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**THITE**  
VALUERS & ENGINEERS  
SINCE 1983  
Corporate Valuer  
Chartered Surveyor

• Valuation • Chartered Engineer • Lender's Independent Engineer • TEV Consultants

Over Three Decades of Trust

Ref No 01/MFB20-076/PRC/L

Date: 27/02/2020

To,  
The Branch Manager,  
**State Bank of India,**  
Branch: MIDC Andheri (East),  
MIDC Plot No. B-1, Central Road, Chakala,  
Near MIDC Police Station, Andheri (East), Mumbai – 400 093

**Sub: Valuation Report for Fair Market Value of property for Mortgage Loan Proposal.**

**Client Name : M/s. Cooldeck Industries Private Limited.**

Dear Sir,

Please find enclosed herewith the subject Valuation Report.

Description of the property : Factory Building along with Industrial Land bearing Survey No. 61/1 and 61/2 of Village Kadaiya, Near Polycab and Fibre Web Company, Costal Highway, Nani Daman, Union Territory of India – 396 210.

**Fair Market Value of : ₹ 13,50,00,000/-**  
**property as on date (Rupees Thirteen Crore Fifty Lakh(s) Only)**

Realisable Sale Value as : ₹ 12,15,00,000/-  
on date

Forced / Distress Sale : ₹ 11,48,00,000/-  
Value as on date


This report contains 39 sheets (Including annexures + Photographs + location map).

Kindly acknowledge.

Thanking you,

Borrower's  
documents  
are returned  
by the valuer.

Yours faithfully,  
For Thite Valuers & Engineers Private Limited,

  
(L. M. SARVAIYA)  
(CHIEF ENGINEER)



  
(S. L. THITE)  
PANEL VALUER  
STATE BANK OF INDIA



1.0 Purpose of valuation –

For ascertaining Market Value of the assets on 'going concern' basis for the information of lending banks

The value obtained is purpose specific and likely to change for other purposes.

1.1 Date of valuation –

The project was visited on 20/01/2020

COLLECTION AND VERIFICATION OF DATA

1.3 For Land & Building.

1.3.1 Physical

Detail enquiry in the vicinity with the Estate Agents and Local peoples is done.

BUILDING MEASUREMENTS –

External, : The built up area of various buildings was measured on site  
internal

BUILDING SPECIFICATIONS –

Technical specifications of various buildings, types of material used, workmanship, lead & lift conditions on the site, contractor's profit etc., were considered while obtaining the rate of various construction.

ELEVATION & ORIENTATION –

Architectural work involved in elevation treatment was studied.

SERVICES -

Lighting & air-conditioning as well as sanitation etc., were observed.

AGE -

It is obtained from Building plan shown by technical Officer of the company.

SUITABILITY OF PREMISES FOR PRESENT USE –

Adaptability, accessibility to markets, amenities, availability of labour etc., were considered.

1.3.2 Legal Interest

Freehold or leasehold

Details of title restrictions such as restrictive covenants -

This is a freehold land. Proper non- Agricultural use permission is obtained. However shape of the Land is irregular.

1.3.3 Planning

PERMITTED USES-

Yes, proper permission is taken from Govt. authorities for setting up this unit.

1.3.4 Economics,

Following factors were also given due consideration-

General, Regional & Local

State of Economy.  
Population Structure.





Average wages  
Principal employment  
State of local Industry  
Economic base of area  
Level of unemployment  
Town and regional growth prospects  
Transportation, existing & planned  
Current planning prospects  
Building societies, saving banks and general  
level of the investment in the town and region.  
Position of town in regional hierarchy.

1.4 **Market Value**

The market value obtained in this report is defined below – Market value is the estimated amount for which an asset 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 and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Value's are

- a) It is a free will sale.
- b) It is an estimated amount and not a predetermined or an actual sale price.
- c) It is time-specific as on the given date.
- d) It depends on 'purpose of valuation.
- e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- f) Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.

Thus in this report, the Market Value is obtained, which is not the forced sale value.

1.5 **Realizable value as on date**

Realisable Value is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

1.6 **Forced / Distress Sale value as on date**

Distressed Value Is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date.



**Annexure - II**  
**FORMAT OF VALUATION REPORT**  
 (to be used for all properties of value more than Rs 5 crores)

**VALUATION REPORT**

Name & Address of Branch : MIDC, Andheri (East), Mumbai - 400 153  
 Name of Customer(s)/ Borrower : M/s. Cooldeck Industries Private Limited  
 Unit (For which valuation report is sought)

**Sr. No. CHAPTER CONTENT**

1) **Introduction**

- a. Name of Property Owner (With address and phone nos.) : The property is owned by M/s. Cooldeck Industries Private Limited (Previously name as Cooldeck Aqua Solution Pvt Ltd.)
  - b. Purpose of Valuation : To ascertain the Fair Market Value as on date of property for Mortgage Loan Proposal
  - c. Date of inspection of property : 20/01/2020
  - d. Date of valuation report : 27/02/2020
  - e. Name of Developer of the property (in case developer built properties) : Self-developed
- 2) **Physical characteristics of the property**
- a) Location of the property
    - i. Nearby landmark : **Near Polycab Company and Fibre Web Company**
    - ii. Postal address of the property : Factory Building along with Industrial Land bearing Survey No. 61/1 and 61/2 of Village Kadaiya, Near Polycab and Fibre Web Company Costal Highway, Nani Daman, Union Territory of India - 396 210
    - iii. Area of the plot/land (supported by a plan) : Area of each plot are as under as per survey wise is as below: -

Sr. No.	Particulars	Area in sqm
1)	Survey No. 61/1.	3200
2)	Survey No. 61/2	3100
	Total	6300

iv. Type of Land : Solid





- v Independent access/ approach to the property etc
  - vi Google map location of the property with neighbourhood layout map
  - vii Details of roads abutting the property
  - viii Description of adjoining property
  - ix Plot No. Survey No
  - x Ward/ Village /Taluka
  - xi Sub-Registry / Block
  - xii District
  - xiii. Any other aspect
- b) Plinth Area, Carpet Area and Saleable area to be mentioned separately and clarified

Available

Location map of property is enclosed along with report

Coastal highway

Surrounded by Industrial Property  
Non - Agricultural Land bearing Survey No. 61/1 and 61/2  
Nani Daman, Union Territory of India.

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Nani Daman, Union Territory of India.

--  
Built Up Area of each floor is given as below:-

Sr. No.	Particulars	Built Up Area		Built Area Consider for valuation
		Measured	As per plan	
1)	Factory Building No. 1			13743
	a) Ground floor	13890	13743	2511
	Mezzanine Floor	2520	2511	14679
	b) First Floor	14835	14679	6210
		6210	--	
2)	Factory Shed No. 2			6940
3)	Factory building No. 3	6940	--	1740
	a) Ground floor	1740	--	
	b) First Floor			
	<b>Total</b>	<b>8680</b>	<b>30944</b>	<b>8680</b>

Built area statement as per building plan is as below:

Sr. No.	Particulars	Built up Area in sqm	Built up Area in sft
	Total Plot Area	6300	
	<b>Built Up Area</b>		
a)	Existing Building		
	- Ground floor	1276.74	13743
	- Mezzanine floor	233.32	2511
	- First Floor	1363.74	14679
b)	Building A		
	- Ground floor	1740	18729
	- First Floor	1370	14747
c)	Building B		
	- Ground floor	22.26	240



Sr. No.	Particulars	Built up Area in sqm 234	Built up Area in sqft 2519
	First Floor	3039.00	
	Total Ground floor Built Up Area	6240.06	
	Total Built Up Area	48.23%	
	Proposed Coverage	0.99	
	Proposed FSI		

Note:

At the time of inspection it is observed that Building-A is not constructed at site and Building-B is not constructed as per sanctioned building plan. However, Total Built up area constructed at site is within Permissible limit of FSI and Hence, same is considered for valuation.

**C) Boundaries Plot**

On or Towards East

On or Towards West

On or Towards North

On or Towards South

**Boundaries Plot**

On or Towards East

On or Towards West

On or Towards North

On or Towards South

Longitude and latitude

**Documented (For Survey No. 61/2)**

: By land bearing Survey No.58 of Village Kadaiya

: By land bearing Survey No. 79/5 of Village Kadaiya

: By land bearing Survey No. 61/1 of Village Kadaiya

: By land bearing Survey No. 61/3 of Village Kadaiya

**Documented (For Survey No. 61/1)**

: By land bearing Survey No. 58 of Village Kadaiya

: By land bearing Survey No. 79/1 of Village Kadaiya

: By land bearing Survey No. 62/1, 5 and 6 of Village Kadaiya

: By land bearing Survey No. 61/2 and 79/6 of Village Kadaiya

: Longitude: 20.442630 N &  
Latitude : 72.862275

**3) Town planning parameters**

i. Master plan provisions related to the property in terms of land use

ii. FAR-Floor area Rise/ FSI Floor space Index permitted and consumed

iii. Ground coverage

iv. Comment on whether OC-Occupancy Certificate has been issued or not

: Building Plan sanctioned for industrial use.

: As per D.C. Rules of Local Competent Authority.

: 48.23% as per plan.

**For Factory Building No. 1**

Building Obtained Occupancy Certificate No. DWD/DMN/SD-II/OCCUPANCY CERTIFICATE /211/99-2000 dated 27/07/1999 issued by Assistant Engineers





For Factory Building No. 2

Building Obtained Occupancy Certificate  
No DP/D&P/Tech-Officer/Occp Cert/2012-  
13/2984 dated 31/12/2012 issued by  
Administration Of Daman & Diu office of  
The Assistant Engineer & Technical Officer  
PWD Panchayat Sub Division, District  
Panchayat Moti Daman

- v. Comment on unauthorized constructions if any : --
- vi. Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc. : --
- vii. Planning area/Zone : Industrial
- viii. Development Controls : --
- ix. Zoning Regulations : Industrial Zone
- x. Comments on the surrounding land uses and adjoining properties in terms of uses : Industrial Use.
- xi. Comment on demolition proceedings if any : Building Plan sanctioned by Town & Country Planning Department, Daman under permission L No. ATP/TP/DMV/KAD /61/1/1728/11/800 dated 17/02/2011
- xii. Comment on compounding/regularization proceedings : --
- xiii. Any other aspect : Nothing Specific.
- 4) **Documents details and legal aspects of the property**
- a. Ownership documents : Agreement for sale etc. given for our perusal.
- i) Sale Deed, Gift Deed, Lease Deed : Refer Latest Title Investigation Report.
- ii) TIR of the property : M/s. Cooldeck Industries Private Limited.
- b. Name of the owner/s : It is ownership type of tenement on freehold land.
- c. Ordinary status of freehold or leasehold including restrictions on transfer, : Detail not known
- d. Agreements of easements if any, : The area falls under limits of Nani Daman, Union Territory of India
- e. Notification for acquisition if any, :



- r. Notification for road widening if any. : Not Applicable
- g. Heritage restrictions if any. : It is not Heritage building
- h. Comment on transferability of the property ownership. : Refer Latest Title Investigation Report
- i. Comment on existing mortgages/charges/encumbrances on the property if any. : Details not available
- j. Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be : Details not given for our perusal
- k. Building plan sanction, Authority approving the plan, Name of the office of the authority, Any violation from the approving Building plan : Building Plan sanctioned by Town & Country Planning Department, Daman under permission L No. ATP/TP/DMV/KAD /61/1/1728/11/800 dated 17/02/2011
- l. Whether property is Agricultural Land if yes, any conversion is contemplated : Not applicable.
- m. Whether the property is SARFAESI compliant : Refer Legal Search Report.
- n. a) All Legal documents, receipt related to electricity, Water Tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. : Details not available.
- b) Observation on Dispute or Dues if any in payment of bills/ taxes to be reported. : Details not available.
- o. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged. : Yes.
- p. Qualification in TIR/mitigation suggested if any. : Refer Latest Title Investigation Report.
- q. Any other aspect : Nothing specific





5) Economic aspects of the property

- i. Reasonable letting value
- ii. If property is occupied by tenant
  - Number of tenants
  - Since how long (tenant-wise)
  - Status of tenancy right
  - Rent received per month (tenant-wise) with a comparison of existing market rent

Owner occupied

a) Comparison of existing market rent

- iii. Taxes and other outgoings
- iv. Property insurance
- v. Monthly maintenance charges
- vi. Security charges, etc.
- vii. Any other aspect

Detail not known

Nothing Specific.

6) Socio-cultural aspects of the property

a) Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc. : It is industrial locality

b) Whether property belongs to social infrastructure like hospital, school, old age home etc. : No

7) Functional & utilitarian aspects of the property

a) Description of functionality and utility of the property in terms of:

- i. Space allocation : Available.
- ii. Storage spaces : Available
- iii. Utility of spaces provided within the building : Open space will be utilized for car parking etc.
- iv. Car parking facilities : Available
- v. Balconies etc. : --

b) Any other aspects

The description & specification each structure is given as follows:

Factory Building No. 01

It is Ground + Mezzanine + Frist upper floor RCC framed structure having brick masonry wall plastered on both side having RCC slab on top.



It is provided with partly PCC flooring and partly kota stone flooring industrial wiring aluminum sliding windows white wash colour internally. MS Rolling Shutter etc.

Height of Ground floor 5.70 mtrs

Height of Mezzanine floor 2.40 mtrs

Height of First floor 3.65 mtrs

**Factory Shed No. 2**

It is single storied structure having RCC frame having GI Shed roofing on top and side cladding with plastic sheet. It is provided with PCC flooring, industrial electric wiring etc.

Height of shed is 9 mtrs

**Factory Shed No. 3**

It is ground plus at first floor RCC frame structure having RCC slab on top side cladding with plastic sheet. It is provided with PCC flooring, Industrial electric wiring etc.

Height of each floor is 3.65 mtr.

8. **Infrastructure availability**

a) Description of aqua infrastructure availability in terms of

- i) Water supply : Water supply is available.
- ii) Sewerage/sanitation : U/G Sewage drainage / system is provided.
- iii) Storm water drainage : Storm water drainage channel are provided.

b) Description of other physical infrastructure facilities viz.

- i) Solid waste management : U/G solid waste management is available.
- ii) Electricity : Electric supply is available.
- iii) Roads & Public transportation connectivity : Transportation means such as Buses, Taxis & Rickshaws are available.
- iv) Availability of other utilities public nearby : --

c) Social infrastructure in terms of

- 1) Schools
- 2) Medical facilities
- 3) Recreation facilities in terms of parks and open spaces.

Are available within 3 to 4 kms distance from the property.





9) Marketability of the property

- a) Marketability of the property in terms of
  - i. Locational attributes
  - ii. Scarcity
  - iii. Demand and supply of the kind of subject property
  - iv. Comparable sale prices in the locality
- b) Any other aspect which has relevance on the value or marketability of the property

There is good demand for industrial premises. Hence, it has good marketability

No reliable sale instance are found.

Nothing Specific

10. Engineering and technology aspects of the property

- a. Type of construction
- b. Materials and technology used
- c. Specifications
- d. Maintenance issues
- e. Age of the building

RCC framed structure  
 Traditional / Modern technology.  
 Medium type of Specifications

For Factory Building No. 1

The building is 21 years old. (This is based on Building Occupancy Certificate No. DWD/DMN/SD-II/OCCUPANCY CERTIFICATE /211/99-2000 dated 27/07/1999 issued by Assistant Engineers Public Works Department Sub Division No. II.)

For Factory Building No. 2

The building is 7 years old. (This is based on Building Occupancy Certificate No. DP/D&P/Tech-Officer/Occp.Cert/2012-13/2984 dated 31/12/2012 issued by Administration Of Daman & Diu office of The Assistant Engineer & Technical Officer PWD Panchayat Sub Division, District Panchyt Moti Daman.)

- f. Total life of the building

Total Life of the Building is assumed to be about 50 years.

The future life of the factory Building No. 1 & 2 is about 29 years and 43 years respectively under normal circumstances with proper & regular maintenance & this



opinion is based on macroscopic inspection of the subject property

RE - E

- g. Extent deterioration
- h. Structural safety
- i. Protection against natural disasters viz. earthquakes
- j. Visible damage in the building
- k. System of air-conditioning
- l. Provision for firefighting
- m. Copies of plans and elevations of the building to be included
- n. Total No. of floors

No deterioration observed

Adequacy of structural design may be obtained from Independent Licensed Structural Engineers

No visible damage is observed

No

As per standard norms of local competent authority

Detail not made available

Refer Sr. No. 7 b above.

11) **Environmental factors**

- a. Use of environment friendly building materials, Green building techniques if any
- b. Provision for rain water harvesting
- c. Use of solar heating and lighting systems etc.
- d. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.

It is RCC framed structure and to that extent it is traditional and hence, considered as not environment friendly building materials

12) **Architectural and aesthetic quality of the property**

Descriptive account on whether the building is modern, old fashioned, etc plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc. : Normal plain looking building

13) **Valuation**

- a) Methodology of valuation - Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumption made, basis adopted with supporting data, comparable sales, and reconciliation of various factors

**A) Value of Land /Plot**

Documented Area of plot = 6300 sqm

Factors Considered: The Location, Location features, Size & Shape of Land /plot, Availability, Topography, Soil Conditions, Encumbrances, Infrastructure, Land use Regulations, Government Legislation etc.

Market Rate Adopted = ₹11,000/- per sqm

REVALUATION / REVAL  
28 JUL 2023





on which final value judgment is arrived at

Hence, Fair Market value of plot as on date  
= Area of plot x Rate Adopted  
= 6300 sqm x ₹ 11,000/-  
= ₹ 6,93,00,000/-

**B) Value of construction as on date**

Factors such as type and quality of construction, Specification of the building material used, Grade and Age of the building, Height, current market prices of similar type etc. were given due consideration.

Value of Construction of each floor is tabulated as below:

Sr. No.	Particulars	Built Up Area sqm	Construction Rate Adopted ₹	Value of construction ₹
A)	Factory Building No. 1			
1	Ground floor	13743	1,700/-	2,33,63,100/-
2	Mezzanine Floor	2511	800/-	20,08,800/-
3	First Floor	14679	1,400/-	2,05,50,600/-
B)	Factory Shed No. 2	6210	1,300/-	80,73,000/-
C)	Factory building No. 3			
1	Ground floor	6940	1,000/-	69,40,000/-
2	First Floor	1740	1,000/-	17,40,000/-
			Total	6,26,75,500/-
			Say~	6,27,00,000/-

**C) Value of Plot Development**

It includes developments such as M.S. Gate, other shed, soil filling etc

Lump sum ₹ 30,00,000/-

**Summary of Valuation**

- a) Value of Land  
b) Value of Construction  
c) Value of Plot development

: ₹ 6,93,00,000/-  
: ₹ 6,27,00,000/-  
: ₹ 30,00,000/-  
=====

₹ 13,50,00,000/-

- b) Prevailing Market Rate/ Price trend of the property in the locality / city from property search sites viz magicbricks.com, 99acres.com, makaan.com etc. if available.

Enclosed with report.

निरीक्षण / RFA  
28 JUL 2023





Realisable Value is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

Hence Realisable value as on date  
 = Fair Market Value as on date x 0.90  
 = ₹ 13,50,00,000/- x 0.90  
 = ₹ 12,15,00,000/-  
 (Rupees Twelve Crore Fifteen Lakh(s) Only)

निरीक्षण / RFA

28 JUL 11

iv) Forced / Distress value of :  
 property as on date

It means the amount which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers from. Due to this we are discounting the above fair market value by 15%.

Distressed Value Is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date.

Hence, Forced / Distress Sale value as on date  
 = Fair Market Value as on date x 0.85  
 = ₹ 13,50,00,000/- x 0.85  
 = ₹ 11,47,50,000/- Say ~ ₹ 11,48,00,000/-  
 (Rupees Eleven Crore Forty Eight Lakh(s) Only)

v) Replacement cost of :  
 construction

Built Up Area of the premises = 0 sft

Considering the type & quality of construction & specification of the building materials used, height of the structure, amenities provided Replacement Rate of ₹ 1,500/- per sft is adopted.

Hence, Replacement Cost for insurance purpose.

= Built Up Area x Replacement Rate  
 = 0 sft x ₹ 1,500/-  
 = ₹ 6,87,34,500/- Say ~ ₹ 6,87,00,000/-

Ref No 01/MFB20-076/PRC

- c) Guideline Rate obtained from Registrar's office /State Govt Gazette/ Income Tax Notification
- d) Summary of Valuation
  - i) Guideline value
    - Land
    - Building
  - ii) **Fair Market Value of property as on date**

Govt. Guideline Circle Rate for Commercial / Industrial Rs 1,18,720/- per 100 sqm (Are)

The market value obtained in this report is defined as follows: Market value is the estimated amount for which an asset 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 and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Value's are -

- a) It is a free will sale.
- b) It is an estimated amount and not a predetermined or an actual sale price.
- c) It is time-specific as on the given date.
- d) It depends on 'purpose of valuation.
- e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- f) Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.

= ₹ 13,50,00,000/-

**(Rupees Thirteen Crore Fifty Lakh(s) Only)**

iii) Realisable Sale Value as :  
on date

The value realizable by the bank is generally less than the Market value because of various facts such as limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between Realisable Value and Market Value depends on various factors such as urban or rural property, user and location of the property etc. Considering characteristics of the 'subject property' we are adopting discounting factor of 10% in this case.



e) i) 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

No. It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage/ disadvantage of particular property vis- a-vis its location. Rates of plots vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.

ii) Details of last two transactions :  
in the locality / area to be provided, if available.

Declaration:

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation, 2011 of the IBA, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. We does not have direct or indirect interest in the property valued.
- v. The property was inspected by the my representative Mr. Pramod Chavan who is a "Sr. Engineer" on 20/01/2020 in the presence of Mr. Sukhmani Raut, representative the owner of the property.
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category –I (One) for valuing property upto any limit.
- vii. I am /am not an approved valuer under SARFAESI ACT-2002 but I am approved by the bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution / Government Organization at any point of the time in the past.
- ix. We have mentioned the latitude and longitudes in this report.

Remarks :

- The valuation is based on the site visit & the information given by the party/bank.
- The valuation is subject to clear and marketable title and adequacy of Engineering / Structural design, Deed of declaration for common areas etc.
- Valuer's scope is to give opinion about the intrinsic / realizable value of the property. Many times inflated erroneous areas are mentioned in the documents. Emphasis of this report is on the value of property and not on the area or title verification of the property.





- This valuation report will remain valid only for the purpose for which it is made. Market value obtained in this report is defined below – Market value is the estimated amount for which an asset 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 and without compulsion (As defined by the International Valuation Standards Committee, London).
- Past Performance of Real Estate Market need not necessarily indicate the future trends.
- Bank authorities are requested to contact Valuer in case of any doubts or discrepancy.
- The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- Encumbrances of Loan, Govt or other dues, stamp duty, registration charges, transfer charges etc if any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.
- Photo copy of following document is provided to us & this valuation report should be read along with it:

☐ Agreement for sale dated 26<sup>th</sup> August 2010 between Smart Senosors and Transducer Ltd formerly known as M/s. ATCO Sensors Limited (The Vendor) and M/s. Cooldeck Aqua Solution Private Limited (The Purchaser), registered at The Sub-Registrar's Office, Daman having Sr. No. 2015-2010 (Agreement price ₹ 3,25,00,000/- year 2010)

☐ Registration Receipt No. 1966 dated 31/08/2010

☐ Electricity Bill No. 20192100090501 dated 02/01/2020 in the name of M/s. Cooldeck Aqua Solution Private Limited

For Factory Building No. 1

☐ Building Obtained Occupancy Certificate No. DWD/DMN/SD-II/OCCUPANCY CERTIFICATE /211/99-2000 dated 27/07/1999 issued by Assistant Engineers Public Works Department Sub Division No. II.

For Factory Building No. 2

☐ Building Obtained Occupancy Certificate No. DP/D&P/Tech-Officer/Occp.Cert/2012- 13/ 2984 dated 31/12/2012 issued by Administration Of Daman & Diu office of The Assistant Engineer & Technical Officer PWD Panchayat Sub Division, District Panchyt Moti Daman

☐ Building Plan sanctioned by Town & Country Planning Department, Daman under permission L No. ATP/TP/DMV/KAD /61/1/1728/11/800 dated 17/02/2011

☐ Deed of Sale in the year 2010 between Smart Senosors and Transducer Ltd formerly known as M/s. ATCO Sensors Limited (The Vendor) and M/s. Cooldeck Aqua Solution Private Limited (The Purchaser)

☐ Registration Receipt No. 2071 dated 20/09/2010



Ref No. 01/MFB20-076/PRC

**Name and address of the Valuer :-**

Shekhar L. Thite  
Office No. 605, 6<sup>th</sup> Floor, Kulkarni Heights\*,  
Next to Vartak Hall, Behind Portuguese Church,  
K. W. Chitale Road, Dadar (W), Mumbai - 400 028  
Telephone No. 24382454/55  
Email - [mail@thitevaluers.com](mailto:mail@thitevaluers.com)

- **Name of Valuer association of which I am a bonafide member in good standing**  
Institute of Valuer

- **Wealth Tax Registration No.**  
Registration No. CAT-A-22-1988

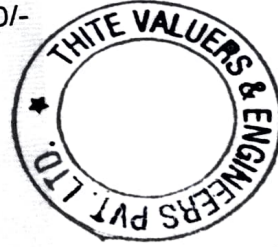
- In my opinion, the present market value of the property discussed in the report (above) by adopting prevailing market rate for the property is as follows:

**Fair Market Value of :** ₹ 13,50,00,000/-  
**property as on date** (Rupees Thirteen Crore Fifty Lakh(s) Only)

**Realisable Sale Value as :** ₹ 12,15,00,000/-  
**on date**

**Forced / Distress Sale :** ₹ 11,48,00,000/-  
**Value as on date**

**Verified by :** Mr. L. M. Sarvaiya  
(Chief Engineer)  
**Entered by :** Mr. Santosh Ambetkar



28 JUL 2023

(S. L. THITE)  
PANEL VALUER  
STATE BANK OF INDIA

For : M/s. Cooldeck Industries Private Limited dated 27/02/2020



Ref No 01/MFB20-076/PRC



IRE - E

15. ENCLOSURES

Photocopies of the documents provided by the borrower/bank are enclosed with this report. The valuation report is based on this information. Kindly verify with original & inform discrepancy if any Enclosed

- a) Layout Plan Sketch of the area in which the property is located with latitude and longitude
- b) Building plan Enclosed
- c) Floor plan Enclosed
- d) Photographs of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a 'Selfie' of the valuer at the site Enclosed
- e) Certified copy of approved / sanctioned plan wherever applicable from the concerted office Enclosed
- f) Google Map location of the property Enclosed
- g) Price trend of the property in the locality / city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc. Enclosed
- h) Any other relevant documents / extracts Copy of Sale agreement details etc

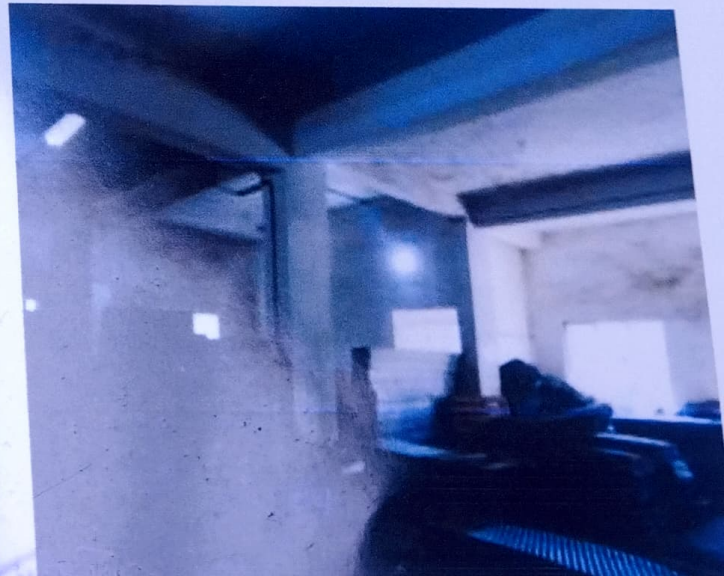








Ref No: 01/MFB20-076/PRC







No. 5 2 11 27 10/11/2011  
Subdivision Officer, Nani Daman  
Office of the Collector  
Nani Daman, Diu

Application dated 21.11.2011 for permission to use the land for non-agricultural purpose.

RECEIVED  
22 11 2011 11 55

This is to certify that the permission is granted for the use of land for non-agricultural purpose.

Whenever an application has been made to the Collector of Daman (hereinafter referred to as the Collector) which expression shall include any Office whom the Collector shall appoint to exercise and perform the powers and duties under this grant) under Section 32 of the Goa Daman and Diu Land Revenue Code applicable to this territory (hereinafter referred to as the said Code) which expression shall where the

shall include the rules and orders thereunder) by Shri. ~~XXXX~~ Khalpa Narsi, through POAI

Shri Anil Jeram Acaiwai, being the occupant of the plot registered under

Survey No. ~~XXXX~~ known as Sindrawalu

located at Kadaiya registered under ~~XXXX~~ Survey No. 61/1 of Village

Kadaiya, Nani Daman. (hereinafter referred to as "the applicant" which expression

shall where the context so admits include his/her heirs, executors, administrators and assigns) for the permission

to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a

part of ~~XXXXXXXXXX~~ Survey No. 61/1 of Village Kadaiya, Nani Daman.

measuring 3200 square metres be the same a little more or less for the purpose

of construction of ~~XXXXXXXXXX~~ buildings/Industrial ~~XXXXXXXXXX~~

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:—

1. **Leveling and clearing to the land**— The applicant shall be bound to level and clear the land sufficiently under suitable for the particular non agricultural purpose for which the permission is granted to prevent sanitary conditions.

2. **Assessment**— The applicant shall pay the non-agricultural assessment when fixed by the Collector under said Code and rules thereunder with effect from the date of this order.

3. **Use**— The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/Industrial/any other non-agricultural purpose, without the previous sanction of Collector.

4. **Building time limit**— The applicant shall within one year from the date hereof, commence on the said construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

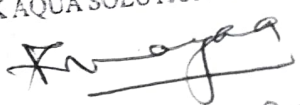
5. **Liability for rates**— The applicant shall pay all taxes, rates and cesses leviable on the said land

6. **Penalty clause**— (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable undertake the provisions of the Code continue the said plot in the occupation of the applicant on payment of such fine and assessment may direct.

(a) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building of structure erected or use contrary to the provisions of this grant within the time as specified in that behalf by the Collector, and on such removal or alteration not being carried out to recover the cost of carrying out the same from the applicant as on arrears of land revenue.

(c) The applicant should not dispose off the N. A. land without prior permission of Collector.

For COOLDECK AQUA SOLUTIONS PVT LTD



Dir

Such provisions applicable— Save as herein provided the grant shall be subject to the said Code and rules thereunder

**APPENDIX-I**

Length and Breadth		Total Superficial Area	Forming (part of) Survey No or Hissa No.	BOUNDARIES
North to South	East to West			North, South, East and West
1	2	3	4	5
—	—	3200 M <sup>2</sup>	Survey No.61/1 of Village Kadaiya.	To or towards the :- North:-Land bearing Survey No.62/1,5, 6 of Village Kadaiya. South:-Land bearing Survey No.61/2, 79/6 of Village Kadaiya. East :-Land bearing Survey No.58/- of Village Kadaiya. West :-Land bearing Survey No.79/1 of Village Kadaiya.

In witness whereof the Collector of Daman, has hereunto set his hand and the seal of his Office behalf of the Administrator of Daman and Diu and the applicant Khalpa Narsi, through POA Shri Anil Jeram Agarwal. has also hereunto set his hand this 17th November 19\_\_ days of \_\_\_\_\_

*(Signature of the applicant)*

(Signature and designation of witnesses) **BEFORE ME**

Superintendent,  
Collectorate, Daman.



*(S.D.Modasia) Advocate*

*(S.N.Patel) Peon, Collectorate*

Collector of Daman

(Signature and designation of witness)



SO/Field  
Officer

(6)

Head/

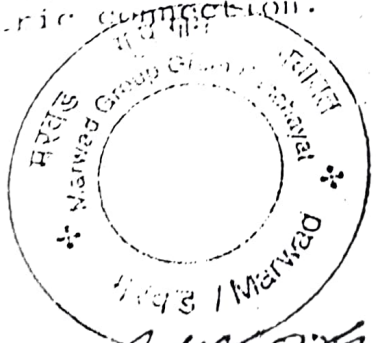
Unit No.

NO OBJECTION CERTIFICATE

to set up the small  
scale industry for the manufacture of Handmade Mats  
at Khandwa - M.D. Dams  
Dahan District.

This panchayat has NO OBJECTION for setting up such SSI Unit on above said plot as is falls under industrial zone subject to the following conditions :-

1. That the unit shall not discharge any effluent water or other solid waste which may create any nuisance to the area.
2. The promoter will not set up any Industry which may create any type of pollution.
3. That the promoter will submit the building construction plan of the factory and start the construction only after approval from the panchayat under the act and rules of panchayat.
4. The permission required from the other concerned authorities shall have to be obtained by them whether required.
5. This NO OBJECTION CERTIFICATE is not valid for Electric connection.



सुभाष चंद्र बोस  
**MARWAD GROUP GRAM PANCHAYAT**  
 Marwad Group Gram Panchayat

To, Arun Sanyal Ltd.  
 M/S. Atco Sanyal Ltd.  
88 Ma. Gali - Khandwa  
Dahan.

For COOLDECK AQUA SOLUTIONS PVT LTD  
[Signature]  
 Director