CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: M/s. Fibre Foils Limited

Industrial Land & Factory Building at Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1

Near Shree Steel Company, Off Khopoli - Pen Road, Village Dheku, Taluka Khalapur, District – Raigad

PIN – 410 203, State - Maharashtra, Country – India

Latitude Longitude - 18°46'59.2"N 73°18'08.0"E

Valuation Done for:

Cosmos Bank Dadar (West) Branch

Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India



Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24
Mumbai@vastukala.org

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank / Dadar (West) Branch / M/s. Fibre Foils Limited (5959/2304426) Page 2 of 18

Vastu/Mumbai/01/2024/005959/2304426 09/14-128-JABS

Date: 09.01.2024

VALUATION OPINION REPORT

The property bearing Industrial Land & Factory Building at Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1, Near Shree Steel Company, Off Khopoli Pen Road, Village Dheku, Taluka Khalapur, District – Raigad, PIN – 410 203, State - Maharashtra, Country – India belongs to **M/s**. **Subh Nen Ply Private Limited**.

Boundaries of the property.

Building	: As per actual site	As per Documents
North	: Shree Durga Paints - Factory	Details not available
South	: Internal Road	Details not available
East	: Shree Steel Wire Ropes	Details not available
West	: Open Plot	Details not available

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for –

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Industrial Land & Factory Building	32,57,65,500.00	29,31,88,950.00	26,06,12,400.00	82,14,443.00

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.01.09 16:40:23 +05'30' CONSULTANZA Values & Approximation of Ap

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report





Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24mumbai@vastukala.org

Valuation Report of Industrial Land & Factory Building at Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1, Near Shree Steel Company, Off Khopoli Pen Road, Village Dheku, Taluka Khalapur, District – Raigad, PIN – 410 203, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 03.01.2024 for Bank Loan Purpose			
2	Date of inspection	29.12.2023			
_	Name of the owner/ owners	M/s. Fibre Foils Limited			
4	If the property is under joint ownership / co- ownership, share of each such owner. Are the shares undivided?				
5	Brief description of the property	Address: Industrial Land & Factory Building at Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1, Near Shree Steel Company, Off Khopoli Pen Road, Village Dheku, Taluka Khalapur, District – Raigad, PIN – 410 203, State – Maharashtra, Country – India. Contact Person: Mr. Suresh Shinde (Accountant) Contact No. +91 9819304137 Landmark: Near Colour Roof India Limited			
6	Location, street, ward no	Near Shree Steel Company, Off Khopoli Pen Road, Village Dheku, Taluka Khalapur, District – Raigad			
7					
8	Is the property situated in residential/ commercial/ mixed area/ industrial area?	Industrial Area			
9	Classification of locality-high class/ middle class/poor class	Middle Class			
10	Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.	All the amenities are available in the vicinity			
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars			
	LAND				
12	Area of land supported by documentary proof. Shape, dimension and physical features	Land Area – 30,550 Sq. M. (Area as per Documents)			
		Gut No. 182			
		Survey No. Area in Hector Ara I n Sq. M.			
		11/1 0-62-7 6,270.00			
		11/2 0-37-6 3,760.00			
		11/3 0-37-0 3,700.00			
		12/2 0-31-6 3,160.00			



Valuation Report Prepared For: Cosmos Bank / Dadar (West) Branch / M/s. Fibre Foils Limited (5959/2304426) Page 4 of 18

Valua	tion Report Prepared For: Cosmos Bank / Dadar (West) Branch / M/s			
		12/3	0-26-6	2,660.00
		12/4	0-49-8	4,980.00
		13/1	0-60-2	6,020.00
		Total	3-05-50	30,550.00
13	Roads, Streets or lanes on which the land is abutting	Off Khopoli - Pen	Road	
14	If freehold or leasehold land	Freehold		
15	If leasehold, the name of Lessor/lessee, nature of			
	lease, date of commencement and termination of			
	lease and terms of renewal of lease.			
	(i) Initial premium	N. A.		
	(ii) Ground rent payable per annum			
	(iii) Unearned increase payable to the Lessor in the event of sale or transfer		®	
16	Is there any restriction covenant in regard to use	Industrial		
	of land? If so attach a copy of the covenant.	4-	21-1-1-	
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not a		
18	Does the land fall in an area included in any Town	Information not a	vailable	
	Planning Scheme or any Development Plan of			
	Government or any statutory body? If so, give			
	Particulars.			
19	Has any contribution been made towards	Information not a	vailable	
	development or is any demand for such	1		
	contribution still outstanding?	1	/	
20	Has the whole or part of the land been notified for	No		
	acquisition by government or any statutory body?	. /		
	Give date of the notification.	/	V	
21	Attach a dimensioned site plan	Copy of Appro verification.	ved Site Plan	not available for our
	IMPROVEMENT	vernication.		
22	Attach plans and elevations of all structures	Information not a	vailable	
22	standing on the land and a lay-out plan.	information not c	valiable	
23	Furnish technical details of the building on a	Attached		
	separate sheet (The Annexure to this form may be			
	used)			
24	Is the building owner occupied/tenanted/both?	Owner Occupied	in the name of M	l/s. Fibre Foils Limited
	If the property owner occupied, specify portion	N.A.		
	and extent of area under owner-occupation			
25	What is the Floor Space Index permissible and	Floor Space Inde	ex permissible - A	s per local norms
	Percentage actually utilized?	Percentage actu	ally utilized - Deta	ails not available
26	RENTS			
	(i) Names of tenants/ lessees/ licensees,	N.A.		
	etc.			
	(ii) Portions in their occupation	N.A.		
	(iii) Monthly or annual rent/ compensation / license fee, etc. paid by each	N.A.		
	(iv) Gross amount received for the whole property	N.A.		
27	Are any of the occupants related to, or close to business associates of the owner?	N. A.		
-	Is separate amount being recovered for the use of	N. A.		
28				





Valuation Report Prepared For: Cosmos Bank / Dadar (West) Branch / M/s. Fibre Foils Limited (5959/2304426) Page 5 of 18 fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details Give details of the water and electricity charges, if N. A. any, to be borne by the owner Has the tenant to bear the whole or part of the N. A. cost repairs and maintenance? Give particulars If a lift is installed, who is to bear the cost of N. A. maintenance and operation- owner or tenant? N. A. If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant? Who has to bear the cost of electricity charges for N. A. 33 lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant? What is the amount of property tax? Who is to N.A. bear it? Give details with documentary proof Is the building insured? If so, give the policy no., N. A. amount for which it is insured and the annual premium N. A. Is any dispute between landlord and tenant 36 regarding rent pending in a court of rent? Has any standard rent been fixed for the N. A. 37 premises under any law relating to the control of rent? **SALES** Give instances of sales of immovable property in As per sub registrar of assurance records the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold. Land rate adopted in this valuation ₹ 6,500.00 per Sq. M. Online Price Indicators, Location, development of If sale instances are not available or not relied up surrounding area, type of land and construction, on, the basis of arriving at the land rate construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate. **COST OF CONSTRUCTION** 41 Year of commencement of construction and year Year of Construction (Approx.) - 1993 (As per site of completion information) 42 What was the method of construction, by contract Information not available / By employing Labour directly / both? For items of work done on contract, produce Information not available 43 copies of agreements For items of work done by engaging Labour Information not available directly, give basic rates of materials and Labour supported by documentary proof. Remark: As there are no approved building plans, building completion certificate / occupancy certificate have been provided for verification. For the purpose of valuation, we have considered the land area as per documents and constructed area as per site measurement for valuation.





GENERAL:

Under the instruction of Cosmos Bank, Dadar (West) Branch to assess fair market value as on 09.01.2024 for Industrial Land & Factory Building at Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1, Near Shree Steel Company, Off Khopoli Pen Road, Village Dheku, Taluka Khalapur, District – Raigad, PIN – 410 203, State – Maharashtra, Country – India belongs to **M/s. Fibre Foils Limited.**

We are in receipt of the following documents:

1	Copy of 7/12 Revenue Extract, Gut No. / Sub-Division: 182 of Village - Dheku, Taluka - Khalapur, District - Raigad.
2	Copy of Electricity Bill, Consumer No. 030829018345 dated 05.12.2023 in the name of M/s. Fibre Foils Limited.
3	Copy of Property Tax Bill for assessment year 2023/24 dated 31.07.2023 issued by Group Gram Panchayat Sajgaon.
4	Copy of Agreement dated 17.11.1984 between M/s. Fibre Foils Limited (Purchaser) AND Smt. Rambai Tatya Patil & Shri. Baban Tukaram Patil (Seller) – Survey No. 13/1 & 11/1
5	Copy of Agreement dated 17.11.1984 between M/s. Fibre Foils Limited (Purchaser) AND Shri. Kashinath Dagadu Patil (Seller) – Survey No. 11/3
6	Copy of Agreement dated 17.11.1984 between M/s. Fibre Foils Limited (Purchaser) AND Shri. Dugha Dagadu Patil (Seller) – Survey No. 11/2, 12/2, 12/3
7	Copy of Agreement dated 12.02.1986 between M/s. Fibre Foils Limited (Purchaser) AND Smt. Sitabai Kondu Shende (Seller) – Survey No. 12/4

LOCATION:

The said building is located at bearing Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1 of Village Dheku, Taluka Khalapur, District – Raigad. The property falls in Industrial Zone. It is at a travelling distance of 6.8 km. travelling distance from Khopoli railway station.

BUILDING:

The property under reference is main factory building of Ground floor RCC framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is good. The building is used for Industrial purpose. Other Ancillary structures are D. G. Shed (Unitlity), Canteen, Gas Shed and Security cabin etc.

As per site measurement, area is as below.

Sr. No.	Particulars	Carpet Area in sq. Ft.	Built-up Area (CA + 20% loading)
1	Production Area	180.2548	216.30576
2	Admin Block (Office)	90.4428	108.53136
3	Entrance	289.296	347.1552
4	Passage	107.7118	129.25416
5	WC (2 Numbers)	50.82	60.984
6	Conference Room	249.984	299.9808
7	Cabin	131.2248	157.46976



Valuation Report Prepared For: Cosmos Bank / Dadar (West) Branch / M/s. Fibre Foils Limited (5959/2304426) Page 7 of 18

8	Staff Working Area	,	541.744	650.0928
9	Quality Control Lab		267.0435	320.4522
10	Storage Area		8635.7016	10362.84192
11	Paper Roll Storage		39375	47250
12	LCC (Storage)		5231.9271	6278.31252
13	Can - 1 (Storage)		9552.796	11463.3552
14	Press Shop (Manufacturing Unit)		1916.4014	2299.68168
			527.2895	632.7474
15	Can -2 (Manufacturing Unit)		718.3165	861.9798
			509.9679	611.96148
16	Adhesive Department		1403.5344	1684.24128
17	Canteen		3084.3684	3701.24208
18	Utility Area (D. G. shed)		1310.7207	1572.86484
19	Security Cabin		95.939	115.1268
20	MFT Area		14125.70355	16950.84426
21	LPG Shed		599.8165	719.7798
	Total		88,996.00425	1,06,795.2051
	Loft Area	X	6738.3512	8086.02144
	_	1	1882.3572	2258.82864
	Total	1.1	8,620.7084	10,344.85008
	Grand Total	14	97,616.71265	1,17,140.0552

As per site measurement Total Carpet Area is 97617.71 Sq. Ft. with 20% loading Built up area comes to 1,17,140.00 Sq. Ft., which is considered for valuation.

Valuation as on 3rd January 2024:

A) Land Valuation:

Fair Market Value			
A) Land	Area in Sq. M.	Rate in ₹	Fair Market Value in ₹
	30,550.00	6,500/-	19,85,75,000/-
	Inink.ini	rovale.cre	are

B) Valuation of Structures.

The Built-up area of the building : As per valuation table below

Deduct Depreciation:

Year of Construction of the building : Approx. 1993 (As per site information)

Expected total life of building : 60 Years

Age of the building as on 2024 : Approx. 30 Years

Cost of Construction : As per valuation table below

Depreciation : As per valuation table below

Amount of depreciation : As per valuation table below





Government Value:

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	30,550.00	3,630/-	11,08,96,500/-
Structure	As per valu	uation table	9,66,40,500/-
Total			20,75,37,000/-

B) Structure

Particula rs	Built up Area in Sq. Ft	Year of Const	Total Life of Struct ure	Replace ment Rate (₹)	Age Of Build.	Depreciate d Rate (₹)	Depreciated Value (₹)	Full Value (₹)
Ground Floor with Mezzanin e	117140.00	1993	60	1500/-	30 Years	825/-	9,66,40,500/-	17,57,10,000 <i>I</i> -
Total						\ \	9,66,40,500/-	17,57,10,000/-

Land Development			
Land	Area in Sq. M.	Rate in ₹	Fair Market Value in ₹
	30,550.00	1,000/-	3,05,50,000/-

TOTAL VALUE OF THE PROPERTY:

Particulars	Value (₹)
Land	19,85,75,000.00
Land Development	3,05,50,000.00
Building	9,66,40,500.00
Fair Market Value	32,57,65,500.00
Realizable Value	29,31,88,950.00
Distress Sale Value	26,06,12,400.00
Insurable value	82,14,443.00
(Depreciated Cost of	
Construction (9,66,40,500/-)	
- Subsoil structure cost	
(15%)	

Taking into consideration above said facts, we can evaluate the value of Industrial Land & Factory Building at Gut No. 182, Survey Nos. 11/1, 11/2, 11/3, 12/2, 12/3, 12/4, 13/1, Near Shree Steel Company, Off Khopoli Pen Road, Village Dheku, Taluka Khalapur, District − Raigad, PIN − 410 203, State - Maharashtra, Country − India for this particular purpose at ₹ 32,57,65,500.00 (Rupees Thirty Two Crore Fifty Seven Lakh Sixty Five Thousand Five Hundred Only) as on 4th January 2024.



Valuation Report Prepared For: Cosmos Bank / Dadar (West) Branch / M/s. Fibre Foils Limited (5959/2304426) Page 9 of 18 **NOTES**

- I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 3rd January 2024 is ₹ 32,57,65,500.00 (Rupees Thirty-Two Crore Fifty-Seven Lakh Sixty-Five Thousand Five Hundred Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- 2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
- This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose, Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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Valuation Report Prepared For: Cosmos Bank / Dadar (West) Branch / M/s. Fibre Foils Limited (5959/2304426) Page 10 of 18

ANNEXURE TO FORM 0-1

Technical details

Building

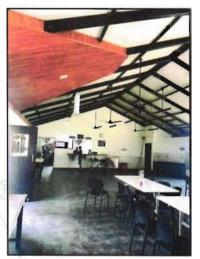
	i ecimicai detans	Dullaing
1.	No. of floors and height of each floor	Ground floor structure with mezzanine area
2.	Plinth area floor wise as per IS- 1225	N.A. as the said property is a N.A. Land with
		ground floor structures only
3	Year of construction	Approx. 1993 (As per site information)
4	Estimated future life	30 Years Subject to proper, preventive periodic
		maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/	RCC & Load bearing Structure
	steel frame	Į
6	Type of foundations	R.C.C. foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	M.S. rolling shutters, powder coated Allumnium sliding windows
10	Flooring	Vitrified, Kota and PCC flooring
11	Finishing	Cement plastering
12	Roofing and terracing	RCC, G.I. & ACC sheet roof
13	Special architectural or decorative features, if any	N.A.
14	(i) Internal wiring – surface or conduit	Industrial type electrification
	(ii) Class of fittings: Superior/ Ordinary/	
	Poor.	
15	Sanitary installations	
10	(i) No. of water closets	As per requirements
	(ii) No. of lavatory basins	
	(ii) No. of urinals	
	(iv) No. of sinks	/
	Class of fittings: Superior colored / superior	
	white/ordinary.	1
16	Compound wall	Yes
10	Height and length	res
	Type of construction	
17	No. of lifts and capacity	No lift
17	Thou of this and capacity	No III
18	Underground sump – capacity and type of	As per requirements
10	construction	As per requirements
19	Over-head tank Location, capacity Type of	As nor requirements
ıσ	construction	As per requirements
20	Pumps- no. and their horse power	As per requirements
21	Roads and paving within the compound approximate	As per requirements
۷ ۱	area and type of paving	Tar Road
22	Sewage disposal – whereas connected to public	Connected to Cross Desider of C
22	sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Gram Panchayat Sewerage
22	1 7	System
23	General Remarks	



Actual site photographs



















Actual site photographs



















Actual site photographs





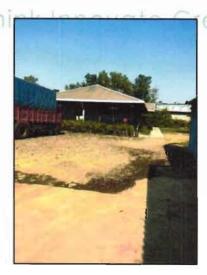










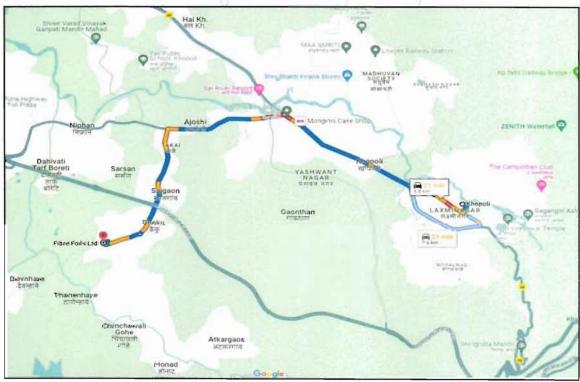




Route Map of the property

Site_u/r





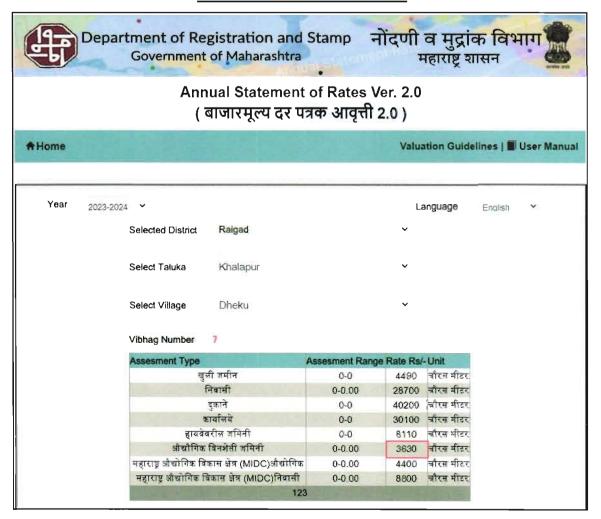
<u>Latitude Longitude - 18°46'59.2"N 73°18'08.0"E</u>

Note: The Blue line shows the route to site from nearest Metro station (Khopoli – 6.8 km)





READY RECKONER RATE

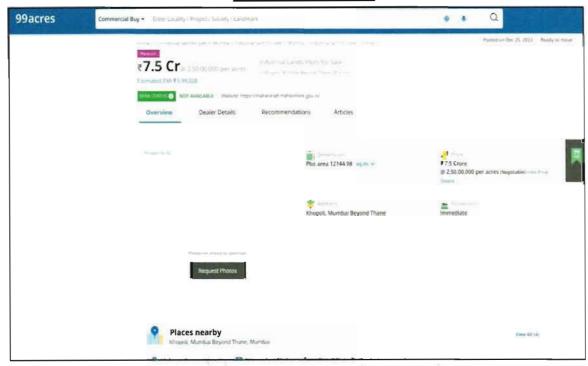


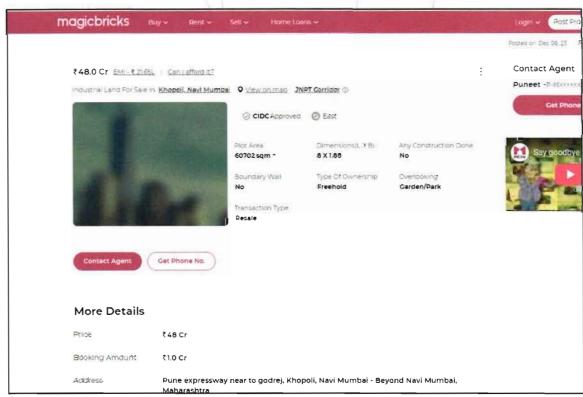
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Valuation Report Prepared For: Cosmos Bank / Dadar (West) Branch / M/s. Fibre Foils Limited (5959/2304426) Page 16 of 18

Price Indicators









DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 9th January 2024.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

- Buyer and seller are motivated by self-interest.
- 2. Buyer and seller are well informed and are acting prudently.
- 3. The property is exposed for a reasonable time on the open market.
- 4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

- 1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
- The property is valued as though under responsible ownership.
- It is assumed that the property is free of liens and encumbrances.
- 4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
- There is no direct/ indirect interest in the property valued
- The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 32,57,65,500.00 (Rupees Thirty-Two Crore Fifty-Seven Lakh Sixty-Five Thousand Five Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Director Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.01.09 16:40:47 +05'30'

Auth. Sign.

Manoj B. Chalikwar Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

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