A Consultant, Engineer & Arbitrators No: SRTICCITIITO(OSD)-1/34AB/05(09-10) 2012-2013 BI Reg. No.: IBBIIRVI0212020112810 (Munnesh Choksi) IBBIIRVI0212020113572 (Siddharth Choksi)

MUNNESH CHOKSI

VALUATION SUMMARY SHEET

Applicant

M/s. Poonam Pipes and Tubes Pvt. Ltd.

Address of the property

Plot No. 7, Poonam Pipes and Tubes Pvt. Ltd, Near Palej Chowkdi, GIDC Palej, Bharuch.-392220

Date & Purpose of Valuation

Date of inspection	· Valuation		
Purpose of valuation	Apr 4, 2023	Date of report	Apr 5, 2023
Type of Security	For Mortgaged & Security Purpose	1	Pr. 3 = 3 = 3
1 3 PO OI SECURITY	Collateral		

Photographs





Valuation Summary

Type of Value	In Figures	In words
Market Value	61358000	
Realizable Value		Six Crore Thirteen Lakh FiftyEight Thousand only. (R)
	55222200	Five Crore FiftyTwo lakh TwentyTwo Thousand. (R)
Distress Value	49086400	Four Crore Ninety Lakh EightySix Thousand only (R)
Insurable Value	11132000	One Cross File Living Eighty Six Thousand only (R)
Book Value		One Crore Eleven lakh ThirtyTwo Thousand only
	26400000	Two Crore SixtyFour Lakh only

Case Details

Case ID	Bank / Client	Available documents
I	Union Bank of India, Mumbai	Deed of Assignment copy, Approved plan, Transfer order
Location Reference	ce ID	H:\My Drive\Valuation reports_Bharuch\Union Bank\2023\April\(Vishal Steels_Pl 7 GIDC Palej_UBOI.xlsm)\Visit-1

SURAT VADODARA BHARUCH NAVSARI

409-410, Titaanium - The Business Hub, Nr. Bhimrad Check Post, Surat - 395 017. Tel.: +91 9016510056, 0261-2297011, E-mail: surat@optimadevelopers.com

409-4 IV, Tidanium - The Business Hub, Nr. Bhimrad Check Post, Surat - 395 017. Tel.: +91 9016510056, 0261-2297011, E-mail: suratiopylems 5/13, 2nd Floor, Vrund Complex, BPC Road, Akota, Vadodara - 390 020. Tel.: +91 95866 20056. E-mail: vadodara@optimadevelopers.com 33, 2nd Floor, Gimar Khushboo Plaza, Nr. Reliance Mall, GIDC, Vapi - 396 195. Tel.: +91 96647 81528. E-mail: vapi@optimadevelopers.com G-21. Aditya Complex, Nr. Kasak Circle, Bharuch - 392 001. Tel.: +91 83475 34929. E-mail: bharuch@optimadevelopers.com G-12, K. K. Plaza. Opp. S.T. Bus Depot Road, Navsari - 396445. Tel.: +91 96879 86111. E-mail: navsari.valuation@optimadevelopers.com

animu ay 2526113473 (Siddharth Choket)

MUNNESH CHOKSI

	Date 05/04/2023
Yes	
And General Manager	
Briton Bank of India.	
Mohamed All Road Branch	
Korim Bullding Mombel 400003	(**************************************
F GENERAL	(FORMAT-A)
1 General	
Porpovale for which the voluntifical is morris	to assess open fair market value for Primary / Collateral
The Activities is therein	Security Property for Union Bank of India. Mohamed Ali
2 . 9 Cofe of Inspection	Road Branch, Mumbai
61 Pate or were a	04/04/2023
5) Date on which the valuation is made 3 List of documents produced for perusal	03/04/2023
(i) Deed of Assignment copy	03/04/2023
(iii) Legeral & a month of copy	Rea on the control
(iii) Leyout & Building Plem No. & Date	Reg. no.: 13925, Dt. 12-12-2022
(III) Development Permission Letter No. & Date Perms of Applicant	Letter No. 2974, Dt. 20-06-1984
A VEHIN SAM	Leffer No. 2974, Dt. 20-06-1984
Nome of the owner's	M/s. Vishal Steels.
Nome of the owner(s) and his / their arkitess (es) with phone	M/s. Foonam Pipes and Tubes Pvt. Ltd.
Case of join	t Office at. 17/A, Kanti Bhavabn, 1st Parsiwad lane, Mumbai - 400004
and description of the property	Phone No. 9653344976
second of the property	Gr. Floor only: Industrial Unit
GI Plot No /Survey No	- Woosingi Unit
b) Door No.	Plot no. 7, R.S.no. 79, 80, 81, 82 & 83
G T.P.S.NG. / F.P.NO	Not see 5
d) Village / faluka	Not applicable
6) Mondal / District	Not applicable
	Village: Palej, Tal.: Bharuch
Postal Address of the property	Dist.: Bharuch
	Plot No. 7, Poonam Pipes and Tubes Pvt. Ltd, Near Pale Chowkdi, GIDC Palei, Rhamah
Chiffonn	Chowkdi, GIDC Palej, Bharuch392220
Residential Area / Commercial Area/Industrial Area	Palej village
Classification of the area	Industrial Estate Palej
High / Middle/Pox	CSIGNO FGIO
	Poor Class
West Constitution to	Poor Class
Signal Droom / Rurol	
ii) Urban / Semi Urban / Rural Zaming under corporation limit / Village panchayat /	Rural area
coming under corporation limit / Village panchayat /	Corporation
Coming under corporation limit / Village panchayat /	Corporation limit
Coming under corporation limit / Village panchayat / Premar covered under any state / central govt. enactment	Corporation limit
coming under corporation limit / Village panchayat /	Corporation limit ULC act has been abolished in Gujarat after 2000
Saming under corporation limit / Village panchayat / Parker covered under any state / central govt. enactment is: AC act) or notified under agency area/scheduled	ULC act has been abolished in Gujarat after 2000.
Aming under corporation limit / Village panchayat / Puricipality The their covered under any state / central govt, enactment is a HC act) or notified under agency area/scheduled The their covered under agency area/scheduled The their covered under agency area/scheduled	ULC act has been abolished in Gujarat after 2000.
Aming under corporation limit / Village panchayat / Purkcipality The treat covered under any state / central govt. enactment is: AC act) or notified under agency area/scheduled incomment area. The it is an agricultural land, any conversion to house site icts is contemplated.	Corporation limit ULC act has been abolished in Gujarat after 2000. (Refer T.I.R.)
Aming under corporation limit / Village panchayat / Purkcipality The treat covered under any state / central govt. enactment is: AC act) or notified under agency area/scheduled incomment area. The it is an agricultural land, any conversion to house site icts is contemplated.	ULC act has been abolished in Gujarat after 2000.
coming under corporation limit / Village panchayat / purpopulity The treat covered under any state / central govt, enactment a	Corporation limit ULC act has been abolished in Gujarat after 2000. (Refer T.I.R.)
As per document (A)	Corporation limit ULC act has been abolished in Gujarat after 2000. (Refer T.I.R.) NA Land
As per document (A) Provincy under corporation limit / Village panchayat / Village pa	Corporation limit ULC act has been abolished in Gujarat after 2000. (Refer T.I.R.) NA Land As per Site Plan/Inspection (B)
Syming under corporation limit / Village panchayat / Purkcipality Prefred a wested under any state / central govt. enactment is at a cact, or notified under agency area/scheduled according to a conversion to house site as a contemplated As per document (A) Plot No. 6 Plot No. 6	Corporation limit ULC act has been abolished in Gujarat after 2000. (Refer T.I.R.) NA Land As per Site Plan/Inspection (B) Plot No. 6
As per document (A) Provincy under corporation limit / Village panchayat / Village pa	Corporation limit ULC act has been abolished in Gujarat after 2000. (Refer T.I.R.) NA Land As per Site Plan/Inspection (B)

MUNNESH CHOKSI

15	Is boundaries matching? (Yes/No)			Yes	
16	Dimensions of the site (Measurement)				
	As per documents (A)	As per A	pproved P	lan / Site con	dition (B)
	North NA		239	7.60 Mt.	
	South NA	274.60 M1.			
	East NA		88	.80 Mt.	
	West NA			.40 M1.	
17	Latitude, Longitude & co-ordinates of site Latitu	de 21.92	3286 N	Longitude	73.084175
18	Extent of the site (as per deed and plan)	22830.00	Sq.mt.	27304.68	
19		22830.00	Sq.mt.	27304.68	sq.yd. sq.yd.
20	Whatha	Va	cant (Unde	er Renovation	
21	Land Tenure (Freehold or leasehold)				J ,
11	CHARACTERISTICS OF THE SITE		Lec	sehold	
1	Classification of locality				
2	Development of surrounding areas			er Class	
3	Possibility of frequently flooding / sub-merging		Develo	oping area	
4	Feasibility to the civic amenities like school, hospital, bus stop, market, etc.	Rly. Station		es/No ut 4-5 Km.	Pale
5	Level of land with topographical condition	Bus Stop	N	learby	NH 48
6	Shape of land		Leve	lled land	,
7	Type of used to which it can be put	Square/Rectangular Industrial			
8	Any usage restriction				
9	Is plot in town planning approved lay-out?		Inc	dustrial	
10	Corner plot or intermittent plot?		No, (GIDC Plot	
11	Road facilities		Corner	/Intermittent	
12	Type of road available at present		Y	es/No	
13	Width of road	K	accha/RC	C/Bituminous/	(er
14	Is it land - locked land?	Mo	ore than 20°	0" wide wide r	oad
15	Water availability			No	
6		Water Supply by GIDC Panoli			
7	Under ground sewerage system	Under ground drainage system by GIDC			
	Power supply is available in the site	Power supply by DGVCL			
8	Advantages of the site		A	verage	
19	Special remarks, if any, likes threat of acquisition of land for public purpose, road widening or applicability of CRZ provision, etc. (Distance from sea-cost / tidal level must be incorporated)			АМ	
RT	-A (VALUATION OF LAND)				
1	Size of Plot (as per sale deed)	22830.00	Sq.mt.	27304.68	Sq yds.
	North & South			& 274.60 MI.	
	East & West		88.80	& 95.40 MI.	
2	Total extent of the plot (as per sale deed)	22830.00	Sq.mt	27304.68	Sq.yds.
3	Prevailing market rate (along with details /reference of at least two latest details/transactions with respect to adjacent properties in the area)		2000/- to	2500/-	Per Sq MI.
	Guideline rate obtained from the registrar's office (GIDC	Land Rate	Rs.	830	Per \$q.m!
4	Allotment rate)	Const. Rate	Rs.	4100	Per Scrint.

8.-6



TD0050--1 D44-8-085-08--10 -2015--2015 R010212020112811 (Numeest Drokes) IRU10212020113572 (Sozdrath Drokes)

MUNNESH CHOKSI

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नवस्त्रस्य विवयवाग्रस्य व्यवस्त्र विश्वस्त्र विश्वस्त्र ।	€.	2200	Per Sq.Wt.
	कार्य क्रम्बर त	w Mize	
Estimates value of rans	2000		NOTE OF MANNE
E financia	£		2200 22400
- E TNALLIATION OF BUILDING	7	74	4700 MM
recomical setals of the building			
o ^{Tige of} building Relidenta Commercia ridustrial			
		maust	rica
a Tipse of construction (Load Bealing / RCC 3)	56		
		Deed From	ed theri
2 Year of construction states 1 Age of the property			
		NA Name and American	
e Number of food and neight of each food now	tirm	Acont 37	
		Gr. fag trainnes or e	г олу
f Plint med foot-wise	47758 are to	height - 127	2.3-5.00 wtt
g Condition of the building	A 1201 12	or the attention	iswement) & 24632 sq.fi
Exterior - Excellent Good Flor		ليبيد تدوسه	nwea cian)
il metor Excellent Good Flor		370	-
Date of other order whether		20	
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Whether genumeness or authority of approved m	CC.		
ATW OTHER COMMERCIA		1es	Ng
authentic of approved drang empanetes value	55 OM		
Specification of construction (Floral-Wise) in respect of for		NOT ACC	Dicable
Inc. Descriptor	02		
Foundation		Gr. fa	ar anily
2 Bottement		RCC to	Iciings
3 Super Siturcture		not app	Dicable
4 JOHNS JOSS & MINISTERS		9" 38W (TOW Its
: KC			alabie
4 Potietro			med shed
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3 Ceca fridhat marbieigranite etc			parity area
1 Foot nousing weather proof course			ralable
C Ordinage			ing sheets
Compound wall		Ord	ínar)
व निवंदा कर सर्वा			
Treight and engin Tree of continuation			3 vit. ht. any wall

Page 4 of 5

MUNNESH CHOKSI

	lumbing Installation							
	a) No. of water	closets					NA	
	b) No. of wash	basins					NA	
	c) No of urino	als					NA	
	d) No. of batt	h tubs					NA	
	e) Water me	ter, taps, et	С.		+			
	f) Any other	fixtures					NA	
6	Estiamted Value						NA	
1	Particulars of items		Number of Floors	built-up area of bldg. (In sq.ft.)	Estimated replacement rate of construction	Replacement Cost (Rs.)	Depreciation (Rs.)	Net value afte Depreciation (Rs.)
	Main Shed Office & other	12.72 Mt.	Gr. Floor Only	18712	500	9354000	Depriciated rate apply	9356000
2	Grea	5.00 Mt.	Gr. Floor Only	5920	300	1776000	Depriciated	1774000
	PART-C (EXTRA	(2MaTI				Total co	rate apply onstruction value	
1	Portico						nount (in Rs.)	11132000
2	Ornaments from	t door				Rs.	Not Applica	able
3	Site out / veran	dah with st	eel oriu-			Rs.		
4	overneda wate	er tank				Rs.	Not Applica	
5	Extra steel / col	lapsible oc	nter			Rs.	Not Applica	
	Total	and go	1162			Rs.	Not Applic	
	PART-D (AMENI	TIES)				Rs.	Not Applic	
1	Wardrobes	,				AN	Not Application (IN RS.)	able
2	Glazed tiles					Rs.		
3	Extra Sinks and	bath tub				Rs.	Not Applic Not Applic	
4	Marble / Ceran	nic tiles flo	orina			Rs.	Not Applic	
5	Interior decorat	lions	og			Rs.	Not Applic	
6	Architectural el	evation wa	orks			Rs.	Not Applic	
7	Paneling works					Rs.	Not Applic	
8	Aluminium work	<s.< td=""><td></td><td></td><td></td><td>Rs.</td><td>Not Applic</td><td></td></s.<>				Rs.	Not Applic	
9	Aluminium hand					Rs.	Not Applic	
10	False ceiling					Rs.	Not Applic	
	Total					Rs.	Not Applic	
	PART - E (MISCE	LLANOUS				Rs.	Not Applic	
1	Separate toilet					A	MOUNT (IN RS.)	
2	Separate plumb					Rs.	Not Applic	able
3	Separate water		nn			Rs.	Not Applic	
4	Trees, Gardenin		ΠÞ			Rs.	Not Applic	
-	Total	g				Rs.	Not Applie	
						Rs.	Not Applie	
1	PART - F (SERVIC					A	MOUNT (IN RS.)	
1	Water supply ar		115		1	Rs.	Not Appli	cable
2	Drainage arran					Rs.	Not Appli	cable
3	Compound wa					Rs.	Not Appli	cable
4	C.B. Deposits, fi	ttings etc.				Rs.	Not Appli	cable
5	Pavement					Rs.	Not Appl	icable
	Total					Rs.	Not Appl	icable



MUNNESH CHOKSI

		TOF ENTIRE PROPERTY		A	AMOUNT (IN RS.)			
	A-17	LAND		Rs.	50226000			
	ART-B	BUILDING		Rs.	11132000			
-	ART-C	EXTRA ITEMS		Rs.				
	PART-D	AMENITIES		Rs.				
	PART-E	MISCELLANEOUS		Rs.				
	PART F	SERVICES		Rs.				
		TOTAL		Rs.				
		1 Actual construction			61358000			
	REMARKS	 Actual construction area (47238 Sq.ffs.) is more than approved construction area (24632 Sq.ffs.). Least area has been considered for valuation. Renovation work of structure has been taken up recently. Production activity has not been observed in factory during visit. Land and building rate method has been adopted for the valuation. (Market Approach). Adopted rates are derived based on a comparision of similar properties in the same location. Document Provided: Deed of Assignment copy, Approved plan, Transfer order 						
		AS A RESULT OF MY APPRAISAL AND ANA	IVEIC IT	· · · · · · · · · · · · · · · · · · ·	un, nunster order			
		AS A RESULT OF MY APPRAISAL AND ANA Particulars	TT 212 II	IS MY CONSIDER	ED OPINION THAT			
1	The Fair M	miles ve i	K2.	In Figure	Rs. In Words			
	prevailing	Condition with aforesaid specification is	Rs.	/1355	Pungos tia o			
		specification is	N	61358000	Rupees Six Crore Thirteen Lakh FiftyEight Thousand Only			
2	The Realiz	able Value of the above property as of			my agri mousana Only			
			Rs.	55222200	Rupees Five Crore FiftyTwo Lakh TwentyTwo Thousand Two Hundred			
3		ss Sale Value of the above property is (80%	Rs.	49086400	Only Rupees Four Crore Ninety Lakh			
4	The Purch	ase Value of the above property as of sale			EightySix Thousand Four Hundred On			
-	deed is	as of sale	Rs.	26400000				
5	Govt. Gut	della		20400000	Rupees Two Crore SixtyFour Lakh On			
6		delines Value (Jantri Value) of the above	Rs.	28333800	Rupees Two Crore EightyThree Lakh ThirtyThree Thousand Eight Hundred Only			
	misulable	Value of the above property is	Rs.	1110000				
7	Property is	SARFAESI compliant		11132000	Rupees One Crore Eleven Lakh			
8	Method o	fvaluation			ThirtyTwo Thousand Only Yes			
her	by declare	that,			Market Approach			
1	The inform	nation furnished in my valuation						
'	of my kno	wledge and belief and I have meet		Dated 03/	04/2023 is true % company			
2	I/We have	wledge and belief and I have made an ime no direct or Indirect interest in the proper	partial	and true valuati	on of the property			
3	I have per	rsonally inspected the property on date	ty being	valuea				
4	I have not	been convicted of any offence and send	4	04/04/2023	by Hiren Patel			
lace			rea to c	a term of impriso	nment.			
Date	d 05,	/04/2023						
6140	have inspired that	the fair and reasonable market with the two laths twenty only).	ation Re value	port dated $\frac{00}{2}$	on We Rs. SS222200 (Rup			
Ju	co thou	Sarcts MOO hundred		0	* 3 10			
				X	VIES U			
					Signature			

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SURAT VADODARA VAPI

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(Name of the Branch Manager with Official seal)























