

02-2837

**NAVJIVAN CONSULTANCY SERVICES PVT. LTD.**

CTN U67190MH2000PTC125736

Registered Office: R. No. 202, Dwarkadas Vithaldas Thakkar Bldg.,  
Opp. Post Office, Old Station Road,  
Kalyan (W) - 421301

Tel No.: 0251-2315834 / 8976093701 Email: navjivanconsultancy@gmail.com  
PAN AACCN0741Q

Bill No. 1369

Date : 11/01/2020

Customer Name:-

**M/S. JOST ENGINEERING COMPANY LIMITED.**

**THE ZOROASTRIAN CO-OPERATIVE BANK LTD. - (FORT BRANCH)**

| Particulars                                                                                                                                           | Amount (Rs.)    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Professional Fees For Valuation of - Industrial unit Plot No. C-7, Wagle Industrial Estate, Road No. 15, Village Panchpakhadi, Thane (W) - 400 604. . | 20,000/-        |
| <b>Rupees Twenty Thousand only.</b>                                                                                                                   | <b>20,000/-</b> |

Payment Immediately  
NEFT Transfer Details

Bank OF India,  
Kalyan West Branch  
Current A/c. No: 002520110000013  
IFSC Code: bkid0000025

Central Bank of India  
Kalyan West Branch  
Current A/c. No -3587284742  
IFSC Code: CBIN0280639

For NAVJIVAN CONSULTANCY SERVICES PVT.LTD.



# Navjivan Consultancy Services Private Ltd.

(Techno-Financial Advisor, Corporate and Valuation Services Company)  
CIN -U67190MH2000PTC125736

## Valuation Report

IMMOVABLE PROPERTY

**(INDUSTRIAL UNIT)**

OWNED BY

**M/S. JOST ENGINEERING COMPANY LIMITED.**

AT

**PLOT NO. C-7, WAGLE INDUSTRIAL ESTATE, ROAD NO. 15,  
VILLAGE PANCHPAKHADI, THANE (W) - 400 604.**

AS INSTRUCTED BY

**THE ZOROASTRIAN CO-OPERATIVE BANK LTD. – (FORT BRANCH)**

**Panel Valuer:-**

**M/s Navjivan Consultancy Services Pvt Ltd**

**(Techno-Financial Advisor, Corporate and Valuation Services Company)**

**Mumbai Office:-**

Office No. 512, Shree Samarth Plaza, Off. Mulund Railway Station, R.R.T.  
Road Junction, Mulund West, Pin Code -400 080.

Phone-No-0251-2315834/9820135632/8976093701

Email:-[navjivanconsultancy@gmail.com](mailto:navjivanconsultancy@gmail.com)

Branches At:-Kalyan, Ghatkopar, Borivali, Navi Mumbai, Pune.

**HEAD OFFICE**

**Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office, Old Station Road, Kalyan (W) 421 301 .  
Ph No. (0251) 2315834 , 9820135632 / 7583508766 / 8976093701 / 7588357154**

Email :- [navjivanconsultancy@gmail.com](mailto:navjivanconsultancy@gmail.com)

**BRANCHES at : Ghatkopar . Borivali. Vashi & Pune .**

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
CIN: U67190MH2000PTC125736

Ref No: NCSPL/ZORA/04/01 - 20

I SUMMARY OF VALUATION REPORT OF  
IMMOVABLE PROPERTY  
(INDUSTRIAL UNIT)

OWNED BY

M/S. JOST ENGINEERING COMPANY LIMITED.

AT

PLOT NO. C-7, WAGLE INDUSTRIAL ESTATE, ROAD NO. 15,  
VILLAGE PANCHPAKHADI, THANE (W) - 400 604.


AS INSTRUCTED BY  
THE ZOROASTRIAN CO-OPERATIVE BANK LTD. - (FORT BRANCH)

| Description                                                                                                                           | Present Fair Market Value as on 10/01/2020 | Net Realizable Value (NRV) as on 10/01/2020 | Distress Sale Value as on 10/01/2020 |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------|--------------------------------------|
| Industrial Unit<br>- Plot No. C-7,<br>Wagle Industrial<br>Estate, Road No.<br>15, Village<br>Panchpakhadi,<br>Thane (W) - 400<br>604. | Rs.42,78,72,000/-                          | Rs.38,50,84,800/-                           | Rs.34,22,97,600/-                    |
|                                                                                                                                       | Rs.42,78,72,000/-                          | Rs.38,50,84,800/-                           | Rs.34,22,97,600/-                    |

**TOTAL PRESENT FAIR MARKET VALUE** of Industrial Unit Plot No. C-7 as on 07/01/2020 is **Rs.42,78,72,000/- (RUPEES FORTY TWO CRORES SEVENTY EIGHT LAKHS SEVENTY TWO THOUSANDS ONLY).**

FOR NAVJIVAN CONSULTANCY SERVICES PVT LTD.

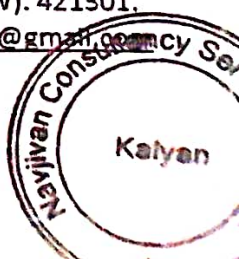
Borrower's documents are returned by the valuer

  
DIRECTOR/ AUTH. SIGN.  
(APPROVED VALUE OF CBI)

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202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office, Old Station Road, Kalyan (W). 421301.  
Ph. No. (O) 0251-2315834, (M), 8976093701, 8767606667 Email: [navjivanconsultancy@gmail.com](mailto:navjivanconsultancy@gmail.com)

Branches at : Ghatkopar, Borivali, Navi Mumbai, Pune



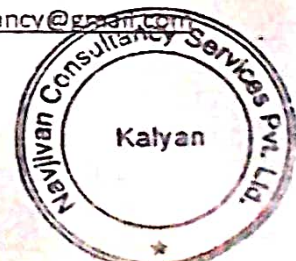
NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
CIN: U67190MH2000PTC125736

TO,  
**THE ZOROASTRIAN CO-OPERATIVE BANK LTD. - (FORT BRANCH)**  
**VALUATION REPORT (RESIDENTIAL FLAT)**

| I  |      | General                                                                                                                                                                                                                                                           |                                                                                                                                                                                                  |
|----|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. |      | Purpose for which the valuation is made                                                                                                                                                                                                                           | : To ascertain the Fair Market Value as on date of property for Non Fiscal purpose - Enhancement & for Renewal of Security Proposal with The Zoroastrian Co-Operative Bank Ltd. - (Fort Branch). |
| 2. | a)   | Date of Inspection                                                                                                                                                                                                                                                | : 23/08/2019                                                                                                                                                                                     |
|    | b)   | Date on which the valuation is made                                                                                                                                                                                                                               | : 10/01/2020                                                                                                                                                                                     |
|    | c)   | Person/s accompany/ available at site at the time of visit/ inspection/ valuation.                                                                                                                                                                                | : Mr. Sameer Amre.<br><b>Mobile No. :- 9773423189.</b><br>(Representative of Borrower)                                                                                                           |
| 3. |      | List of documents produced for perusal                                                                                                                                                                                                                            | :                                                                                                                                                                                                |
|    | i)   | Telephonic instructions dated 22/08/2019 from Manager, The Zoroastrian Co-Operative Bank Ltd. - (Fort Branch) advising us for submission of valuation report in present case.                                                                                     | : We have relied on documents as provided by the The Zoroastrian Co-Operative Bank Ltd. - (Fort Branch) & presume the same to be authentic & true.                                               |
|    | ii)  | Copy of Agreement for Sale day of 2019, executed between <b>MIDC ("THE LESSOR")</b> of the First Part and M/s. Josts Engineering Company Limited ( <b>"THE LESSEE"</b> ) of the Other Part and HDFC Bank Limited the "Financial Institutions" of the Third Party. |                                                                                                                                                                                                  |
|    | iii) | Copy of Electricity Bill, Meter No. 055 - X1082816, dated 01/01/2020, issued                                                                                                                                                                                      |                                                                                                                                                                                                  |

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Branches at : Ghatkopar, Borivali, Navi Mumbai, Pune



**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

|     |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | by MAHAVITARAN, in the name of Mr. M/s. Jost Engineering.                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| iv) | Copy of Agreement for Sale dated 3 <sup>rd</sup> July 1972, executed between MIDC ("THE LESSOR") of the One Part and M/s. Josts Engineering Company Limited ("THE LESSEE") of the Other Part. |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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)                                                                   | <p><b>Name of Owner - The Property as reported is owned by:-</b></p> <p>M/s. Josts Engineering Company Limited.</p> <p>Mr. Sameer Amre.<br/> <b>Mobile No. :- 9773423189.</b></p> <p><b>Share of each owner in case of joint ownership:-</b> Company - Ownership.</p> <p>The Share of each Transferee is not mentioned in the Agreement For Sale dated 3<sup>rd</sup> July 1972, then it is to be considered in the form of "tenancy in common."</p> |
| 5.  | Brief description of the property                                                                                                                                                             | <p><b>GENERAL :</b></p> <p>The present leasehold property under valuation is Industrial Land of a factory unit along with building structure standing thereon.</p> <p>The factory unit is located at Road facing and situated at Road No. 15, Wagle Industrial Area, Thane &amp; within the territorial limits of Thane Municipal Corporation, Thane.</p>                                                                                            |

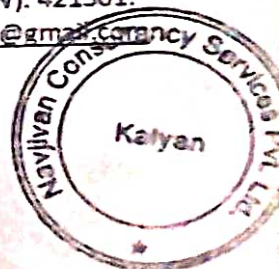


**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

|                       | <p>The Factory Unit is erected on MIDC land bearing Plot No. C-7. The said property is situated in Manufacturing Industrial Zone &amp; surrounded by residential and commercial middle class locality in nearby area. The factory building consists of Ground plus two upper floors.</p> <p>The Building is having RCC frame structure with foundations, footing, slab on first floor. Staircase for first and second floor. Water storage tank in RCC.</p> <p>The Building is having approx 2.74' mtrs ground floor &amp; 3.11' mtrs 1<sup>st</sup> &amp; 2<sup>nd</sup> floor height from floor level to ceiling.</p> <p>The factory unit is used for Design, Manufacture and Sales of Machinery by M/s. Jost Engineering Company Limited.</p> <p>The present Property mainly consists of following Units -</p>                                                                                                                                                                                                                                                               |         |                 |              |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------|--------------|--|--------------|---|---|---|---------------------|--|--|--|--|------------------|------|------|--|-------|----------------|------|------|--|-------|---------------------|------|------|--|-------|------|------|--|-------|-----------------------|------|------|--|-------|------|------|--|------|-------------|------|-------|--|-------|-----------|------|------|--|-------|-------------|------|------|--|-------|
|                       | <table border="1"> <thead> <tr> <th rowspan="2">Units -</th> <th colspan="3">Approx. (Meter)</th> <th rowspan="2">Area Sq. Mt.</th> </tr> <tr> <th>L</th> <th>X</th> <th>W</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Ground Floor</b></td> </tr> <tr> <td>Store Department</td> <td>2.77</td> <td>6.38</td> <td></td> <td>17.67</td> </tr> <tr> <td>Quality Office</td> <td>3.06</td> <td>3.59</td> <td></td> <td>10.99</td> </tr> <tr> <td rowspan="2">Personal Department</td> <td>4.34</td> <td>3.60</td> <td></td> <td>15.62</td> </tr> <tr> <td>3.00</td> <td>3.60</td> <td></td> <td>10.80</td> </tr> <tr> <td rowspan="2">Electrical Department</td> <td>9.50</td> <td>7.10</td> <td></td> <td>67.45</td> </tr> <tr> <td>2.18</td> <td>2.74</td> <td></td> <td>5.97</td> </tr> <tr> <td>Parcel Dpt.</td> <td>2.34</td> <td>12.03</td> <td></td> <td>28.15</td> </tr> <tr> <td>I.T. Dpt.</td> <td>3.58</td> <td>4.18</td> <td></td> <td>14.96</td> </tr> <tr> <td>Server room</td> <td>3.55</td> <td>2.84</td> <td></td> <td>10.08</td> </tr> </tbody> </table> | Units - | Approx. (Meter) |              |  | Area Sq. Mt. | L | X | W | <b>Ground Floor</b> |  |  |  |  | Store Department | 2.77 | 6.38 |  | 17.67 | Quality Office | 3.06 | 3.59 |  | 10.99 | Personal Department | 4.34 | 3.60 |  | 15.62 | 3.00 | 3.60 |  | 10.80 | Electrical Department | 9.50 | 7.10 |  | 67.45 | 2.18 | 2.74 |  | 5.97 | Parcel Dpt. | 2.34 | 12.03 |  | 28.15 | I.T. Dpt. | 3.58 | 4.18 |  | 14.96 | Server room | 3.55 | 2.84 |  | 10.08 |
| Units -               | Approx. (Meter)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |                 | Area Sq. Mt. |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |
|                       | L                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | X       | W               |              |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |
| <b>Ground Floor</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |                 |              |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |
| Store Department      | 2.77                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 6.38    |                 | 17.67        |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |
| Quality Office        | 3.06                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3.59    |                 | 10.99        |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |
| Personal Department   | 4.34                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3.60    |                 | 15.62        |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |
|                       | 3.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3.60    |                 | 10.80        |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |
| Electrical Department | 9.50                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 7.10    |                 | 67.45        |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |
|                       | 2.18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2.74    |                 | 5.97         |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |
| Parcel Dpt.           | 2.34                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 12.03   |                 | 28.15        |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |
| I.T. Dpt.             | 3.58                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4.18    |                 | 14.96        |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |
| Server room           | 3.55                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2.84    |                 | 10.08        |  |              |   |   |   |                     |  |  |  |  |                  |      |      |  |       |                |      |      |  |       |                     |      |      |  |       |      |      |  |       |                       |      |      |  |       |      |      |  |      |             |      |       |  |       |           |      |      |  |       |             |      |      |  |       |

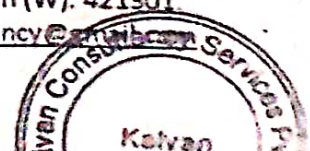
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**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

|                                                                                                      |       |      |       |
|------------------------------------------------------------------------------------------------------|-------|------|-------|
| MHE Business Company                                                                                 | 3.66  | 4.95 | 18.12 |
| MD. Dpt.                                                                                             | 5.69  | 3.20 | 18.21 |
| CS. Dpt.                                                                                             | 7.71  | 3.28 | 25.29 |
| Head office                                                                                          | 3.29  | 3.24 | 10.66 |
| Auditor Dpt.                                                                                         | 4.54  | 3.30 | 14.98 |
| Other Department                                                                                     | 3.19  | 2.49 | 7.94  |
|                                                                                                      | 6.11  | 3.29 | 20.10 |
| HR. Dpt.                                                                                             | 3.27  | 3.27 | 10.69 |
| Conference Room                                                                                      | 3.70  | 4.49 | 16.61 |
| Reception                                                                                            | 3.36  | 3.60 | 12.10 |
|                                                                                                      | 3.37  | 3.34 | 11.26 |
| <b>First Floor</b>                                                                                   |       |      |       |
| Training Room                                                                                        | 5.66  | 6.73 | 38.09 |
| EPD Dpt.                                                                                             | 4.17  | 4.03 | 16.81 |
| Office Room                                                                                          | 5.66  | 4.19 | 23.72 |
| Office                                                                                               | 3.77  | 4.25 | 16.02 |
| Account Department                                                                                   | 11.65 | 4.24 | 49.40 |
| Cabin                                                                                                | 2.42  | 2.13 | 5.15  |
| Bath & WC Unit                                                                                       | 4.04  | 4.24 | 17.13 |
| <b>Second Floor</b>                                                                                  |       |      |       |
| EPD Store                                                                                            | 5.35  | 6.06 | 34.42 |
| WC                                                                                                   | 0.91  | 1.17 | 1.06  |
|                                                                                                      | 0.91  | 1.17 | 1.06  |
|                                                                                                      | 0.91  | 1.17 | 1.06  |
| Bath                                                                                                 | 4.02  | 4.58 | 18.41 |
| Other Dpt.                                                                                           | 6.03  | 1.96 | 11.82 |
|                                                                                                      | 6.00  | 3.99 | 23.94 |
| Service Dpt.                                                                                         | 5.77  | 3.90 | 22.50 |
|                                                                                                      | 8.12  | 7.23 | 58.71 |
| Marketing Department                                                                                 | 5.93  | 5.35 | 31.73 |
| Service Dpt.                                                                                         | 9.15  | 5.78 | 52.89 |
| Office Room                                                                                          | 1.76  | 3.06 | 5.39  |
| GM Room                                                                                              | 4.35  | 3.05 | 13.27 |
| <b>Total Approx Area 788.24 Sq. Mtrs.</b>                                                            |       |      |       |
| The above dimensions are approximate (inside to inside) & as measured at site during our site visit. |       |      |       |



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
CIN: U67190MH2000PTC125736

The Industrial Building is provided with following Amenities:-

**Flooring :-** The Production units are provided with Mosaic tiles flooring in all rooms.

The Bath & WC are provided with white ceramic tiles flooring as base & dado white ceramic tiles.

**Kitchen :-** Cooking / Canteen Facility available.

**Door :-** Two steel main gate at entrance of the factory. Director's cabins, staff room, General Manager cabin have entrance door of flush type with solid wooden frame.

**Windows :-** Wooden windows with glass shutters provided in different rooms.

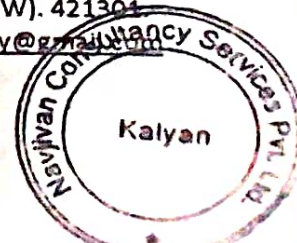
The Property is provided with additional amenities like -

- 24 X 7 watch & ward facility & security cabin.
- Two steel main gate at entrance of the building.
- Parking Space for two / Four wheelers.
- Ample water supply facility from MIDC.
- Industrial Electric wiring with Safety measures like Fire extinguisher.
- Compound wall all around the factory.



**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

| <b>II</b> | <b>DESCRIPTION OF PROPERTY</b>                                                                                                                            |                       |                                                                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.        | Location of property                                                                                                                                      |                       |                                                                                                                                                                                         |
|           | a)                                                                                                                                                        | Plot No. / Survey No. | : Plot No. C-7                                                                                                                                                                          |
|           | b)                                                                                                                                                        | City / Town           | : Wagle Industrial Estate, Thane (West) (MIDC).                                                                                                                                         |
|           | c)                                                                                                                                                        | T.S. No. / Village    | : Village Panchpakhadi.                                                                                                                                                                 |
|           | d)                                                                                                                                                        | Ward / Taluka         | : Thane.                                                                                                                                                                                |
|           | e)                                                                                                                                                        | Mandal / District     | : Thane.                                                                                                                                                                                |
| 2         | Postal address of the property                                                                                                                            |                       | : Plot No. C-7, Wagle Industrial Estate, Road No. 15, Village Panchpakhadi, Thane (W) - 400 604.                                                                                        |
| 3.        | Coming under Corporation limit / Village Panchayat / Municipality                                                                                         |                       | : Within the territorial limits of Thane Municipal Corporation, Thane.                                                                                                                  |
| 4.        | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area |                       | : It is lease hold property on MIDC Land.                                                                                                                                               |
| 5.        | <b>Boundaries of the property (As per Deed)</b>                                                                                                           |                       |                                                                                                                                                                                         |
|           |                                                                                                                                                           | North                 | : By Swastik Company.                                                                                                                                                                   |
|           |                                                                                                                                                           | South                 | : By Old Passport Office.                                                                                                                                                               |
|           |                                                                                                                                                           | East                  | : By Road.                                                                                                                                                                              |
|           |                                                                                                                                                           | West                  | : By Road.                                                                                                                                                                              |
| 6.        | <b>Boundaries of the property (As Per Actual)</b>                                                                                                         |                       |                                                                                                                                                                                         |
|           |                                                                                                                                                           | North                 | : By Swastik Company.                                                                                                                                                                   |
|           |                                                                                                                                                           | South                 | : By Old Passport Office.                                                                                                                                                               |
|           |                                                                                                                                                           | East                  | : By Road.                                                                                                                                                                              |
|           |                                                                                                                                                           | West                  | : By Road.                                                                                                                                                                              |
| 7.        | Extent of the site considered for Valuation.                                                                                                              |                       | As per Plan, lease deed Dated 3 <sup>rd</sup> July 1972 & Old valuation report dated 28/12/2012, the plot area is as below :-<br><br><b>Plot Area :- 6921 Sq. Mtrs. (642.98 Sq. Ft)</b> |



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
CIN: U67190MH2000PTC125736

|                            |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            |                                                                                                        | <b>Construction Area :-</b><br>6675.86 Sq. Mtrs.<br>(620.20 Sq. Ft.)                                                                                                                                                                                                                                                                                                     |
| 8.                         | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | The Industrial Plot is used and occupied by the lessee. The said Plot is given on Lease by Lessor MIDC to lessee M/s. Jost Engineering Company Limited, for the term of Ninety Nine years computed from the First day of November 1972 & had provision of receiving a new lease for a further term of 99 years on payment of premium as may be determined by the Lessor. |
| 9.                         | Unearned increase payable to the Lesser in the event of sale or transfer                               | On transfer or sale of the property the lessee is required to obtain the previous written consent of the MIDC & with the condition for payment of premium and the same amount must be given a reduction of from the Fair market value estimated.                                                                                                                         |
| <b>III PART - A - LAND</b> |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                          |
| 1                          | Classification of the area                                                                             |                                                                                                                                                                                                                                                                                                                                                                          |
|                            | i) High / Middle / Poor                                                                                | : Middle Class                                                                                                                                                                                                                                                                                                                                                           |
|                            | ii) Urban / Semi Urban / Rural                                                                         | : Semi Urban.                                                                                                                                                                                                                                                                                                                                                            |
| 2                          | Residential area                                                                                       | : No.                                                                                                                                                                                                                                                                                                                                                                    |
|                            | Agricultural                                                                                           | No.                                                                                                                                                                                                                                                                                                                                                                      |
|                            | Commercial area                                                                                        | : Yes.                                                                                                                                                                                                                                                                                                                                                                   |
|                            | Industrial area                                                                                        | : Yes.                                                                                                                                                                                                                                                                                                                                                                   |
|                            | Institutional                                                                                          | No.                                                                                                                                                                                                                                                                                                                                                                      |
|                            | Others (specify)                                                                                       | No.                                                                                                                                                                                                                                                                                                                                                                      |
| 3                          | Level of development of surrounding area                                                               | : Good                                                                                                                                                                                                                                                                                                                                                                   |
| 4                          | Access to civic amenities like School, Hospital, Market, Public Transport etc.                         | : Civic amenities such as Schools, Colleges, Markets, Banks, Shops, & Hospitals etc. are available within 10 to 15 minutes walking distance from the property.                                                                                                                                                                                                           |



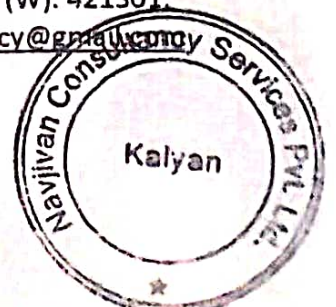
**NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED**  
**CIN: U67190MH2000PTC125736**

|                               |                                                    |   |                                                                                                                                                                                                                  |
|-------------------------------|----------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5                             | Use to which land can be put                       | : | Factory for manufacture.                                                                                                                                                                                         |
| 6                             | Any usage restriction?                             | : | Yes. The demised premises to be used only for the purpose of a factory for manufacture but it shall not be used for obnoxious industries, a list where of is attached with lease deed.                           |
| 7                             | Tenure of Land                                     | : | For the term of Ninety Nine years computed from the First day of November 1972 & had provision of receiving a new lease for a further term of 99 years on payment of premium as may be determined by the Lessor. |
| 8                             | Road Facility                                      | : | Available                                                                                                                                                                                                        |
| 9                             | Is it Land Locked Site                             | : | No                                                                                                                                                                                                               |
| 10                            | Water Potentiality?                                | : | MIDC Supply                                                                                                                                                                                                      |
| 11                            | Underground sewerage System                        | : | Provided                                                                                                                                                                                                         |
| 12                            | Is power supply available at the site?             | : | Yes                                                                                                                                                                                                              |
| 13                            | Plot in Town Planning Approved by Local Authority. | : | Yes                                                                                                                                                                                                              |
| <b>IV PART - B - BUILDING</b> |                                                    |   |                                                                                                                                                                                                                  |
| 1                             | Number of floors                                   | : | Ground + 2 Upper floors                                                                                                                                                                                          |
| 2.                            | Type of structure                                  | : | R C C Frame Structure                                                                                                                                                                                            |
| 3.                            | Quality of Construction                            | : | Normal.                                                                                                                                                                                                          |
| 4.                            | Appearance of the Building                         | : | Normal.                                                                                                                                                                                                          |
| 5.                            | Maintenance of the Building                        | : | The Building is maintained under normal circumstances with proper & Regular repairs & maintenance etc.                                                                                                           |
| 6.                            | Facilities available                               |   |                                                                                                                                                                                                                  |
| 7.                            | Lift                                               | : | No.                                                                                                                                                                                                              |
| 8.                            | Car Parking - Open / Covered                       | : | Yes. Open parking suitable for parking One four wheeler.                                                                                                                                                         |
| 9.                            | Is Compound wall existing?                         | : | Yes                                                                                                                                                                                                              |
| 10                            | Is pavement laid around the Building?              | : | Yes.                                                                                                                                                                                                             |
| <b>V. Others :</b>            |                                                    |   |                                                                                                                                                                                                                  |
| 1.                            | Property Tax                                       | : | The Property Tax amount is to be paid by the Property Owner.                                                                                                                                                     |
|                               | Assessment Number                                  | : |                                                                                                                                                                                                                  |
|                               | Tax paid in the name of                            | : |                                                                                                                                                                                                                  |



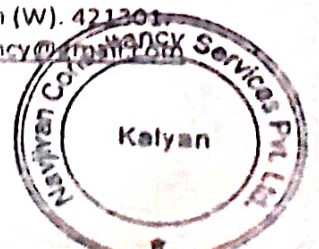
NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
CIN: U67190MH2000PTC125736

|    |                                                    |   |                                                                                                                                                                                                                                           |
|----|----------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | Tax amount                                         | : | The details are available with borrower and the borrower had agreed to submit these details directly to Bank authority.                                                                                                                   |
| 2. | Electricity Service connection No.                 | : | Meter No. 055 - X1082816, in the name of Mr. M/s. Jost Engineering.                                                                                                                                                                       |
|    | Meter Card is in the name of                       | : | Engineering.                                                                                                                                                                                                                              |
| 3. | Sale Deed executed in the name of                  | : | Copy of lease deed Agreement dated 3 <sup>rd</sup> July 1972, executed between MIDC ("THE LESSOR") of the One Part and M/s. Josts Engineering Company Limited ("THE LESSEE") of the Other Part.                                           |
| 4. | What is the plinth area of the Industrial Building | : | Plot Area :- 6921 Sq. Mtrs.<br>(642.98 Sq. Ft.)<br><br>Construction Area :-<br>6675.86 Sq. Mtrs.<br>(620.20 Sq. Ft.)                                                                                                                      |
| 5. | What is the floor space index (app.)               | : | Permissible FSI as per D.C. Rules of Local Competent Authority.                                                                                                                                                                           |
| 6. | Year of Construction                               | : | As reported by the borrower the construction of the industrial building is completed in the year 1972 or thereabout.<br>The borrower had agreed to submit building completion Certificate directly to bank authority.                     |
| 7. | Estimated Future Life                              | : | As per old valuation report building is constructed in the year 1963 or thereabout. The building is maintained under normal circumstances & future life can be considered to be 50 years with proper & regular repairs & maintenance etc. |
| 8. | Is it Owner-occupied or let out?                   | : | Occupied by lessee.                                                                                                                                                                                                                       |
| 9. | If rented, what is the monthly rent?               | : | N.A.                                                                                                                                                                                                                                      |



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
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|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>VI MARKETABILITY</p> <p>How is the marketability?</p>           | <p>Land in the present day population explosion by geometric progression is becoming scarce and a rare commodity for any type of usages.</p> <p>In the Developmental Sector particularly the industrial growth sector, the Axiom of Supply and demand as per economic terminology becomes the guiding factor in its growth.</p> <p>The property is situated at a distance of approx 3 To 4 Km from Thane (West) Railway Station.</p> <p>The Industrial area is well developed &amp; having basic infrastructure facilities &amp; services like Water supply, electricity, sewage &amp; street lighting, and other Public service etc.</p> <p>Civic amenities such as shopping centers, Stores, Colleges, Banks, &amp; Hospitals etc. are available within 10 to 15 minutes walking distance from the property.</p> <p>Transportation means such as TMC Buses &amp; Private Rickshaws, Taxis are available.</p> <p>The area is well connected to all parts of Maharashtra &amp; Gujarat state by good network of Roads &amp; Railways.</p> | <p>Land in the present day population explosion by geometric progression is becoming scarce and a rare commodity for any type of usages.</p> <p>In the Developmental Sector particularly the industrial growth sector, the Axiom of Supply and demand as per economic terminology becomes the guiding factor in its growth.</p> <p>The property is situated at a distance of approx 3 To 4 Km from Thane (West) Railway Station.</p> <p>The Industrial area is well developed &amp; having basic infrastructure facilities &amp; services like Water supply, electricity, sewage &amp; street lighting, and other Public service etc.</p> <p>Civic amenities such as shopping centers, Stores, Colleges, Banks, &amp; Hospitals etc. are available within 10 to 15 minutes walking distance from the property.</p> <p>Transportation means such as TMC Buses &amp; Private Rickshaws, Taxis are available.</p> <p>The area is well connected to all parts of Maharashtra &amp; Gujarat state by good network of Roads &amp; Railways.</p> |
| <p>What are the factors favoring for an extra Potential Value?</p> | <p>It is a industrial hub, being situated at the junction of the thane Ghodbander road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>It is a industrial hub, being situated at the junction of the thane Ghodbander road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



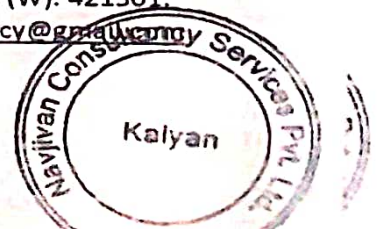
NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
CIN: U67190MH2000PTC125736

| VI | MARKETABILITY                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>How is the marketability?</p>                                   | <p>: Land in the present day population explosion by geometric progression is becoming scare and a rare commodity for any type of usages.</p> <p>In the Developmental Sector particularly the industrial growth sector, the Axiom of Supply and demand as per economic terminology becomes the guiding factor in its growth.</p> <p>The property is situated at a distance of approx 3 To 4 Km from Thane (West) Railway Station.</p> <p>The Industrial area is well developed &amp; having basic infrastructure facilities &amp; services like Water supply, electricity, sewage &amp; street lighting, and other Public service etc.</p> <p>Civic amenities such as shopping centers, Stores, Colleges, Banks, &amp; Hospitals etc. are available within 10 to 15 minutes walking distance from the property.</p> <p>Transportation means such as TMC Buses &amp; Private Rickshaws, Taxis are available.</p> <p>The area is well connected to all parts of Maharashtra &amp; Gujarat state by good network of Roads &amp; Railways.</p> |
|    | <p>What are the factors favoring for an extra Potential Value?</p> | <p>: It is a industrial hub, being situated at the junction of the thane Ghodbander road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



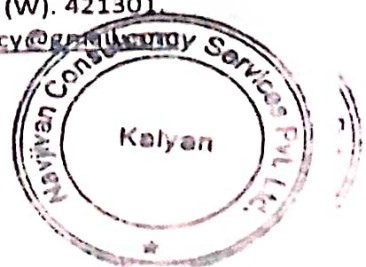
NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
CIN: U67190MH2000PTC125736

|    |                                                                    |   |                                                                                                                                                                                                                                           |
|----|--------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | Tax amount                                                         | : | The details are available with borrower and the borrower had agreed to submit these details directly to Bank authority.                                                                                                                   |
| 2. | Electricity Service connection No.<br>Meter Card is in the name of | : | Meter No. 055 - X1082816, in the name of Mr. M/a. Josta Engineering.                                                                                                                                                                      |
| 3. | Sale Deed executed in the name of                                  | : | Copy of lease deed Agreement dated 3 <sup>rd</sup> July 1972, executed between MIDC ("THE LESSOR") of the One Part and M/a. Josta Engineering Company Limited ("THE LESSEE") of the Other Part.                                           |
| 4. | What is the plinth area of the Industrial Building                 | : | Plot Area :- 6921 Sq. Mtrs.<br>(642.98 Sq. Ft.)<br><br>Construction Area :-<br>6675.86 Sq. Mtrs.<br>(620.20 Sq. Ft.)                                                                                                                      |
| 5. | What is the floor space index (app.)                               | : | Permissible FSI as per D.C. Rules of Local Competent Authority.                                                                                                                                                                           |
| 6. | Year of Construction                                               | : | As reported by the borrower the construction of the industrial building is completed in the year 1972 or thereabout.<br>The borrower had agreed to submit building completion Certificate directly to bank authority.                     |
| 7. | Estimated Future Life                                              | : | As per old valuation report building is constructed in the year 1963 or thereabout. The building is maintained under normal circumstances & future life can be considered to be 50 years with proper & regular repairs & maintenance etc. |
| 8. | Is it Owner-occupied or let out?                                   | : | Occupied by lessee.                                                                                                                                                                                                                       |
| 9. | If rented, what is the monthly rent?                               | : | N.A.                                                                                                                                                                                                                                      |



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
CIN: U67190MH2000PTC125736

|    |                                                                   |                                                                                                                                                                                                                                                                        |
|----|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | Tax amount                                                        |                                                                                                                                                                                                                                                                        |
| 2. | Electricity Service connection No.                                | The details are available with borrower and the borrower had agreed to submit these details directly to Bank authority.                                                                                                                                                |
| 3. | Meter Card is in the name of<br>Sale Deed executed in the name of | Meter No. 055 - X1082816, in the name of Mr. M/s. Jost Engineering.<br>Copy of lease deed Agreement dated 3 <sup>rd</sup> July 1972, executed between MIDC ("THE LESSOR") of the One Part and M/s. Josta Engineering Company Limited ("THE LESSEE") of the Other Part. |
| 4. | What is the plinth area of the Industrial Building                | Plot Area :- 6921 Sq. Mtrs.<br>(642.98 Sq. Ft.)<br><br>Construction Area :-<br>6675.86 Sq. Mtrs.<br>(620.20 Sq. Ft.)                                                                                                                                                   |
| 5. | What is the floor space index (app.)                              | Permissible FSI as per D.C. Rules of Local Competent Authority.                                                                                                                                                                                                        |
| 6. | Year of Construction                                              | As reported by the borrower the construction of the industrial building is completed in the year 1972 or thereabout.<br>The borrower had agreed to submit building completion Certificate directly to bank authority.                                                  |
| 7. | Estimated Future Life                                             | As per old valuation report building is constructed in the year 1963 or thereabout. The building is maintained under normal circumstances & future life can be considered to be 50 years with proper & regular repairs & maintenance etc.                              |
| 8. | Is it Owner-occupied or let out?                                  | Occupied by lessee.                                                                                                                                                                                                                                                    |
| 9. | If rented, what is the monthly rent?                              | N.A.                                                                                                                                                                                                                                                                   |





NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
CIN: U67190MH2000PTC125736

|    |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VI | <p><b>MARKETABILITY</b><br/>How is the marketability?</p>          | <p>Land in the present day population explosion by geometric progression is becoming scare and a rare commodity for any type of usages.</p> <p>In the Developmental Sector particularly the industrial growth sector, the Axiom of Supply and demand as per economic terminology becomes the guiding factor in its growth.</p> <p>The property is situated at a distance of approx 3 To 4 Km from Thane (West) Railway Station.</p> <p>The Industrial area is well developed &amp; having basic infrastructure facilities &amp; services like Water supply, electricity, sewage &amp; street lighting, and other Public service etc.</p> <p>Civic amenities such as shopping centers, Stores, Colleges, Banks, &amp; Hospitals etc. are available within 10 to 15 minutes walking distance from the property.</p> <p>Transportation means such as TMC Buses &amp; Private Rickshaws, Taxis are available.</p> <p>The area is well connected to all parts of Maharashtra &amp; Gujarat state by good network of Roads &amp; Railways.</p> |
|    | <p>What are the factors favoring for an extra Potential Value?</p> | <p>It is a industrial hub, being situated at the junction of the thane Ghodbander road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



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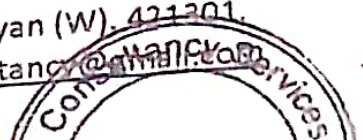
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|                         | <p>What are the factors favoring for an extra Potential Value?</p> | <p>It is a industrial hub, being situated at the junction of the thane Ghodbander road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
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Any negative factors are observed which affect the market value in general?

- A new lease after expiration of period of present lease deed for a further term of 99 years on payment of premium as may be determined by the lessor shall be of Occupancy lease. Hence the amount invested in premises needs to recoup within the lease period only which will reduce the fair market value of Leased hold property.
- Before transferring the demised premises, the lessee is required to pay the lessor premium as such rates declared by the lessor. Such liability gives a reduction of fair market value of Leased hold property.
- The Lessee has to surrender the improvements to the Lessor free of Cost or demolish the existing Structure on the Plot and handover the vacant possession of the land on the expiry of the lease Period.
- The lessee has to pay the extra Cost in order to clear the Plot and will put extra additional expenses to the lessee.



THE CONSTITUTION OF THE UNITED STATES OF AMERICA

ARTICLE I

Section 1. All legislative Powers herein granted shall be vested in a Congress of the United States, which shall consist of a Senate and House of Representatives.

Section 2. The House of Representatives shall be composed of Members chosen every second Year by the People of the several States, and the Electors in each State shall have the Qualifications requisite for Electors in that State.

Section 3. The Senate of the United States shall be composed of two Senators from each State, chosen by the Legislature thereof, for six Years; and each Senator shall have the Qualifications requisite for Senators in that State.

Section 4. The Times, Places and Manner of holding the Elections of Senators and Representatives, shall be prescribed in each State by the Legislature thereof; but the Congress may at any time by Law alter or add to the Rules and Regulations of the foregoing Elections.

Section 5. The Congress shall assemble at least once in every Year, and such Meeting shall begin at Noon on the first Monday in October, and continue until the third Day of January following, unless they shall by Law provide otherwise.

Section 6. The Senators and Representatives shall receive a Compensation for their Services, which shall be ascertained from Time to Time by the Congress. They shall also receive a Compensation for Expenses actually and necessarily incurred by them in going to and from the City where they may be called upon to meet. But no Senator or Representative shall accept any other Emolument, Office or Title, civil or military, which may have been created, or be afterwards created, while he is so employed.

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
 CTN: 167190MH2000PTC 125736

|                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>2. Guideline rate obtained from the Registrar's office (any evidence thereof to be enclosed)</p> | <p>As per the MIDC Land Rates (Circle Rates) by MIDC Consultants and Machinery Services of the year 2014-15 the Market Rates for Stamp Duty Purpose for Village Panchajanya, (Thane) Maharashtra Industrial Estate is Rs. 1,35,200/- per Sq. Meter applicable for Industrial Land under MIDC. (Copy enclosed)</p> <p>The MIDC Land Rates (Circle Rates) are prepared &amp; maintained for the purpose of collecting stamp duty &amp; it has no statutory base or force &amp; therefore it cannot form a foundation to determine the market value. The MIDC Land Rates (Circle Rates) by itself reveal all the aspects of Valuation.</p> <p>The Rate slab for a particular area specified in the MIDC Land Rates (Circle Rates) cannot be accepted as the final rate for the entire area of the locality as it does not take into consideration the factual and legal factors like the nature of land and advantages and disadvantages of land.</p> |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED  
CIN: U67190MH2000PTC125736

**PRESENT FAIR MARKET VALUATION:**

**(A) Value of Land**

Computation of Present Fair Market Value of Land is given as follows:

|   |                                 |                         |
|---|---------------------------------|-------------------------|
| A | Area of Land under valuation    | : 6921 Sq. Mtrs.        |
| B | Rate adopted for Valuation      | : Rs.49,000/- Sq. Mtrs. |
| C | Value of Land (A X C)           | : Rs.33,91,29,000/-     |
| D | Add for potential value         | : Nil.                  |
| E | Deduct for any adverse features | : Nil.                  |
| F | Market value of land (C+D-E)    | : Rs.33,91,29,000/-     |
| G | Basis for adopted rates         | : Market Rate           |

Present Fair Market Value of Land as on date is **Rs.33,91,29,000/- (RUPEES THIRTY THREE CRORES NINETY ONE LAKHS TWENTY NINE THOUSAND ONLY)**

**E) PRESENT FAIR MARKET VALUE FOR BUILDING STRUCTURE :-**

|   |                                 |                           |
|---|---------------------------------|---------------------------|
| A | Area of Land under valuation    | : 6675.86 Sq. Mtrs.       |
| B | Rate adopted for Valuation      | : Rs.12,917/- Sq. Mtrs.   |
| C | Value of Land (A X B)           | : Rs.8,62,32,084/-        |
| D | Add for potential value         | : Nil.                    |
| E | Deduct for any adverse features | : Nil.                    |
| F | Market value of land (C+D-E)    | : <b>Rs.8,62,32,000/-</b> |
| G | Basis for adopted rates         | : Market Rate             |

Present Fair Market Value of Building structure as on date is **Rs.8,62,32,000/- (RUPEES EIGHT CRORES SIXTY TWO LAKHS THIRTY TWO THOUSANDS ONLY).**