	First floor, (Service Floor)	30,699	2,000	1,028	2,98,39,428	3,15,58,572	6,13,98,000
3	Lean to shed,	1,421	1,000	514	6,90,606	7,30,394	14,21,000
4	Ground Floor, (Primary Area)	2,648	2,000	1,028	25,73,856	27,22,144	52,96,000
5	First Floor (Primary Area)	1,595	2,000	1,028	15,50,340	16,39,660	31,90,000
6	Plant II, ground floor (Production area)	29,655	2,000	1,028	2,88,24,660	3,04,85,340	5,93,10,000
7	First floor, (Service Floor)	24,176	2,000	1,028	2,34,99,072	2,48,52,928	4,83,52,000
8	Ground & First Floor, (Canteen, Changing Room, Toilet)	3,905	2,000	1,028	37,95,660	40,14,340	78,10,000
9	Lean to shed (Eastside)	4,864	1,000	514	23,64,074	25,00,276	48,64,350
10	Lean to shed (Westside)	3,700	1,000	514	17,98,200	19,01,800	37,00,000
11	Admin Bldg., Ground & First Floor	16,727	2,500	1,285	2,03,23,305	2,14,94,195	4,18,17,500
12	Water Plant, Brick wall	910	1,250	643	5,52,825	5,84,675	11,37,500
13	D G Shed	1,550	750	386	5,64,975	5,97,525	11,62,500
14	Scrap yard, Brick wall	2,110	500	257	5,12,730	5,42,270	10,55,000
15	Utility / Compressor Room	2,170	1,000	514	10,54,620	11,15,380	21,70,000
16	Scrap yard	772	500	257	1,87,516	1,98,319	3,85,835
17	Security office	213	2,000	1,028	2,06,735	2,18,645	4,25,380
	Total	1,65,434.71			15,55,85,642	16,45,49,423	32,01,35,065

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	21,941.00	3,370.00	7,39,41,170.00
Structure	As per Valuation Table		16,45,49,423.00
Total			23,84,90,593.00

4. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Freehold Land	₹ 9,87,34,496.00
Part - B	Buildings-Approved	₹ 16,45,49,423.00
	Land Development	-
Part – C	Compound Wall	-
Part – D	Amenities	-
Part - E	Pavement	-
Part - F	Services	-



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	Fair Market Value In (₹)		₹ 26,32,83,919.00
	Realizable Value In (₹)		₹ 23,69,55,527.00
	Distress Sale Value In (₹)		₹ 21,06,27,135.00
	Insurable Value In (₹)		₹ 32,01,35,065.00
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 salability of the property is: Normal

Likely rental values in future in: N.A.

Any likely income it may generate: N.A.

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

Director

Manoj B Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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

Auth. Sign.

Place: Mumbai

Date: 06.12.2024



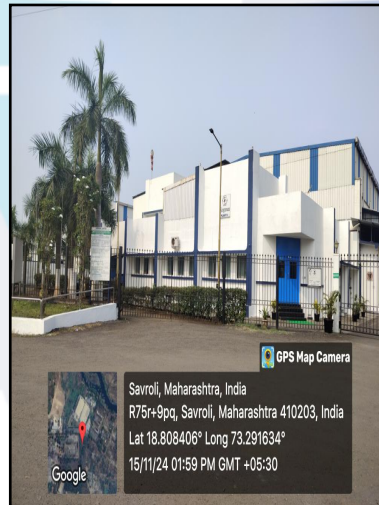
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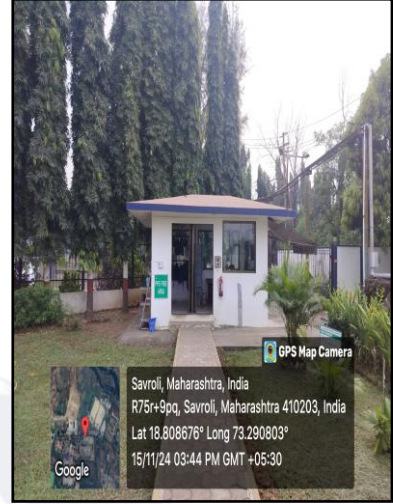
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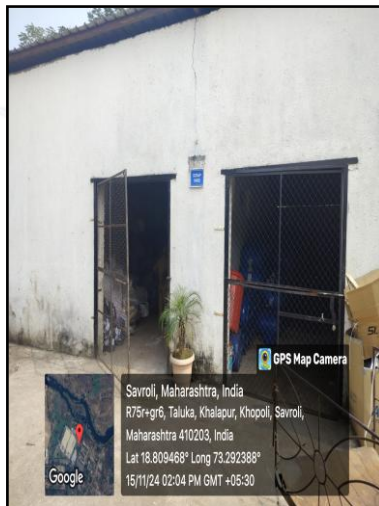
5. ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS

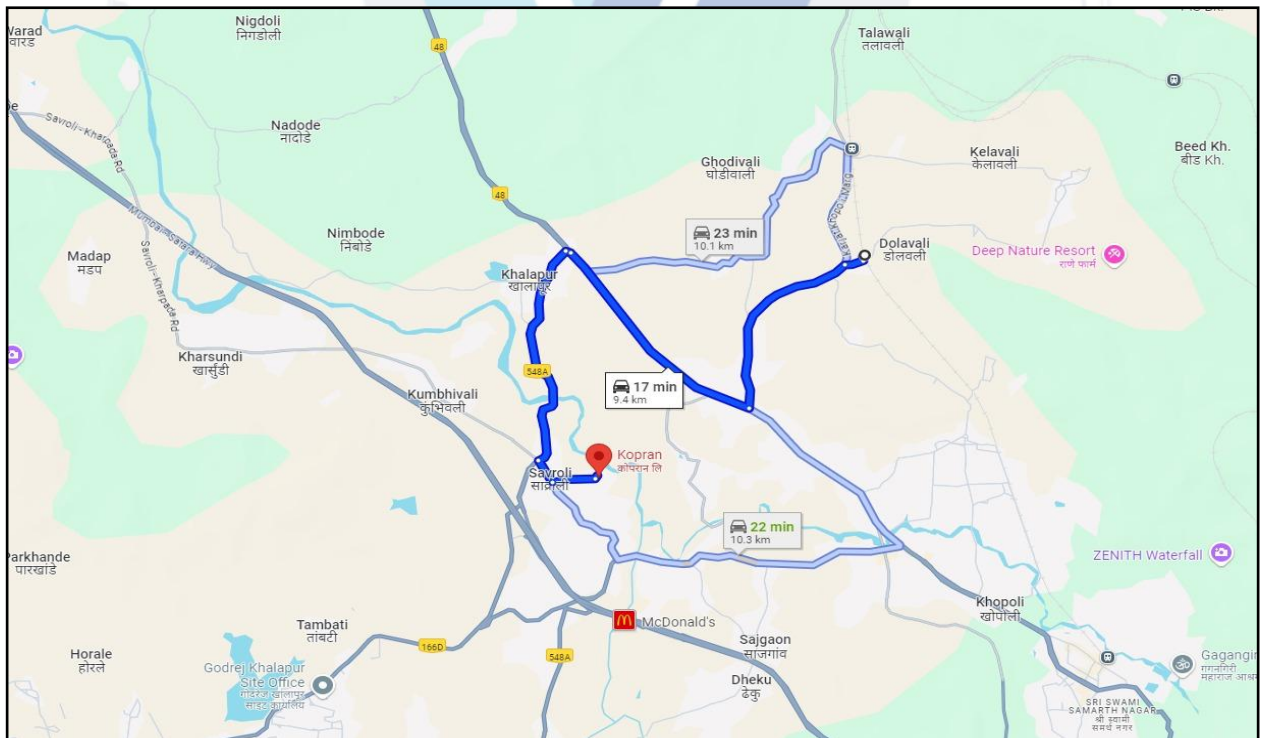
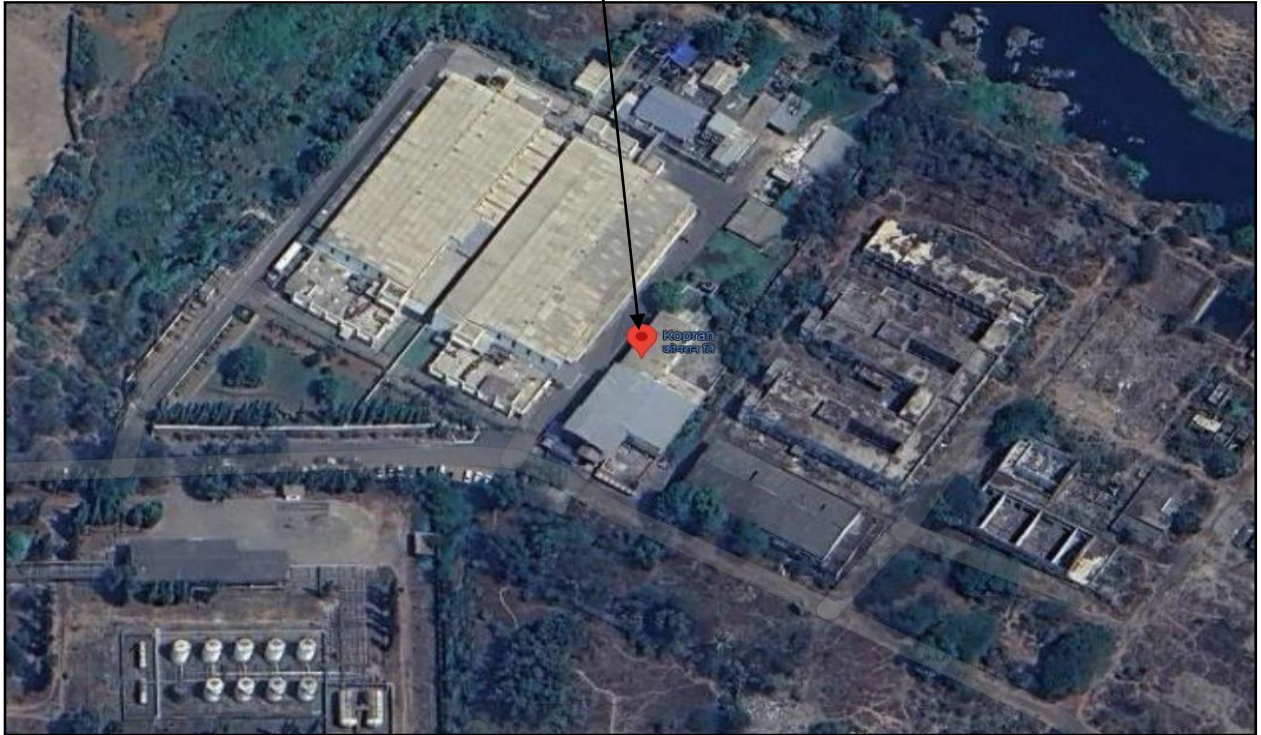


ACTUAL SITE PHOTOGRAPHS



6. ROUTE MAP OF THE PROERTY

Site u/r



Latitude: 18°48'31.7"N 73°17'31.4"E

Note: The Blue line shows the route to site from nearest railway station (Dolavali – 9.4 Km.)

7. 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 / 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 ₹ 26,32,83,919.00 (Rupees Twenty Six Crore Thirty Two Lakh Eighty Three Thousand Nine Hundred Nineteen Only).
- **Realizable Value of the above property** is ₹ 23,69,55,527.00 (Rupees Twenty Three Crore Sixty Nine Lakh Fifty Five Thousand Five Hundred Twenty Seven Only).
- **Distress Sale Value** ₹ 21,06,27,135.00 (Rupees Twenty one Crore Six Lakh Twenty Seven Thousand One Hundred thirty Five 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

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



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(Annexure-IV)**8. 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 **15.11.2024**. 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 has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n) I have not been convicted of an offence connected with any proceeding under the 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.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	As per sale deed, total land admeasuring 21,941.00 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 Saiprasad Patil – Technical Officer Binu Surendran - Technical Manager
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 – 13.11.2024 Valuation Date – 06.12.2024 Date of Report – 06.12.2024
6	Inspections and/or investigations	Physical Inspection done on date 15.11.2024

Sr. No.	Particulars	Valuer comment
	undertaken;	
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

Date: 06.12.2024

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.



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9. 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

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 **21,941.00 Sq. M. and structures thereof**. The property is owned by **M/s. Kopran Limited** At present, the property is Owner Occupied.



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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. Kopran 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 **21,941.00 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

21,941.00 Sq. M. and structure thereof.

10. 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)**11. 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.
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.

12. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **09th 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 knowledgeable 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	26,32,83,919.00	23,69,55,527.00	21,06,27,135.00	32,01,35,065.00
Total	26,32,83,919.00	23,69,55,527.00	21,06,27,135.00	32,01,35,065.00

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

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