

JANENDRA PANDEY**Govt. Approved Valuer**

(Partner-SSHB Techno Consultants)

Registration No (CCIT/DDN/13/2012-13)Branch Office: 13A, Ground Floor,
Ekta Enclave, Peeragarhi, Delhi-
110087

M- 8527576152, 9897721990

Email:moulik2009@rediffmail.comsandeep.sshb@gmail.com**Format-A**

To,

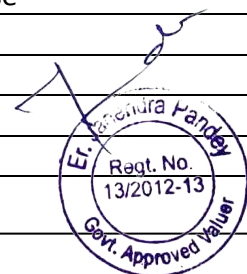
State Bank of India, IFB Branch, Connaught Place, New Delhi.**A/c Name: APL Apollo Tubes Ltd.****DRAFT VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)**

GENERAL			
1.	Purpose for which the valuation is made	:	For Bank purpose.
2.	a) Date of inspection	:	18.07.2023
	b) Date on which the valuation is made	:	19.07.2023
3.	List of documents produced for perusal		
	i) Document	:	Sale Deed Dated 10.01.2014.
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)	:	APL Apollo Tubes Ltd. (M. 8130007542– Mr. Amit)
5.	Brief description of the property (including leasehold / freehold etc.)	:	APL Apollo Tubes Ltd., Industrial Plot No. 9-11, Land Area Measuring 150278 sq. fts. or 3.46 acres approx, KIADB Industrial Area, Village Balagaranahalli, Attibele Hobli, Anekal Taluka, Attibele, District Bengaluru, Karnataka. Landmark: Near Schneider Electric India
6.	Location of property		
	a) Plot No. / Survey No.	:	APL Apollo Tubes Ltd., Industrial Plot No. 9-11, KIADB Industrial Area, Village
	b) Door No.	:	Balagaranahalli, Attibele Hobli, Anekal
	c) T. S. No. / Village	:	Taluka, Attibele, District Bengaluru,
	d) Ward / Taluka	:	Karnataka.
	e) Mandal / District	:	
7.	Postal address of the Property	:	APL Apollo Tubes Ltd., Industrial Plot No. 9-11, KIADB Industrial Area, Village Balagaranahalli, Attibele Hobli, Anekal Taluka, Attibele, District Bengaluru, Karnataka.
8.	City / Town	:	City
	Residential Area	:	No
	Commercial Area	:	No
	Industrial Area	:	Yes



9.	Classification of the area		
	i) High / Middle / Poor	:	Middle
	ii) Urban / Semi Urban / Rural	:	Semi Urban
10.	Coming under Corporation limit/ Village Panchayat / Municipality	:	Out of the municipal limits
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the Property		
	North	:	S.y. No. 8
	South	:	S.y. No. 11/2 & 48
	East	:	Nala
	West	:	Private Property
14.1	Dimensions of the site		
		A	B
		As per the deed	Actuals
	North	:	150278 sq. fts. or 3.46 acres
	South	:	150278 sq. fts. or 3.46 acres
	East	:	
	West	:	
14.2	Latitude, Longitude and Coordinates of the site	:	Latitude: 12°46'52" N; Longitude: 77°44'13" E
15.	Extent of the site	:	150278 sq. fts. or 3.46 acres
16.	Extent of the site considered for valuation (least of 14 A & 14 B)	:	150278 sq. fts. or 3.46 acres
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Occupied

CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Good
2.	Development of surrounding areas	:	Industrial
3.	Possibility of frequent flooding / submerging	:	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 4-5 KM
5.	Level of land with topographical conditions	:	Leveled Surface
6.	Shape of land	:	Irregular Shape
7.	Type of use to which it can be put	:	Approved for Industrial use
8.	Any usage restriction	:	Industrial
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes



12.	Type of road available at present	:	Bitumen 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	:	Yes
16.	Underground sewerage system	:	Yes
17.	Is power supply available at the site?	:	Yes
18.	Advantage of the site		
	1. Locality	:	Located Near to Bengaluru- Hosur Road
	2. Development	:	Developed Locality
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	Nil

Part – A (Valuation of Land)			
1.	Size of Plot		150278 sq. fts. or 3.46 acres
	North & South	:	-
	East & West	:	-
2.	Total extent of the plot	:	150278 sq. fts. or 3.46 acres
3.	Prevailing market rate (Along with details / reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	We have considered value of last sale/purchase done in this area and have also enquired with local property dealers. As per enquiries made by us, the prices in the area are in range of Rs. 2,500/- to Rs. 3,000/- per sq. ft.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	NA
5.	Assessed / adopted rate of valuation	:	Rs. 2,700/- per sq. ft.*
6.	Estimated value of land	:	Land: 150278 sq. fts. x Rs. 2,700/- per sq. ft.= Rs. 40,57,50,600/-

Justification for 20% variation:

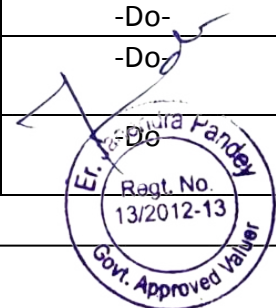
* In our survey & local enquiry, online side 99acres.com & magicbricks.com, the prevalent market rate have been found more than the circle rates / guideline rate provided in the State Govt. Notification or Income Tax Gazette and the same has been considered in our report. As prevalent market rates are established on area basis depending on location, size of plot, approach road, amenities, locality etc. whereas circle rates are fixed on area basis irrespective of the above factors except road width, corner or park facing which wear basically started to establish revenue earnings for the government.



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)	: Shed and RCC Frame & Brick Masonry in cement mortar.
	c)	Year of construction	: YOC- 2004-05
	d)	Number of floors and height of each floor including basement, if any	: Single Storied Building
	e)	Plinth area floor-wise	: NA
	f)	Condition of the building	
	i)	Exterior – Excellent, Good, Normal, Poor	: Good
	ii)	Inferior - Excellent, Good, Normal, Poor	: Good
	g)	Date of issue and validity of layout of approved map / plan	: Not made available
	h)	Approved map / plan issuing authority	: -
	i)	Whether genuineness or authenticity of approved map / plan is verified	: -
	j)	Any other comments by our empanelled valuers on authentic of approved plan	: Nil

Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground Floor	Other Floors
1.	Foundation	RCC Spread Foundation	-Do-
2.	Basement	No	-Do-
3.	Superstructure	Shed and RCC Frame & Brick Masonry in cement mortar.	-Do-
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Aluminum Doors and Iron Gate	-Do-
5.	RCC Works	RCC frame structure / Roof slab & lintel beam & Columns	-Do-
6.	Plastering	Cement	-Do-
7.	Flooring, Skirting, dadoing	Tiles and Industrial Flooring	-Do-
8.	Special finish as marble, granite, wooden paneling, grills, etc.	Nil	-Do-



9.	Roofing including weather proof course	Yes on plinth	-Do-
10.	Drainage	Yes	-Do-

S. No.	Description		Ground Floor	Other Floors
1.	Compound Wall	:	Yes	N.A.
	Height	:	-	N.A.
	Length	:	-	N.A.
	Type of Construction	:	-	N.A.
2.	Electrical installation			N.A.
	Type of wiring	:	Conduit Copper Wiring	
	Class of fittings (superior / ordinary / poor)	:	Ordinary fittings	
	Number of light points	:	As Per Site	
	Fan points	:	As Per Site	
	Spare plug points	:	As Per Site	
	Any other item	:	Nil	Nil
3.	Plumbing installation			
a)	No. of water closets and their type	:	As Per Site	Nil
b)	No. of wash basins	:	As Per Site	
c)	No. of urinals	:	As Per Site	
d)	No. of bath tubs	:	Nil	Nil
e)	Water meter, taps, etc.	:	As Per Site	
f)	Any other fixtures	:	Nil	Nil

Details of Valuation

S. No.	Particulars of Item	Plinth Area sq. mtrs.	Age of Building years	Estimated replacement rate of construction Rs.	Net value after depreciation Rs.
1.	Ground Floor	NA	NA	NA	NA

Part C - (Extra Items)**(Amount in Rs.)**

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

Part D - (Amenities)**(Amount in Rs.)**

1.	Wardrobes	:	Nil
2.	Glazed tiles	:	Nil
3.	Extra sinks and bath tub	:	Nil
4.	Marble / Ceramic tiles flooring	:	Nil
5.	Interior decorations	:	Nil
6.	Architectural elevation works	:	Nil



7.	Panelling works	:	Nil
8.	Aluminium works	:	Nil
9.	Aluminium hand rails	:	Nil
10.	False ceiling	:	Nil
	Total	:	NIL

Part E - (Miscellaneous)**(Amount in Rs.)**

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

Part F - (Services)**(Amount in Rs.)**

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

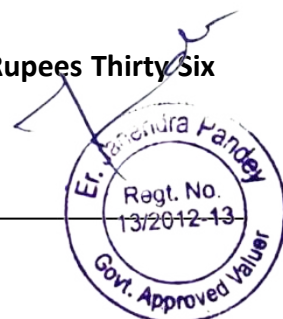
Total abstract of the entire property

Part-A	Land	:	Rs. 40,57,50,600/-
Part-B	Building	:	NIL
Part-C	Extra Items	:	NIL
Part-D	Amenities	:	NIL
Part-E	Miscellaneous	:	NIL
Part-F	Services	:	NIL
	Total	:	Rs. 40,57,50,600/-
	Say	:	Rs. 40,57,00,000/-

(Valuation: With a view to assess the market value of the aforesaid property, I made the enquiries from property dealers, builders of this locality with the cost of land and specification of construction given above. The prevailing market value of the said property (Land + Construction) on the basis of local enquires made from the property a dealer is given as above.)

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value [FMV] of the above property in the prevailing condition with aforesaid specifications is Rs. 40,57,00,000/- (Rupees Forty Crores Fifty Seven Lakhs only).

The Realizable value [90% of FMV] of the above property is Rs. 36,51,00,000/- (Rupees Thirty Six Crores Fifty One Lakhs only).

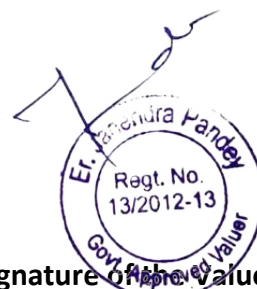


The book / guideline value of the above Property as of is NA and the distress value [75% of FMV] is Rs. 30,43,00,000/- (Rupees Thirty Crores Forty Three Lakhs only).

[The Cost of Construction of property for Insurance Purpose – NA]

Date: 19.07.2023

Place: New Delhi



Signature of the Valuer

Janendra Pandey

13A, Ground Floor,
Ekta Enclave, Peeragarhi,
Delhi- 110087

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 Rs. _____/- (Rupees _____ only).

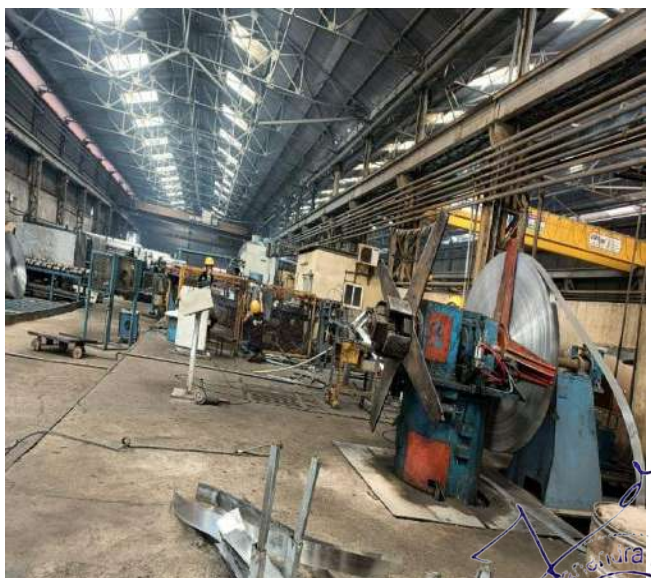
Signature of the Branch Manager
(Name of the Branch Manager with Official seal)

Date: _____

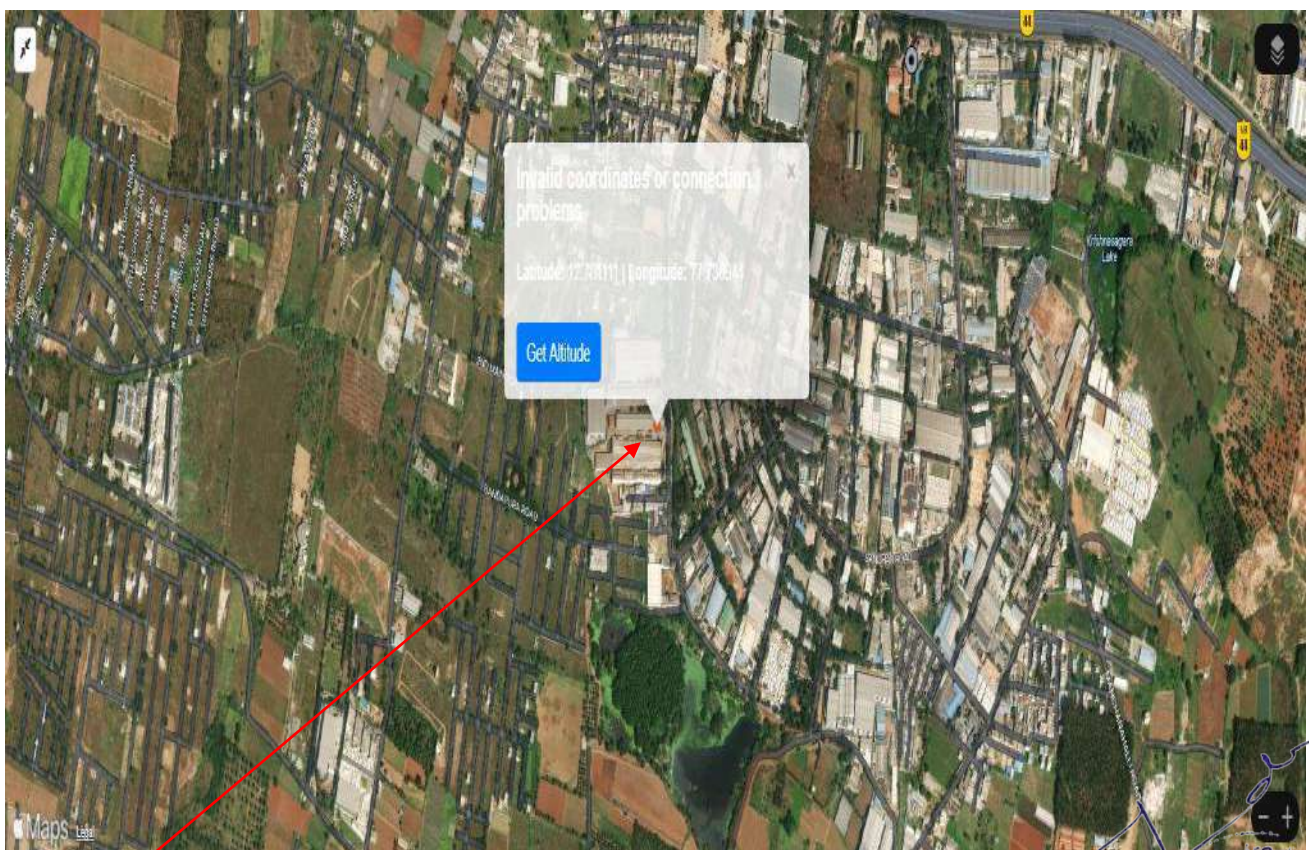
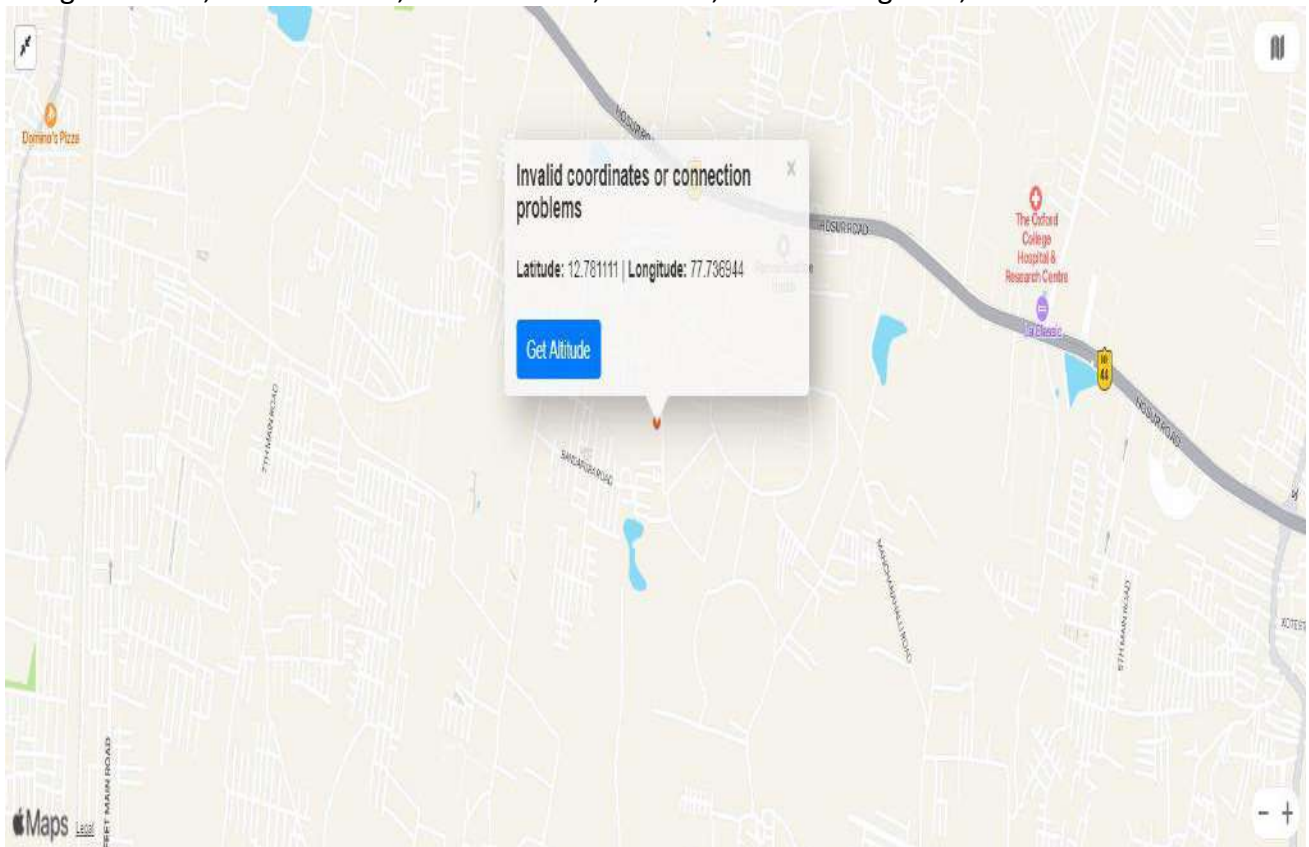
Encl:

1. Photographs of the Property
2. Route Map of the Property and other related Documents
3. Declaration-cum-undertaking from the valuer (Annexure-IV)
4. Model Code of conduct for valuer (Annexure-V)

PHOTOGRAPHS: APL Apollo Tubes Ltd., Industrial Plot No. 9-11, KIADB Industrial Area, Village Balagaranahalli, Attibele Hobli, Anekal Taluka, Attibele, District Bengaluru, Karnataka.



ROUTE MAP: APL Apollo Tubes Ltd., Industrial Plot No. 9-11, KIADB Industrial Area, Village Balagaranahalli, Attibele Hobli, Anekal Taluka, Attibele, District Bengaluru, Karnataka.



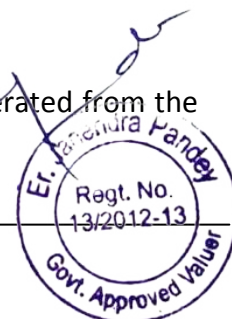
Subject Property



DECLARATION CUM UNDERTAKING

I do hereby 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 **19.07.2023** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have personally inspected the property on **18.07.2023**. 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 convicted of any offence and sentenced to a term of imprisonment.
- h. I have not been found guilty of misconduct in professional capacity.
- i. I have not been declared to be unsound mind.
- j. I am not an undischarged bankrupt, or have not applied to be adjudicated as a bankrupt.
- k. I am not an undischarged insolvent.
- l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n. My PAN Card number/Service Tax number as applicable is **ACLPP5944R**.
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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.
- r. 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.
- s. 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).
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I am not registered valuer with Insolvency & Bankruptcy Board of India (IBBI).
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor, 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.



S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	The valuation is done for APL Apollo Tubes Ltd., Industrial Plot No. 9-11, KIADB Industrial Area, Village Balagaranahalli, Attibele Hobli, Anekal Taluka, Attibele, District Bengaluru, Karnataka.
2.	Purpose of valuation and appointing authority	Valuation is done to know the Fair Market Value of the Property and the same has been allotted by the State Bank of India, IFB Branch, Connaught Place, New Delhi.
3.	Identity of the valuer and any other experts involved in the valuation	Valuer – Janendra Pandey
4.	Disclosure of valuer interest or conflict, if any	Nil
5.	Date of appointment, valuation date and date of report	Date of Appointment is 28.05.2023 and Visit date is 18.07.2023 and Valuation Date is 19.07.2023
6.	Inspections and / or investigations undertaken	Inspection is done on 18.07.2023.
7.	Nature and sources of the information used or relied upon	Enquired from the nearby location and nearby property dealers. Also taken references from property sites viz. 99acres.com and magicbricks.com, etc.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Here we have adopted IVS Standards for the valuation.
9.	Restrictions on use of the report, if any	Only for the use for State Bank of India.
10.	Major factors that were taken into account during the valuation	Location of property, directions, locality, etc.
11.	Major factors that were not taken into account during the valuation	-
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	-

Date: 19.07.2023**Place: New Delhi****Signature of the Valuer****Janendra Pandey**13A, Ground Floor,
Ekta Enclave, Peeragarhi,
Delhi- 110087

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.

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.

Explanation: For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.



Occupation, employability and restrictions

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the valuer: _____

Name of the Valuer: **Janendra Pandey**

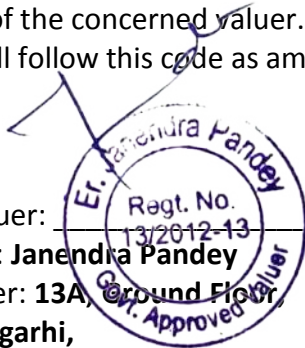
Address of the valuer: **13A, Ground Floor,**

Ekta Enclave, Peeragarhi,

Delhi- 110087

Date: 19.07.2023

Place: New Delhi



Online Market Rate:

magicbricks Buy Rent Sell Home Loans

8.12 Cr [Apply for loan](#)

Industrial Land For Sale in [View on map](#)

North

Plot Area: 12,500 sqft

Any Construction Done: Yes

Boundary Wall: Yes

Type Of Ownership: Freehold

Overlooking: Main Road

Transaction Type: Resale

[Contact Agent](#) [Get Phone No.](#)

More Details

Price	8.12 Cr
Booking Amount	10,000
Address	garebavipalya begur road, Garvebhavi Palya, Bangalore - South, Karnataka
Landmarks	its hosur main
Facilities	Power Back Up, Lift, Rain Water Harvesting, Reserved Parking, Private Terrace/Garden, Air Conditioned, RO Water System, Piped Gas
Width of road facing	9m

Description: property is located in good area 12000sqft buildings with 2lakhs rent 50 kv power its close School,college n supermarket n Industrial estate

[Contact Agent](#)