

**IMMOVABLE PROPERTY VALUATION REPORT
FAIR MARKET VALUE AS ON 31ST MARCH 2019**



Client:

M/s JK Tyre and Industries Ltd

**Registered office at Jaykaygram, PO-Tyre Factory, Kankroli-
313 342, Rajasthan**

Private and Confidential

**Location: Kankroli Tyre Plant situated at Villages Dhoinda, Emdi, Nogama and
Kankroli all in Tehsil Rajsmand, District Udaipur (Now in Distt. Rajsmand),
Rajasthan**

Prepared By:

SANJEEV GUPTA

B.E, F.I.V., M.I.E., MRICS

Chartered Engineer

Government of India Registered Valuer

Valuer Licence No. CCIT/PANCHKULA/2016-17/34AD(FARIDABAD)/06

VALUATION REPORT OF IMMOVABLE PROPERTY

PREAMBLE:

At the request of client, we have carried out Valuation of Immovable Property in the name of **M/s JK Tyre and Industries Ltd**, property is situated at **Villages Dhoinda, Emdi, Nogama and Kankroli (Rajasthan)**. The purpose of the valuation is to evaluate the fair market value of Land & Building on 'as-is-where-is-basis' as on 31.03.2019 for Company's official purpose. This report is based on the particulars furnished by the client and our inspection notes.

Our Valuer visited the following property on **28.03.19** in order to determine the existing construction of property. Property is having connectivity to main road and other civic amenities.

SCOPE OF OUR WORK:

Our assignment in this regard was limited to determine the value of the property in this said location. We had a thorough discussion with neighbors in detail about the various factors affecting the market price during the survey. We went into a much detail as possible regarding all the relevant factors, ensuring a high level of accuracy in arriving at the correct Value of the property as per applicable rule, we also used the projection details in our survey report.

VALUATION METHODOLOGY:

The purpose of this report is to arrive at an estimate of value of the subject property i.e. land & Building. This is achieved by a systematic gathering, classification and analyses of data, which is required in the development of the three basic approaches to valuation: the cost approach, the income approach and the market approach.

APPROACHE TO VALUATION:

We have adopted the cost & market approach along with observable inputs as define above i.e. A valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable (i.e. similar) assets.

"The estimated amount for which a property should exchange on the date of valuation, between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion".



METHODOLOGY ADOPTED FOR VALUATION:

Land:

Market approach is used in land valuation. Land does not depreciate, only improvements. Land may suffer value loss, but not due to depreciation.

The economic principle of supply and demand provides a framework for understanding how the market works. The interaction of supply and demand factors determines property value.

We have made detailed inquiries with the real estate agents and also referred to the various reports dealing with property news and information and our own database. The ranges of land prices have been taken, considering situation and location, size and shape of the plot etc.

Building:

The Cost Approach is based on the principle of substitution which asserts that no prudent buyer or investor will pay more for a property than that amount for which the site could be acquired and which improvements that have equal desirability and utility can be constructed without undue delay. It is a method of appraising property based on the depreciated reproduction or replacement cost (new) of improvements, plus the market value of the site.

This approach has the most validity/reliability when improvements are new or near-new. For older/aged structures, the cost approach may not be relevant due to the greater subjectivity involved in estimating accrued depreciation.

DETAILS OF PROPERTY & SPECIFICATIONS:

GENERAL

- | | | | |
|---|---|---|---|
| 1 | Report Reference | : | TCEV/JKTIL/02/18-19 |
| 2 | Purpose for which valuation is made | : | Value of land and building for Official Purpose |
| 3 | Date as on which valuation is made | : | 31 st March 2019 |
| 4 | Name of owner / owners | : | M/s JK Tyre and Industries Ltd having registered office at Jaykaygram, PO-Tyre Factory, Kankroli-313 342, Rajasthan |
| 5 | If the property is under joint-ownership, Co-ownership, share of each such owner or shares undivided? | : | Owned by a Limited Company |
| 6 | Brief description of the property | : | It is an Industrial Property |
| 7 | Location street / ward no. | : | Industrial property and Residential colony (Khasra numbers acre per TIR's) in abadi of Villages Dhoinda, Erali, Nogama and Kankroli (Rajasthan) |



- 8 Survey / plot no. of land : As per deed
- 9 Is the property situated in residential / commercial / mixed / Industrial area. : The Subjected property is approved as residential / industrial area
- 10 Classification of Locality-high class / middleclass / poor class : Middle
- 11 Proximity to civic amenities, like schools, hospital, offices, market cinemas etc. : Within 5-6 km.
Railway station is Adjoining the site
- 12 Means and proximity to surface communication by which the locality is served. : By motor able surface road
By private/public transport

LAND:

- 13 Area of land, supported by documentary proof shape, dimensions and physical feature. : **Total area of land is 290.64 acres**
- 14 Road streets or lanes on which the land is abutting. : Front Side road and rest side other properties
- 15 Is it freehold or leasehold : Freehold property
- 16 If lease hold the name of the lessor / lessee, nature of lease, date of commencement & termination of lease & terms of renewal of lease : Lease hold land = 96.69 acres
- 17 Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant : N/A
- 18 Are there any agreements of easement? If so, attach copies : As per ownership documents
- 19 Does the land fall in an area included in any town planning scheme of any development plan of govt. or any statutory body? : Under local bodies
- 20 Attach a dimensioned site plan : To be enclosed by the owner if required

IMPROVEMENTS:

- 22 Attach plans and elevation of all structures standing on the land a lay-out plan. : Attached
- (1) Is the building owner occupied / tenanted / both. : Owner occupied.
- (2) If partly owner occupied specify portion and extent of area under owner occupation.
- 23 What is the floor space index permissible percentage actually utilized? : As per by laws
- 24 If a lift is installed, who is to bear the cost of maintenance and operation owner or tenant? : No Lifts are installed at site
- 25 If a pump is installed, who has to bear the cost of maintenance & operation, owner or tenant? : Yes, pumps are installed at site.



- 26 Who has to bear the cost of electricity charges : Owner
of common space like entrance hall, stairs,
passage, compound, etc., Owner or Tenant?
- 27 What is the amount of property tax? Who is to : To be furnished by Owner
bear it? Give details with documentary proof.

SALES:

- 28 Give instances of sales of immovable property : As per Market Information and reference
in the locality on a separate sheet, indicating documents, however, no recent sales records are
the name and address of the property, available.
registration no. sale price and area of land sold

TECHNICAL DETAILS

- | | | | |
|----|--|---|--|
| 1 | Year of Construction | : | Since 1978-79 to 2014 |
| 2 | Age | : | 05 Yrs. |
| 3 | Estimated future life. | : | 45 Yrs. |
| 4 | Type of construction-load bearing walls | : | Steel/RCC framed structure
/ RCC frame / steel frame. |
| 5 | Type of Foundations | : | Spread |
| 6 | Walls | : | Brick walls in cement mortar |
| 7 | Plastering | : | Walls are cement plastered both sides. |
| 8 | Partition | : | 4 ½" thick brick wall |
| 9 | Door and Windows | : | Aluminum/Glass/Steel/Wood |
| 10 | Flooring | : | CC/Kota |
| 11 | Finishing | : | White wash |
| 12 | Roof & Terracing | : | RCC & Pressed sheets roofing |
| 13 | Special architectural or decorative features, if any | : | Nil |
| 14 | 1. Internal wiring surface or conduit. | : | Normal Electrical wiring |
| | 2. Class of fitting superior /ordinary/ poor | : | Normal fittings |
| 15 | Sanitary Installations | : | As per site |



- 16 Class of fittings superior colored / : ISI made
Superior white / Ordinary
- 17 Compound walls : Yes
(1) Type of construction : Brick wall finished with cement mortar at ground level
- 18 Over head tank
(1) Where located : On terrace,
(2) Capacity / Type : N/A
- 17 Pump No. and their horsepower : Yes, one pump.
- 18 Roads and Paving's within the : Metaled & CC Roads
compound approximate area and type
of paving.
- 19 Sewage disposal whether connected to : STP
public sewers. If septic tanks provided.

Remarks on Property:

- 1- We have considered land area as per documents. The subjected land purchased a tract of non agricultural/ industrial land measuring **290.64 acres** out of which lease hold land is **96.69 acres**, and Freehold land is **193.95 acres**.
- 2- The area under industrial use is **202.69 acres**, area under residential use such as club, Guest house, officers Bungalow, schools etc. is **83.52 acres** and area transferred to RSEB is **4.26 acres**.
- 3- GPS Coordinate: Not Recorded
- 4- Subjected property is fully occupied by the company.
- 5- Quality of construction is good.
- 6- Finishing: Plastered & Painted and well maintained



VALUATION

(The valuation of the said property is based upon the information provided by the owner and inspection at site.)

FAIR MARKET VALUE LAND & BUILDING AS ON 31.03.2019:

During market research and review of available documents in public domain it was found that land rate for that area are Rs 28,00,000/- to Rs 31,00,000/- per Acres

Adopted Rate: Rs 29,50,000/- per acres

Land Area: 290.64 Acres

VALUE OF LAND

= land Area x Rate per acres

= 290.64 x 29,50,000/- = **Rs 85,73,88,000/- or Say As = Rs 85.73 Crores**

VALUE OF BUILDING

After giving consideration to various important factors like the building specification, present condition, future life, fair market value of the building including the cost of services, site developments etc work out as under:

Value of Building

Covered Area of Industrial Sheds: 255583 SQM @ Rs 2,800/- **= Rs 71, 56, 32, 400/-**

As informed major structures constructed during year 1980

Covered Area of residential Colony (Club, Guest House, Officers **= Rs 21, 70, 46, 400/-**

Bungalows, school etc.): 45218 SQM @ Rs 4800/-

As informed major structures constructed during year 1980 to 2012

Total Value = Rs 93, 26, 78, 800/-

Add for extra items such as development of sites, **= Rs 18, 65, 35, 760/-**

Bitumen and CC roads, steel gates, ETP & STP Tanks, Boundary

Walls, pumps, overhead tanks etc. @ 20 % of Total Value

Total value of Building and Structures = Rs 111, 92, 14,560/- or Say As = Rs 111.92 Crores

Total Fair Market Value of Land and Building

= Value of Land + Value of Building

= Rs 85.73 + Rs 111.92 = **Rs 197.65 Crores**

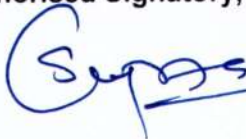
Hence, the value of property as on 31.03.2019 is around **Rs 197.65 Cr. (Rupees One Hundred Ninty Seven Crores and Sixty Five Lakhs Only).**



Note:

- It has been ensured that the information furnished is true and correct in all respects, no part of it is false or misleading and no relevant information has been concealed or withheld.
- That I have no present or prospective interest in this property and I have no personal interest or bias with respect to the parties' involved.
- Neither I nor any of my partners is a partner, director or employee of the above named entity or its associated concerns.
- This valuation report is issued without prejudice.
- Certified that I have no direct or indirect interest in this property inspected

Authorised Signatory,



SANJEEV GUPTA
B.E FIV MIE MRICS
GOVT. APPROVED VALUER
CHARTERED ENGINEER
CONSULTANT & ADVISOR

SANJEEV GUPTA
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Government of India Registered Valuer
Valuer License No. CCIT/PANCHKULA/2016-17/34AD(FARIDABAD)/06

Date: 08.04.19

Place: Gurgaon

Enc:

- ✓ Photographs of Plant

