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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Client: **Mr. Akhilesh Radhekishan Singh**

Non-Agricultural Land located on Gut No. 191, Survey No. 26, Village – Allyali, Taluka & District – Palghar, Pin Code – 401 404, Maharashtra, India.

**Longitude Latitude: 19°41'52.2"N 72°44'54.8"E**

### Intended User:

**State Bank of India**

**SME MIDC Andheri (East) Branch**

Plot No. B-1, MIDC Industrial Area, Central Road, Andheri (East),  
Mumbai – 400 093, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

### Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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***This report contains total 24 pages***



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Valuation Report Prepared For: SBI/SME MIDC Andheri (East) Branch/Mr. Akhilesh Radhekishan Singh (12307/2309176) Page 3 of 24

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Vastu/SBI/Mumbai/11/2024/12307/2309176  
23/10-261-SSPPY  
Date: 23.11.2024

## 1. VALUATION OPINION REPORT

**Details of Property:** Non-Agricultural Land located on Gut No. 191, Survey No. 26, Village – Allyali, Taluka & District – Palghar, Pin Code – 401 404, Maharashtra, India

**Name of Client:** Mr. Akhilesh Radhekishan Singh.

**Name of Owners:** Mr. Rahul Pratap Singh, Mr. Akhilesh Radhekishan Singh, Mr. Bhusaheb Madhav Kale, Mr. Vikrampratap Rampati Singh.

Boundaries of the property.

North	:	Open Plot
South	:	New Satpati Road
East	:	Kotak Royal Project
West	:	Open Plot

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 ₹ 15,77,00,000.00 (Rupees Fifteen Crore Seventy Sven Lakh Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/38/IBBI/3

Encl: Valuation Report

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 Nanded	 Thane	 Ahmedabad	 Delhi NCR
 Mumbai	 Nashik	 Rajkot	 Raipur
 Aurangabad	 Pune	 Indore	 Jaipur

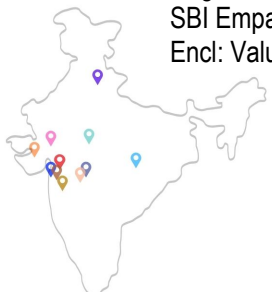
### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

+91 2247495919

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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 Asst. General Manager,**  
**State Bank of India**  
 SME MIDC Andheri (East) Branch  
 Plot No. B-1, MIDC Industrial Area, Central Road,  
 Andheri (East), Mumbai – 400 093,

**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, MIDC Andheri (East) Branch to assess Fair market value of the property for banking purpose.
2.	a) Date of inspection	: 13.11.2024 & 21.11.2024
	b) Date on which the valuation is made	: 23.11.2024
3.	List of documents produced for perusal	
	1. Copy of 7/12 extract dated 27.12.2023. ULPIN – 10043059263. 2. Copy of Death Certificate of Ramakant Ayodhyaprasad Mishra dated 06.06.2017 issued by Vasai-Virar City Municipal Corporation. 3. Copy of Will agreement dated 17.10.2013, Doc No. TNN1-8870-2013. 4. Copy of Sale deed between Mamata Vipin Mishra & Others (Seller) and Mr. Rahul Pratap Mishra & Mr. Akhilesh Radhekishan Singh & Others (Buyers) through registered Doc. No. Palghar/5065/2017. 5. Copy of N. A. Order No. Revenue/t-1/ZaminBB-2/42 B/SR-29/2024 dated 16.10.2024 issued by Tahsildar and Executive Officer Palghar, Tahsildar Palghar. 6. Copy of Zone Certificate No. PnP/NRV/Office-0421/2023-24 dated 19.01.2024 issued by Palghar Nagar Parishad	
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)	1. Mr. Rahul Pratap Singh 2. Mr. Akhilesh Radhekishan Singh 3. Mr. Bhausahab Madhav Kale 4. Mr. Vikrampratap Rampati Singh  <b>Address:</b> Non-Agricultural Land located on Gut No. 191, Survey No. 26, Village – Allyali, Taluka & District – Palghar, Pin Code – 401 404, Maharashtra, India.  <b>Contact Person:</b> Mr. Akhilesh Singh (One of the owner) Mobile No. - 9029063993 Mr. Sunil Patil (Client's Representative) Mobile No. 9850746456  Joint Ownership Details not available for shareholding pattern – Kindly refer Title Search Report for the same.
5.	Brief description of the property (Including Leasehold / freehold etc.):	
	The property is located in a developing Residential area having good infrastructure, well connected by road and train. The immovable property comprises of freehold land. It is located at approx. 2.7 KM travelling	



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	Distance from Palghar Railway Station.		
	<b>As per N.A. Order &amp; Sale Agreement, the land area is 8,300.00 Sq. M. and same is considered for the valuation purpose.</b>		
	<b>Remark:</b>		
	<ul style="list-style-type: none"> <li>• <b>At the time of site inspection, vegetation growth was found on site.</b></li> <li>• <b>Identification of the property was done by the owner of the property where we could find two pillars on the front side of the property and name board was put on the road side fencing.</b></li> </ul>		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Gut No 191, Survey No. 26
	b) Door No.	:	Not applicable
	c) C.T.S. No. / Village	:	Village – Allyali
	d) Ward / Taluka	:	Taluka – Palghar
	e) Mandal / District	:	District – Palghar
7.	Postal address of the property	:	Non-Agricultural Land located on Gut No. 191, Survey No. 26, Village – Allyali, Taluka & District – Palghar, Pin Code – 401 404, Maharashtra, India.
8.	City / Town	:	Village – Allyali
	Residential area	:	Yes proposed residential land use.
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Rural
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Allyali, Palghar (West) Palghar Nagar Parishad
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	Some portion of the land will undergo for front road widening as per Development Plan.
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property	:	
		<b>As per Agreement</b>	<b>As per Actual Boundaries</b>
	North	Land Of Gutt No 183 & 184	Open Plot
	South	Shirgaon Palghar Road	New Satpati Road
	East	Land of Gutt No 184	Kotak Royal Project
	West	Land of Gutt no 192.	Open Plot
14.1	Dimensions of the site	:	N. A. as the plot under consideration is irregular in shape.
			<b>A As per the Deed</b>
			<b>B Actuals</b>
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°41'52.2"N 72°44'54.8"E
14.	Extent of the site	:	Plot Area = 8,300.00 Sq. M.

15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	(As per N.A. Order & Sale Agreement)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant and under Owner's possession
<b>II CHARACTERSTICS OF THE SITE</b>			
1.	Classification of locality	:	Developing Locality
2.	Development of surrounding areas	:	Developing
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Mostly Plain
6.	Shape of land	:	Irregular Shape
7.	Type of use to which it can be put	:	Residential purpose
8.	Any usage restriction	:	Residential
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	:	WBM Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Presently 5M wide road – As per New Development Plan – 24M Wide Road proposed
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Can be Connected to Nagar Parishad Water Connection
16.	Underground sewerage system	:	No
17.	Is Power supply is available in the site	:	No
18.	Advantages of the site	:	Located in developing area
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
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	8,300.00 Sq. M. (As per N.A. Order & Sale Agreement)
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	8,300.00.00 Sq. M. (As per N.A. Order & Sale Agreement)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 18,000.00 to 19,500.00 per Sq. M. Details of recent online listings are available in these areas.
4	Govt. Ready Reckoner rate obtained from the Circle Rate for Land	:	₹ 2,790.00 per Sq. M.
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / registration fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹ 19,000 per Sq. M.
6	<b>Estimated value of land</b>	:	<b>₹ 15,77,00,000.00</b>
<b>Part – B (Valuation of Building)</b>			

1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Not Applicable
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	Not Applicable
	c) Year of construction	:	Not Applicable
	d) Number of floors and height of each floor including basement, if any	:	Not Applicable
	e) Plinth area floor-wise	:	Not Applicable
	f) Condition of the building	:	Not Applicable
	i) Exterior – Excellent, Good, Normal, Poor	:	Not Applicable
	ii) Interior – Excellent, Good, Normal, Poor	:	Not Applicable
	g) Date of issue and validity of layout of approved map	:	Not Applicable
	h) Approved map / plan issuing authority	:	
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Not Applicable
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	As per New Development Plan said land is affected by Road Widening but actual area which will be acquired by authorities for road widening cannot be assessed as on date. Accordingly we have considered full land area for the purpose of valuation.

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

Sr. No.	Description	:	
1.	Foundation	:	Not Applicable
2.	Basement	:	No
3.	Superstructure	:	Not Applicable
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	
5.	RCC Works	:	
6.	Plastering	:	
7.	Flooring, Skirting, dado	:	
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Not Applicable
9.	Roofing including weatherproof course	:	Not Applicable
10.	Drainage	:	Not Applicable
<b>2.</b>	<b>Compound Wall</b>	:	Not Applicable
	Height	:	Not Applicable
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	
	Type of wiring	:	Not Applicable
	Class of fittings (superior / ordinary / poor)	:	Not Applicable
	Number of light points	:	Not Applicable
	Fan points	:	Not Applicable
	Spare plug points	:	Not Applicable
	Any other item	:	Not Applicable



<b>4.</b>	<b>Plumbing installation</b>		
	a) No. of water closets and their type	:	Not Applicable
	b) No. of wash basins	:	Not Applicable
	c) No. of urinals	:	Not Applicable
	d) No. of bath tubs	:	Not Applicable
	e) Water meters, taps etc.	:	Not Applicable
	f) Any other fixtures	:	Not Applicable

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Not Applicable
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	<b>Total</b>		

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Not Applicable
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum handrails	:	
10.	False ceiling	:	
	<b>Total</b>		

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Not Applicable
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	<b>Total</b>		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Not Applicable
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	<b>Total</b>		

### Government Value

Particulars	Area in Sq. M.	Rate per Sq. M. in ₹	Value in ₹
Land	8,300.00	2,790.00	2,31,57,000.00
Structure	Not Applicable		-
<b>TOTAL</b>			<b>2,31,57,000.00</b>



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## 2. ABSTRACT OF THE PROPERTY

<b>Part – A</b>	Land Value	:	₹ 15,77,00,000.00
<b>Part – B</b>	Structure Value	:	-
<b>Part – C</b>	Interior and Other Development	:	-
<b>Part – D</b>	Land Development	:	-
	<b>Fair Market Value</b>	:	<b>₹ 15,77,00,000.00</b>
	<b>Realizable value</b>	:	<b>₹ 17,19,30,000.00</b>
	<b>Distress sale value</b>	:	<b>₹ 12,61,60,000.00</b>
	<b>Insurable value</b>	:	-
	<b>Guideline Value</b>	:	<b>₹ 2,24,93,000.00</b>
<b>Remarks</b>	<ul style="list-style-type: none"> <li>• For the purpose of valuation, we have considered the land area as per N.A. Order &amp; Sale deed.</li> <li>• <b>At the time of site inspection, vegetation growth was found on site.</b></li> <li>• <b>Identification of the property was done by the owner of the property where we could find two pillars on the front side of the property and name board was put on the road side fencing.</b></li> <li>• As per New Development Plan said land is affected by Road Widening but actual area which will be acquired by authorities for road widening cannot be assessed as on date. Accordingly, we have considered full land area for the purpose of valuation.</li> <li>• Whenever the front land portion will be acquired by the authorities for road widening, the land owner will get compensation + solatium for the same. The bank should make necessary arrangement in mortgage deed so that the compensation will be credited to loan account (Separate legal opinion is advised in this regard).</li> <li>• As per NA Order the land owner name is mentioned as Mr. Vikrampratap Rampati Singh whereas the Purchase Agreement and 7/12 Extract shown four owner names. Separate legal opinion in this regard is advised.</li> </ul>		

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

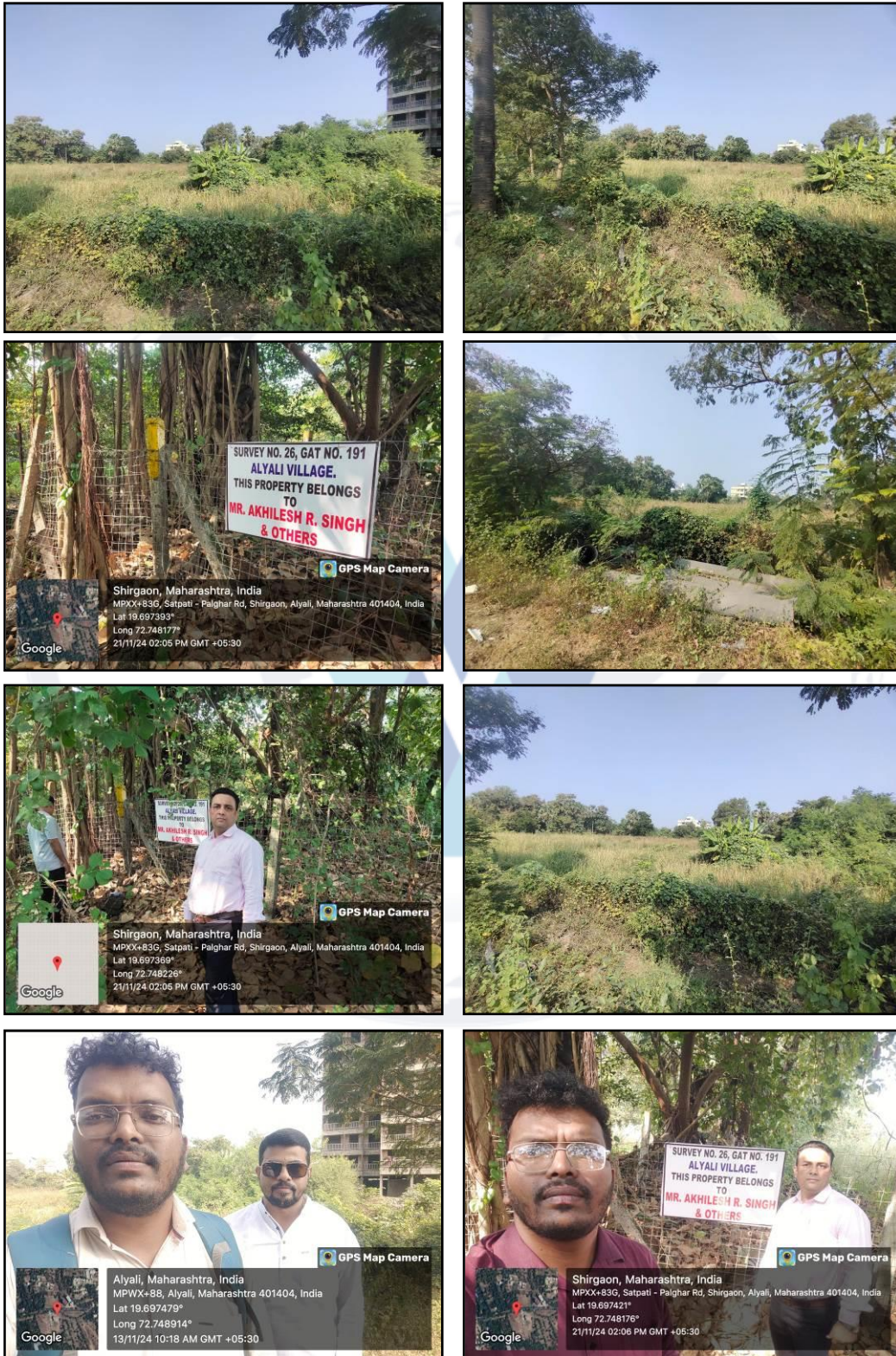
There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Industrial Building and properties mentioned above.

As the property is an open land, we have adopted Market approach / Comparable sales Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is derived from properties available for sale in nearby locality. We have found the same using real estate portals data and through local market enquiries.

Nearby real estate development projects are also taken into consideration for calculating ongoing flat rates and deriving land rates based on reverse calculation method.

Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for industrial building / Plot, all round development of commercial and industrial application in the locality etc., we estimate ₹ 19,000.00 per Sq. M. for Land valuation.

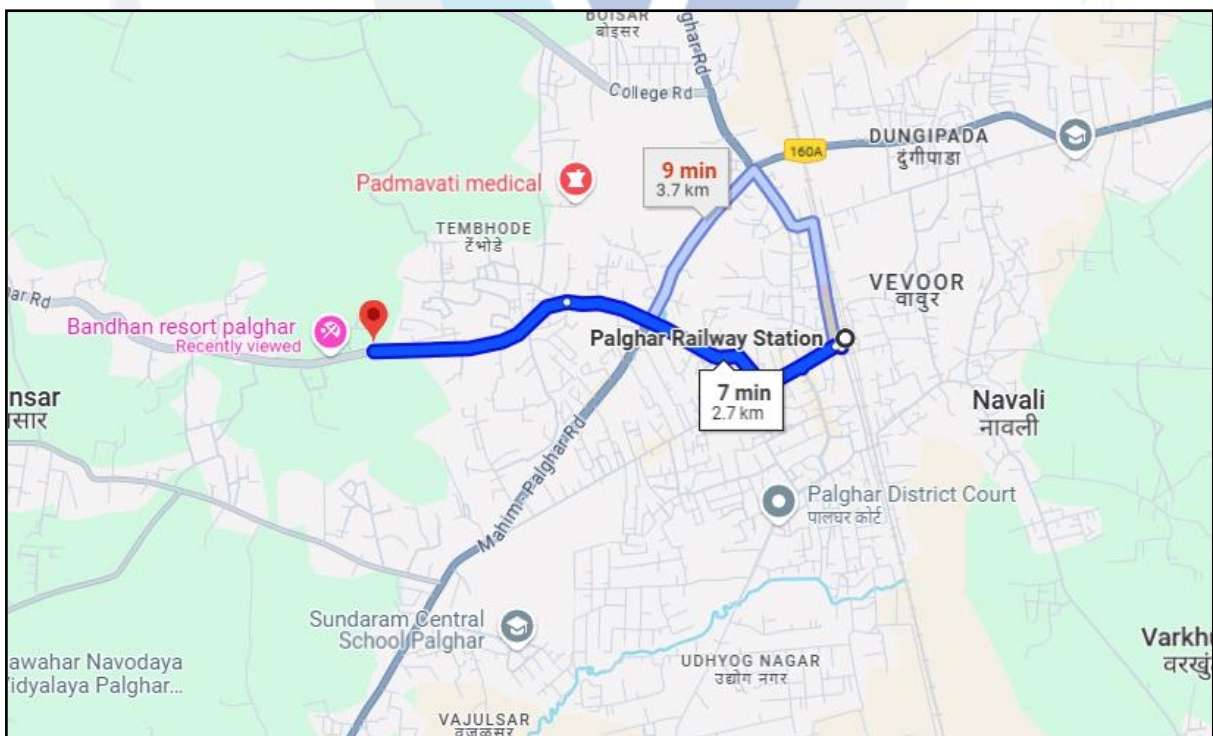
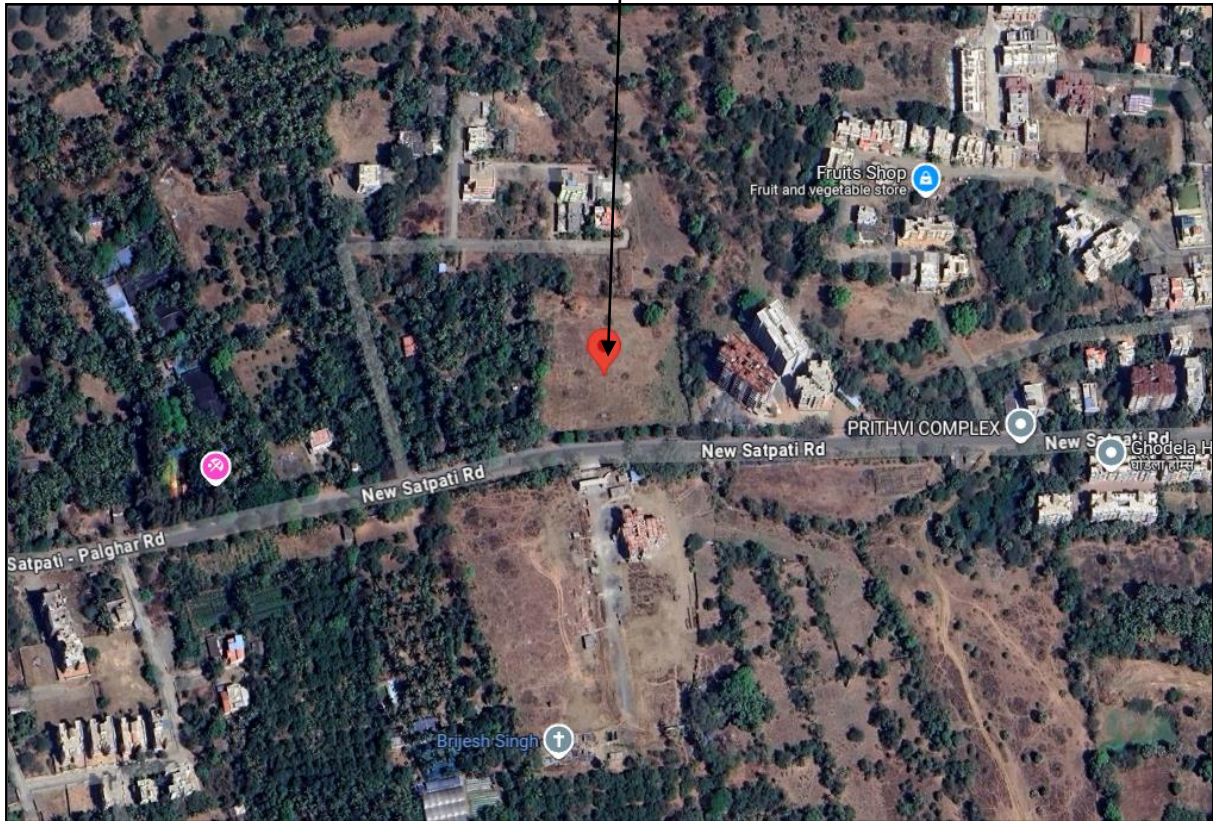
### 3. ACTUAL SITE PHOTOGRAPHS





#### 4. ROUTE MAP OF THE PROPERTY

Site u/r



**Longitude Latitude: 19°41'52.2"N 72°44'54.8"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Palghar – 2.7 Km)




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## 5. Ready Reckoner Rate



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](#)[Valuation Guidelines](#) | [User Manual](#)

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकर (Rs./)	Attribute
8/74 - रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	2790	27500	31800	38100	31800	चौ. मीटर	सर्वेक्षण नंबर



## 6. PRICE INDICATORS

### Nearby Locality

Source	Area in Sq. Ft.	Area in Sq. M.	Value in ₹	Rate / Sq. Ft. on Area	Rate / Sq. M. on Area
housing.com	2,400.00	223.00	68,99,000.00	2,875.00	30,946.00
Nobroker.com	99,999.00	9,290.00	20,00,00,000.00	2,000.00	21,528.00

HOUSING.COM Buy in Mumbai Palghar X + Add Download App List Property Free Saved

Home / Mumbai / Palghar / Nirvana Wollywood Phase V Last updated: Oct 26, 2024

**Nirvana Wollywood Phase V** ✓ RERA  
part of Nirvana Wollywood  
By **NIRVANA REALTY**  
Survey No. 111, Plot No. 120, Plot 1 To 12 Palghar, Mira Road and Beyond, Mumbai

**₹68.99 L - 69.02 L** | 2.88 K - ₹3.92 K/sq.ft  
EMI starts at ₹36.53 K  
Price excludes maintenance, floor rise c... See More

[Request Photos](#) [Contact Developer](#)

No Property Images Available

Residential Plots Configuration      Dec, 2026 Possession Starts      2.88 K - ₹3.92 K/sq.ft Avg. Price      1758 - 2400 sq.ft. (Plot Area) Sizes

NOBROKER Pay Rent Post Your Property Sign up Log in Menu

**Plot For Sale In Palghar** west  
Land/Plot

**₹20 Crores** ✓ Price Negotiable      **₹2,000** per sq. ft.      **99,999 sq. ft.** Plot Area      **Need Land Loan?** [Apply Loan](#)

Home / Plots for sale in Mumbai / Plots for sale in Vajulsar / Property Details

[Shortlist](#)

Oct 6, 2024 Posted On      Immediately Possession  
NA Dimension (L x B)      Freehold Ownership  
20 ft. Width of facing road      Yes Boundary wall

[Get Owner Details](#) [Report what was not correct in this property](#)

[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

[Request Photos](#)

## **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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Valuation Report Prepared For: SBI/SME MIDC Andheri (East) Branch/Mr. Akhilesh Radhekishan Singh (12307/2309176) Page 15 of 24  
As a result of my appraisal and analysis, it is my considered opinion that,

- The **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ **15,77,00,000.00 (Rupees Fifteen Crore Seventy Sven Lakh Only)**.
- The Realizable Value of the above property is ₹ **14,19,30,000.00 (Rupees Fourteen Crore Nineteen Lakh Thirty Thousand Only)** and
- The Distress sale value of the property is ₹ **12,61,60,000.00 (Rupees Twelfth Crore Sixty One Lakh Sixty Thousand Only)**

Place: Mumbai

Date: 23.11.2024

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/38/IBBI/3

**Auth. Sign.**

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 23.11.2024 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 13.11.2024 & 21.11.2024. 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 be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P.
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate



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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 Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	Property is owned by <b>Mr. Akhilesh Radhekishan Singh</b>
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, MIDC Andheri (East) Branch to assess Fair market value of the property for banking purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Saiprasad Patil – Valuation Engineer Prayush P. Parekh – Senior Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 12.11.2024 Valuation Date – 23.11.2024 Date of Report – 23.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 13.11.2024 & 21.11.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Comparable Sales Method
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

## 9. **ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **23<sup>rd</sup> November 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 8,300.00 Sq. M. The property is owned by **Mr. Akhilesh Radhekishan Singh**. At present, the property is Owner Occupied. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### Property Title

Based on our discussion with the Client, we understand that the property is owned by **Mr. Akhilesh Radhekishan Singh**. 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 8,300.00 Sq. M.

### 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 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



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Valuation Report Prepared For: SBI/SME MIDC Andheri (East) Branch/Mr. Akhilesh Radhekishan Singh (12307/2309176) Page 21 of 24  
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 8,300.00 Sq. M.

## **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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## **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.
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.



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### **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 **23<sup>rd</sup> November 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 **₹ 15,77,00,000.00 (Rupees Fifteen Crore Seventy Sven Lakh Only)**.

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

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/38/IBBI/3



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