

MAHESH SHETTY CONSULTANTS & VALUERS

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Format - A

UNION BANK OF INDIA, KALBADEVI BRANCH VALUATION REPORT (IN RESPECT OF LAND /SITE AND BUILDING)

GENERAL	X SOUTH A	
Purpose for which the valuation is made		To ascertain present FMV
a) Date of Inspection		13.10.2023
b) Date on which the valuation is made		19.10.2023
List of documents produced for perusal		Sales Certificate dtd. 09/02/2021 between Union Bank of India (Executant) And M/s. Alkosign Private Limited (Purchaser)
A Name of the owner (s) and his/		M/s. Alkosign Private Limited
their address(es) with Phone No.		Factory Land & Building Situated on Plot No. 12/A, MIDC, Kalyan Bhiwandi Industrial Area, Village Pimpalghar & Saravali, Taluka Bhiwandi, Dist. Thane 421 311
5. Brief Description of the property CONSULTATION CONSULTATION OF THE PROPERTY CONSULTATION OF THE PRO		The Industrial property under reference is Factory Land & Building Situated on Plot No. 12/A, MIDC, Kalyan Bhiwandi Industrial Area, Village Pimpalghar & Saravali situated at above address is about 6 km from Kalyan Railway Station & 3 km from Bhiwandi ST Depot. All civic amenities are nearby & within easy reach.
		The location is well connected by roads a railways to another destination.
	LI SE SINGLES	The Industrial building is Consist of Grount + 2 Upper floors. It is RCC frame structure with RCC beams, columns, slabs, et having RCC staircase & 1 goods Lift access upper floor.
	Purpose for which the valuation is made a) Date of Inspection b) Date on which the valuation is made List of documents produced for perusal Name of the owner (s) and his/their address(es) with Phone No. (Details of share of each owner in case of joint ownership). Brief Description of the property	Purpose for which the valuation is made a) Date of Inspection b) Date on which the valuation is made List of documents produced for perusal Name of the owner (s) and his/their address(es) with Phone No. (Details of share of each owner in case of joint ownership). Brief Description of the property

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