

VALUATION REPORT OF

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



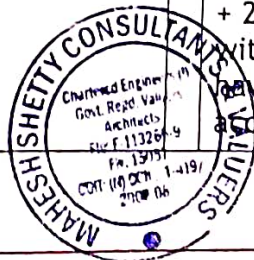
# MAHESH SHETTY CONSULTANTS & VALUERS

D-1, Aero View CHS Ltd., Church Pakhadi Lane No. 2, Near Our Lady of Health Church,  
Sahar Village, Sahar Road, Andheri (E), Mumbai - 400 099  
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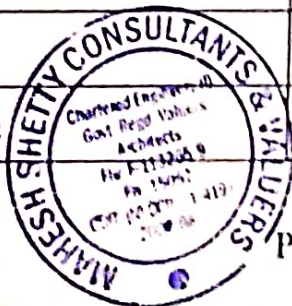
Format - A

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

<b>I</b>	<b>GENERAL</b>	
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.



		<p><b>Land Mark:</b> Near Laxmi Board &amp; Paper Mills</p> <p><b>Accommodation:</b> Accommodation consists of Production area, Cabins, Conference room, Lab room, Storage rooms, Canteen, ETP Plant, Electrical panel room, Canteen, Generator room, Watchman cabin &amp; Toilets etc.</p> <p><b>Amenities of the property:</b> Vitrified &amp; Ceramic tiles, Kota &amp; PCC flooring, Granite kitchen platform, Ceramic with full dado ceramic in toilet, Wooden Door, Glass Door, MS Rolling Shutter &amp; MS grilled windows provided.</p> <p><b>Area:</b> As per measurement Area of RCC Building No.1 is 32025 sq.ft. &amp; RCC Building No.2 is 14550 sq.ft. (G+2 Upper Floor) &amp; ACC shed is 34880 sq. ft. &amp; Ancillary structure is 1581 sq. ft</p> <p>As per Documents Plot area is 6609 sq. mtrs. &amp; Area of Building Ground Floor 42668 sq. ft. &amp; First Floor is 15000 sq. ft. which is considered for valuation.</p>
6.	Location of the property	:
	a) Plot No./ Survey No.	: Plot No. 12/A
	b) Door No./ Property No.	: Plot No. 12/A
	c) T. S. No/ Village	: Pimpalghar & Saravali
	d) Ward/ Taluka	: Bhiwandi
	e) Mandal/ District	: Thane
7.	Postal address of the property	: Factory Land & Building Situated on Plot No. 12/A, MIDC, Kalyan Bhiwandi Industrial Area, Village Pimpalghar & Saravali, Taluka Bhiwandi, Dist. Thane - 421 311
8.	City/ Town	:
	Residential Area	: N.A.
	Commercial Area	: N.A.





	Latitude, Longitude and Coordinates of the site	Latitude	19°15'48.3"N
		Longitude	73°05'51.5"E
15.	Extent of the site	:	Plot area is 6609 sq. mtrs. & Area of Building Ground Floor 42668 sq. ft. & First Floor is 15000 sq. ft. (Documents)
16.	Extent of the site considered for Valuation (Least of 14A & 14S)	:	Plot area is 6609 sq. mtrs. & Area of Building Ground Floor 42668 sq. ft. & First Floor is 15000 sq. ft. (Documents)
17.	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Owner
<b>II CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality	:	Medium.
2.	Development of surrounding areas	:	Industrial.
3.	Possibility to the Civic amenities like School, hospital, bus stop, market etc	:	All Civic Amenities are available within easy reach.
4.	Feasibility to the civic amenities like school, Hospital, bus stop, market etc.	:	All Civic Amenities are available within easy reach.
5.	Level of land with topographical conditions	:	Level Land
6.	Shape of Land	:	Rectangular
7.	Type of use to which it can be put	:	Industrial
1.	Any of usage restriction	:	Nil
2.	Is Plot in town planning approved layout ?	:	Yes MIDC Approved
3.	Corner Plot or Intermittent Plot ?	:	Corner Plot
1.	Road Facilities	:	Available
2.	Types of Road available at present	:	Tar Road
3.	Width of road- it is below or more than 20 ft	:	Above 20 ft



14.	Is it a land -Locked land ?	:	No.						
15.	Water Potentiality	:	Good						
16.	Underground sewerage system	:	Septic Tank Provided						
17.	Is Power Supply available at the site ?	:	Provided						
18.	Advantages of the Site	:	N.A.						
19.	Special remarks, if any like threats of acquisition of land for public service purpose, road widening or applicability of CRZ provisions etc ( Distance from sea-coast/tridal level must be incorporated)	:	N.A.						
<b>Part-A (Valuation of Land)</b>									
1.	Size of Plot	:	Land Area is 6609 sq.mtr						
	North & South	:	N.A.						
	East & West	:	N.A.						
2.	Total extent of the plot	:	Land Area is 6609 sq.mtr						
3.	Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent Properties in the areas)	:	Rs. 13,000/- to Rs. 17,000/- per sq. mtr. for Land depending upon location and amenities We Considered Rate of Rs. 15,000/- per Sq. mtr. Has Reasonable						
4.	Guideline rate obtained from the registration's office(An evidence thereof to be enclosed)	:	Rs. 1,560/- per sq.mtr. For Land						
5.	Assessed/adopted rate of valuation	:	Rs. 15,000/- per sq. mtr. For land						
6.	Insurance value	:	Rs. 8,35,02,000/-						
7.	Estimated Value of land	:	<table border="1"> <tr> <td>Plot Area</td> <td>6609 sq.mtr</td> </tr> <tr> <td>Rate</td> <td>Rs. 15,000/- per sq. mtr</td> </tr> <tr> <td>Value</td> <td>Rs. 9,91,35,000/-</td> </tr> </table>	Plot Area	6609 sq.mtr	Rate	Rs. 15,000/- per sq. mtr	Value	Rs. 9,91,35,000/-
Plot Area	6609 sq.mtr								
Rate	Rs. 15,000/- per sq. mtr								
Value	Rs. 9,91,35,000/-								

**Part -B (Valuation Of Building)**

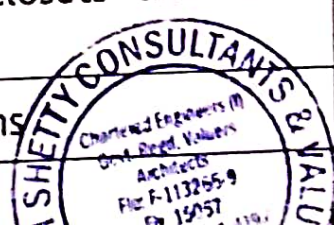
Technical details of the building





4.	Joinery/Doors & Windows (Please finish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: MS Rolling Shutter, Woode Door, Glass Door Aluminum Sliding Windows	Woode Door, Glass Door Aluminum Sliding Windows
5.	RCC Works	: Column, Slab, Beam & Staircase	Column, Slab, Beam & Staircase
6.	Plastering	: Sand Face Plaster	Sand Face Plaster
7.	Flooring, Skirting, Dadoing	: Vitrified & Kota tiles, PCC flooring & Ceramic Dadoing	Vitrified & Kota tiles, PCC flooring & Ceramic Dadoing
8.	Special finish as marble, granite, wooden paneling, grills etc	: N.A.	N.A.
9.	Roofing including weather proof course	: RCC Slab & ACC Sheet Roofing	RCC Slab & ACC Sheet Roofing
10.	Drainage	:	

Description		Ground Floor	1 <sup>st</sup> & 2 <sup>nd</sup> Floor
1.	Compound Wall	: Brick wall	--
	Height	: N.A.	--
	Length	: N.A.	--
	Types of Construction	: Wall Footing	--
2.	Electrical installation	: Provided	Provided
	Types of Wiring	: Surface Wiring	Surface Wiring
	Class of Fitting (Superior/ordinary/ poor)	: Superior Fitting	Superior Fitting
	Number of light Points	: 600	1500
	Fan Points	: 100	300
	Spare Plug Points	: 40	100
	Any Other item	: N.A.	N.A.
3.	Plumbing Installation	: Provided	Provided
	No of water closets and their types	: 05	10
	No of wash basins	: N.A	N.A.





	No of Urinals	:	N.A.	N.A.
	No of bath tubs	:	N.A.	N.A.
	Water meter, taps etc	:	N.A.	N.A.
	Any other fixtures	:	N.A.	N.A.
	DETAILS OF VALUATION	:	As per Annexure	
	Total Value (As per Annexure)	:	Rs. 8,35,02,000/-	
	<b>Part -C (Extra items)</b>			
1.	Portico	:	N.A.	
2.	Ornamental front door	:	N.A.	
3.	Sitout/Verandah with steel grills	:	N.A.	
4.	Overhead water tank	:	N.A.	
5.	Extra steel/Collapsible gates	:	N.A.	
	<b>Total</b>	:	Nil	
	<b>Part D- (Amenities)</b>			
1.	Wardrobes	:	N.A.	
2.	Glazed tiles	:	N.A.	
3.	Extra sinks and bath tub	:	N.A.	
4.	Marble/Ceramics tiles flooring	:	N.A.	
5.	Interior Decorations	:	N.A.	
6.	Architectural elevation works	:	N.A.	
7.	Paneling Works	:	N.A.	
8.	Aluminum Works	:	N.A.	
9.	Aluminum hand rails	:	N.A.	
10.	False ceiling	:	N.A.	
	<b>Total</b>	:	Nil	
	<b>Part -E (Miscellaneous)</b>			
	Separate toilet rooms	:	N.A.	
	Separate lumber rooms	:	N.A.	



*[Handwritten signature]*

3.	Separate water tank/sump	:	N.A.
4.	Trees, gardening	:	N.A.
	<b>Total</b>		Nil
<b>Part F- (Service)</b>			
1.	Water supply arrangements	:	N.A.
2.	Drainage arrangement	:	N.A.
3.	Compound wall	:	N.A.
4.	C.B. deposits, fittings etc	:	N.A.
5.	Pavement	:	N.A.
	<b>Total</b>		Nil

**Declaration: - We hereby declare that:**

- The Information furnished in our report Dtd.19.10.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- We have no direct or indirect interest in the property valued.
- We inspected the property through Engineer Mr. Jayesh Sail on 13.10.2023
- We have not been convicted of any offence and sentenced to a term of imprisonment
- We have not been found guilty of misconduct in our professional capacity.
- We are Registered under Section 34 AB of the Wealth Tax Act, 1957 and that I am the authorized official of the firm who is competent to sign this valuation report.
- Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
- Photographs of the property taken by us are attached with this report.
- This valuation is purely an opinion & has no legal or contractual obligation on our part.
- The rates are based on current market conditions and this may vary with time & status.
- This valuation report is given on the request of Bank officials.
- This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- Abnormal fluctuations in the real estate market have not been considered in the valuation.
- This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.

For MAHESH SHETTY CONSULTANTS & VALUERS LLP.

PLACE: MUMBAI  
DATED: 19.10.2023



*M V Shetty*

AUTH. SIGN.

(Approved valuer of Union Bank of India)

DETAILS OF VALUATION

## A) Land

Sr. No.	Description	Area (sq. mtr.)	Rate per (Rs. / sq. mtr.)	Value (Rs)
1.	Present value of the property	6609	15,000.00	9,91,35,000/-

## B) Construction

Sr. No.	Description	Type of Structure	Year of Constr.	Area in Sq. ft	Cost of Construction Rs./ Sq.ft	Value (Rs)
1.	Ground Floor Bldg.	RCC framed	1996	42668	1,500.00	6,40,02,000/-
2.	First Floor Bldg.	RCC framed	1996	15000	1,300.00	1,95,00,000/-
Total Value						8,35,02,000/-

Total Value: A + B (Rs. 9,91,35,000/- + Rs. 8,35,02,000/-) Rs. 18,26,37,000/-

Say: Rs. 18,26,37,000/- (Rupees Eighteen Crore, Twenty Six Lac, Thirty Seven Thousand only)

RELIABLE VALUE:

Rs. 16,43,73,000/- (Sixteen Crore, Forty Three Lac, Seventy Three Thousand only).

DISTRESS SALE VALUE:

Rs. 14,61,09,000/- (Fourteen Crore, Sixty One Lac, Nine Thousand only).

FOR MAHESH SHETTY CONSULTANTS & VALUERS LLP.

PLACE: MUMBAI

DATE: 19.10.2023



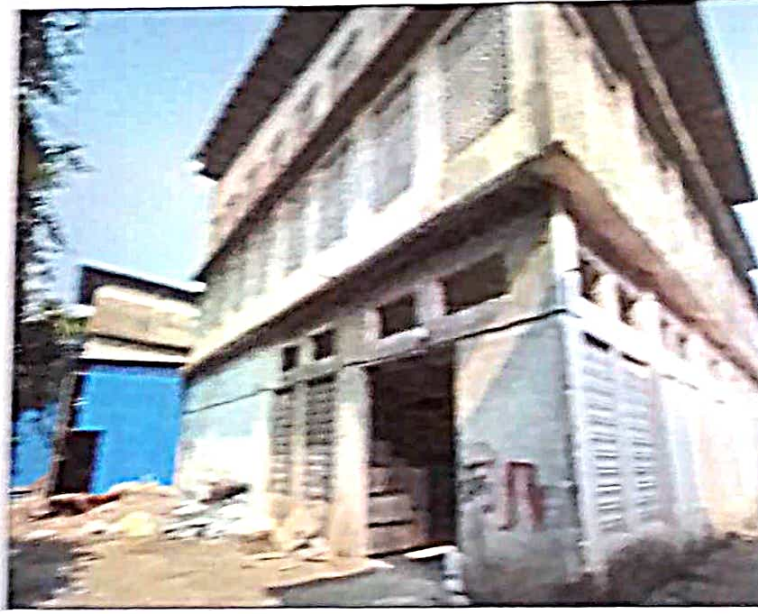
*M. Shetty*

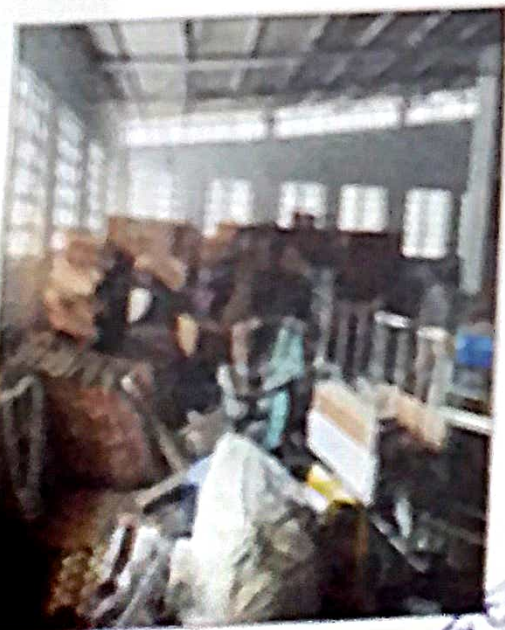
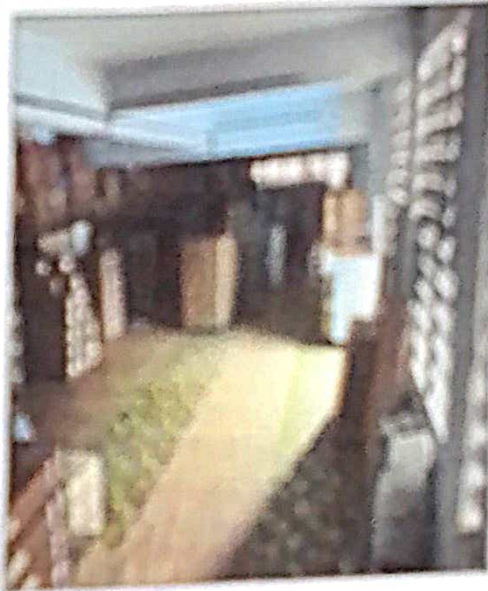
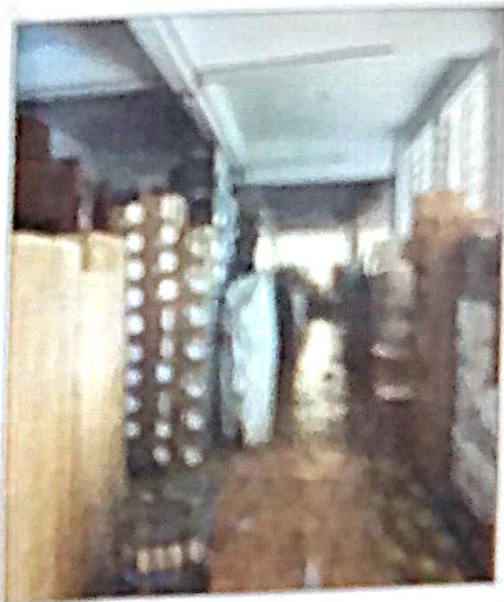
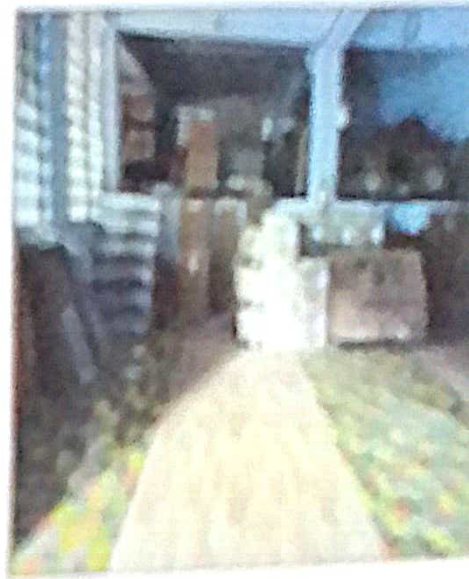
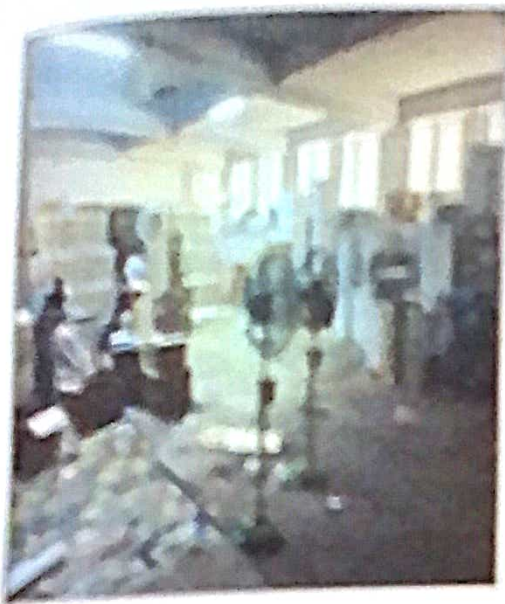
DIRECTOR / AUTH. SIGN.

Approved Valuer of Union Bank of India.

The undersigned have inspected the property detailed in the Valuation Report dated 19.10.2023 visited on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is \_\_\_\_\_

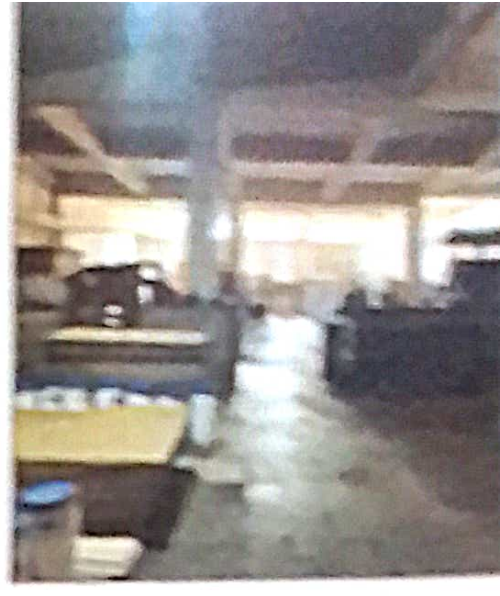
Branch Manager/  
Officer-in-charge of Advance Department  
Date: 19.10.2023

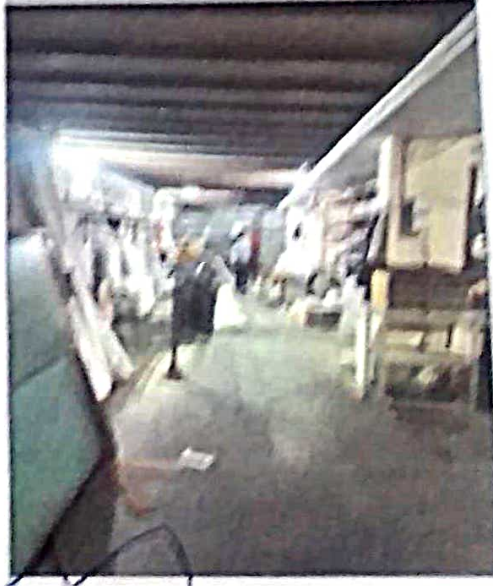
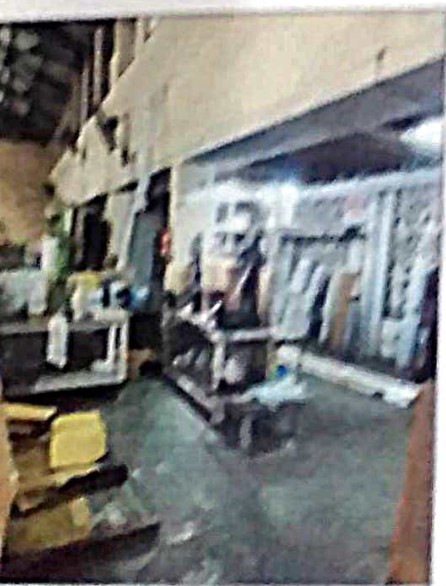




S. N. SHETTY CO. ENGINEERS & VALUERS  
 Chartered Engineers &  
 Cost Estimators  
 Surveyors  
 No. 1, 117/118,  
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Shetty





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