

Format - A

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

I	GENERAL	
1.	Purpose for which the valuation is made	: To ascertain present FMV
2.	a) Date of Inspection	: 13.10.2023
	b) Date on which the valuation is made	: 19.10.2023
3.	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)
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).	: M/s. Alkosign Private Limited 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	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 & railways to another destination. The Industrial building is Consist of Ground + 2 Upper floors. It is RCC frame structure with RCC beams, columns, slabs, etc. having RCC staircase & 1 goods Lift to access upper floor.

