

Valuation Report of the Movable Property



Details of the property under consideration:

Name of Account: **M/s. Taico Engineering Works**
Name of Bank: **Central Bank Of India**

Industrial Gala No. 213, 2nd Floor, **Bajsons Industrial Premises" Co. Op. Soc. Ltd.**, Chakala Road, Andheri ((East), Mumbai, PIN Code – 400 099, State - Maharashtra, Country - India

Latitude Longitude: 19°06'36.3"N 72°51'33.0"E

Valuation Done for:

Debts Recovery Tribunal No-II, Mumbai

MTNL Bhavan, 3rd Floor, Stand Road, Apollo Bunder, Colaba Market, Colaba, Mumbai – 400 005



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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

FORM 0/7

1. Purpose for which the for valuation is made. : To determine the Distress Sale Value **Under R.P. No. 429/2016** for DRT-II for Central Bank of India.
2. Date on which the valuation is made. : 21.02.2024
3. Name/s & address/es of owner/s of the plant / machinery valuation : **M/s. Taicon Engineering Works**
Industrial Gala No. 213, 2nd Floor, Bajsons Industrial Premises" Co. Op. Soc. Ltd., Chakala Road, Andheri ((East), Mumbai, PIN Code – 400 099, State - Maharashtra, Country - India
4. If the assets under valuation are under joint/co-ownership? : Company Ownership
5. Description of the assets under valuation & the purpose which the assets are used.. : These assets under valuation are a setup for manufacturing Light-engineering Items as detailed in the annexure.
The valuation is carryout on following basis.
a) Original Installed Cost,
b) W.D.V.
c) Nature of duty & standards of preventive maintenance.
d) Estimated balance working-life.
e) The assets under valuation is a lot of furniture's estimated to have a mini. balance working - life not less than 6-7 years .
6. Valuation of the machinery/plant & their condition. : This setup is estimated to value not more than **Rs. 43,500/- as Distress Sale Value** with a Max. variance of **+5%** on 'As is where is" basis.
7. I, hereby, declare that,
a) The information furnished above is true & correct to the best of my knowledge & belief.
b) I have no direct or indirect interest in the machinery.
c) I have personally inspected the assets under valuation
d) I have not been convicted to any offence & sentenced to a term of imprisonment.
e) I have not been found guilty of misconduct in my professional capacity.
8. Date : 13.03.2024
9. Mumbai - 400 093.

For Vastukala Consultants Pvt. Ltd.

Sharadkumar
ar Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN
Date: 2024.03.13 13:41:28 +05'30'



Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

Umang Patel
Chartered Valuer
Chartered Engineer (India)
CAT-VII-A-5062



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mumbai@vastukala.org

Under the instruction of Debts Recovery Tribunal No. II, Mumbai we have visited on 21.02.2024 for Industrial Gala No. 213, 2nd Floor, "**Bajsons Industrial Premises**" Co. Op. Soc. Ltd.", Chakala Road, Andheri ((East), Mumbai, PIN Code – 400 099, State - Maharashtra, Country – India

Boundaries of the property.	
North	Prime Technologies Building
South	Shree Sai Hanuman Mandir
East	Industrial Building
West	Cardinal Gracious Road & Maharaja Restaurant

We are in receipt of the following documents:

1.	Copy of Debts Recovery Tribunal No. II Mumbai dated 15.01.2024
2.	Copy of Debts Recovery Tribunal No. II Mumbai No. MDRT –II / 359 dated 13.07.2022
3.	Copy of Debts Recovery Tribunal No. II Mumbai No. MDRT –II / 429 / 2016 dated 03.10.2019
4.	Copy of Debts Recovery Tribunal No. II Mumbai No. MDRT –II / 528 dated 10.12.2018
	Copy of Debts Recovery Tribunal No. II Mumbai No. MDRT –II / 528 dated 10.08.2017

LOCATION:

The said building is located at Chakala Road, Andheri ((East), Mumbai, PIN Code – 400 099. It is at a travel distance of 1.2 Km. from Chakala (J. B. Nagar) Metro station. The surrounding locality is Industrial Cum residential.

BUILDING:

The building under reference is having Ground + 3 upper floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal cement plaster finished brick walls. The walls are having sand faced plaster from outside. The Staircase is of R.C.C. with R.C.C. trades and risers. The whole building is used for Industrial purpose. 2nd floor is having Industrial Gala. Lift is not provided in the building.

Industrial Unit:

The Industrial Gala under reference is situated on the 2nd Floor. It is "L" in shape the smaller portion is passage (1.56 x 2.63 = 4.10) & main rectangle is (6.89 x 5.83 = 40.16) Total area 44.26 (i.e. 477 Sq. Ft.), it is having mezzanine in almost full area with two internal staircases. The main working area consist of one small storage area which was locked which was forceful open later, the mezzanine area is divided in to two parts. 1 area having staircase on the right of main entrance, having one cabin with open area for staff & storage. Whereas 1 part was having open storage system for working area. The unit is not having internal toilet. The flooring of the unit was P.C.C. finished, window where M.S. Frame With M.S. Glazed Shutter. But most of the glass were broken. The mezzanine is M.S. Structure with Ply sheet for Mother slab with PVC flooring in some parts.

ANNEXURE - 1

Sr. No.	Item	Description	Distress-Sale Value
1	DRT - II / CBI / MC / 001	Centre Lanth 6' Bed, ABC-4', Norton - GEAR, 6" / 3-JAW - CHUCK with 1 HP Motor " M/C Rusted Condition	15,000.00
2	DRT - II / CBI / MC / 002	Horizontal Milling M/c 5" x 15" Table with 1 HP Motor in Rusted Condition	7,500.00
	DRT - II / CBI / MC / 003	Hydraulic Huck - Saw 6" - Capacity without Motor Rusted Condition	4,500.00
3	DRT - II / CBI / MC / 004	Fly - Press - 3T Rusted - 1	1,500.00
4	DRT - II / CBI / MC / 005	Tool - Grinder 6" / 1 - Phase - 1	15,000.00
5	DRT - II / CBI / MC / 006	Lot of Lathe Spares A) Face Plate -12" (1) 1) True - Chuck Travelling - Centre 2) Single Phase Motor 0.5 HP - (1) Bench - Vice - 3" - (1) Ledge - Hammer 5 Kg (1) Double - Ended - Spanners - (4)	
6	DRT - II / CBI / FF / I	1) 4' x 2' Micatop Double Drw Table Damaged - (1)	
		2) 3' X 1 1/2' Micatop Single Drw Table Damaged - (1)	
		3) Slotted - Angle Rack 3' x 11/2' x 6" - (1)	
		4) 5' x 2 1/2 Writing table Micatop D /Drw - (1)	
		5) Exe Chaire - (2)	
		6) Visitor Chaire - (3)	
		7) 4' x 2' Micatop Table D/D (1)	
		8) Size Storage 3' X 1 1/2' Sliding Door	
		9) MS Worktable - 1 1/2-6' (1) 1 1/2' X 8' - (1) Kota - Slab - Top	
		10) Manual Typewriter Godrej - Prima - (1)	
		11) Manual Typewriter - Reminton - (1)	
		12) Steel Cabinet - 5' x 1 1/2' x 3' - (1) 4' x 1/2' X 3' (1) Books and miscellaneous machinery items	
		13) CS - Trunk - 3' x 1 1/2' x 1' Ht - (1)	
		14) Wooden - Tool Cabinet 4' x 1 1/2' x 3' - (1)	
		15) Electrical Installation - A) D. B. 440-V x 64A (3 X 4) + 1	
		B) Dol Starter 54P - (1)	
		C) Metal - Clad isolator -16A - (2)	

		D)Metal - Clad 220V 16A - 32A - (1) + (1)	
	Locked Cabin	Forced open with permission	
7	DRT - II / CBI / MC / 007	1/4" Bench Drill 1/2 HP Motor - (1)	
8	DRT - II / CBI / MC / 008	1/2 HP Bufeing Motor - (1)	
9	DRT - II / CBI / MC / 009	Tapping Machine 1/4" Capacity - (1)	
10	DRT - II / CBI / MC / 010	Welding Transformer 1 / 300A with Cable pair Appro 15RMT	
11	DRT - II / CBI / MC / 011	Arbour - Press 50Km without Spindle - (1)	
12	DRT - II / CBI / MC / 012	220V Motor	
13	DRT - II / CBI / MC / 013	Bench - vice - 6" - (1)	
		Total	43,500.00

This setup is estimated at **Distress Sales Value of Rs.43,500.00** on 'As is where is' basis

For Vastukala Consultants Pvt. Ltd.

Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
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c=IN
Date: 2024.03.13 13:41:45 +05'30'

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CAT-VII-A-5062

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DRT Order

1) Sr. No. Of Application 1532
 2) Proceeding No. RP-429/2016
 3) Name of Applicant Adv. Tejasw D. Dahanu
 4) Date of presentation of application 09/11/23
 5) Date given for collecting the copy -
 6) Number of pages 2
 7) Copying fees 100/-
 8) Date on which copy is ready 15/01/2024
 9) Date of delivery 25/01/2024

Sybil
 Section Officer
 Mumbai DRT No - 2

RP 429/16
 RP 429/15

IN THE MUMBAI DEBTS RECOVERY TRIBUNAL NO.II - AT MUMBAI
 MTHL Bhawan, 3rd Floor, Strand Road, Apollo Bandar, Colaba Market, Colaba, Mumbai - 400005.

"ORDER SHEET"
 On/At/In/By/For/Against No. 429 of 2016


No.	Date	Particulars	Date to which this amount or application is returned
20-10-23		Returned Adv. Mr. Tejasw D. Dahanu Present for C.M. Bank Name for C.D. Date Nisha Nigam 1/6 Court Return on 02/11/23	
141		Filed application alongwith Affidavit in support by C.M. Bank Adv. It is stated that The return to DRT Court Receiver to break open the lock of Cabin on construction site has report dt 01-07-23 by no. 12 Said Valuation report. C.M. Adv. State that possession of gate no. 213 is not handedover to the bank purchaser till date. Valued movable or immovable property lying in property said receiver. Through bank copy is the lock of the cabin to Valuation of movable lying there	

DRT Order

RP 429/16

"ORDER SHEET"

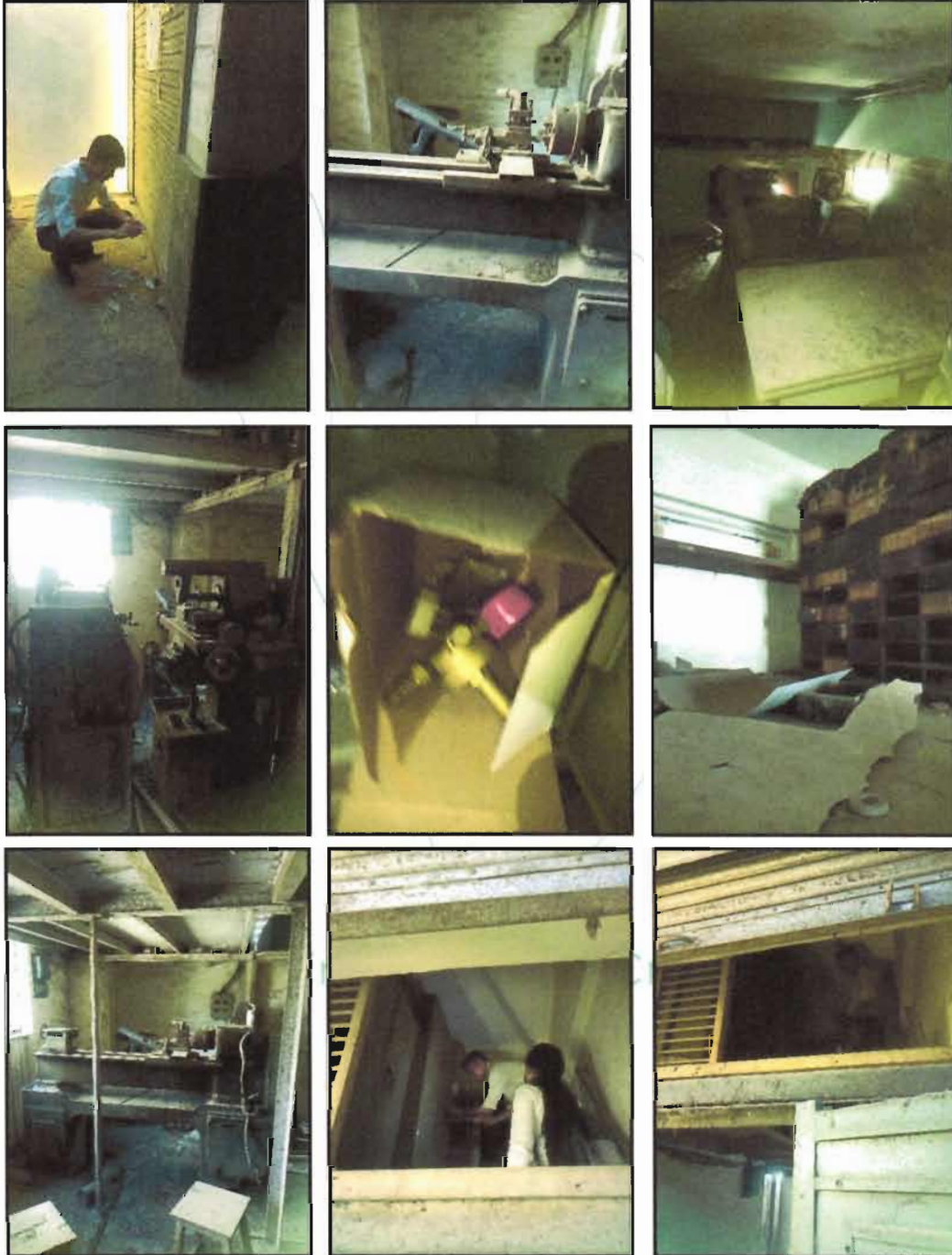
Date	Classification of Record	Exhibit No.	Description	Next Date
			DRT/Court Received / CH directed to keep open lock of Cabin alongwith video graphy & prepare proper inventory.	
			Vastukala Consultants is appointed/valued for valuation of movable in sala no 218, 2 nd Floor Bygone Industrial Premises Group, Sec. 11d, Chakala Road, Andheri (E) Number-400 099.	
			Value of Movable Assets Accordingly Adj. for Valuation report. 28-12-23	



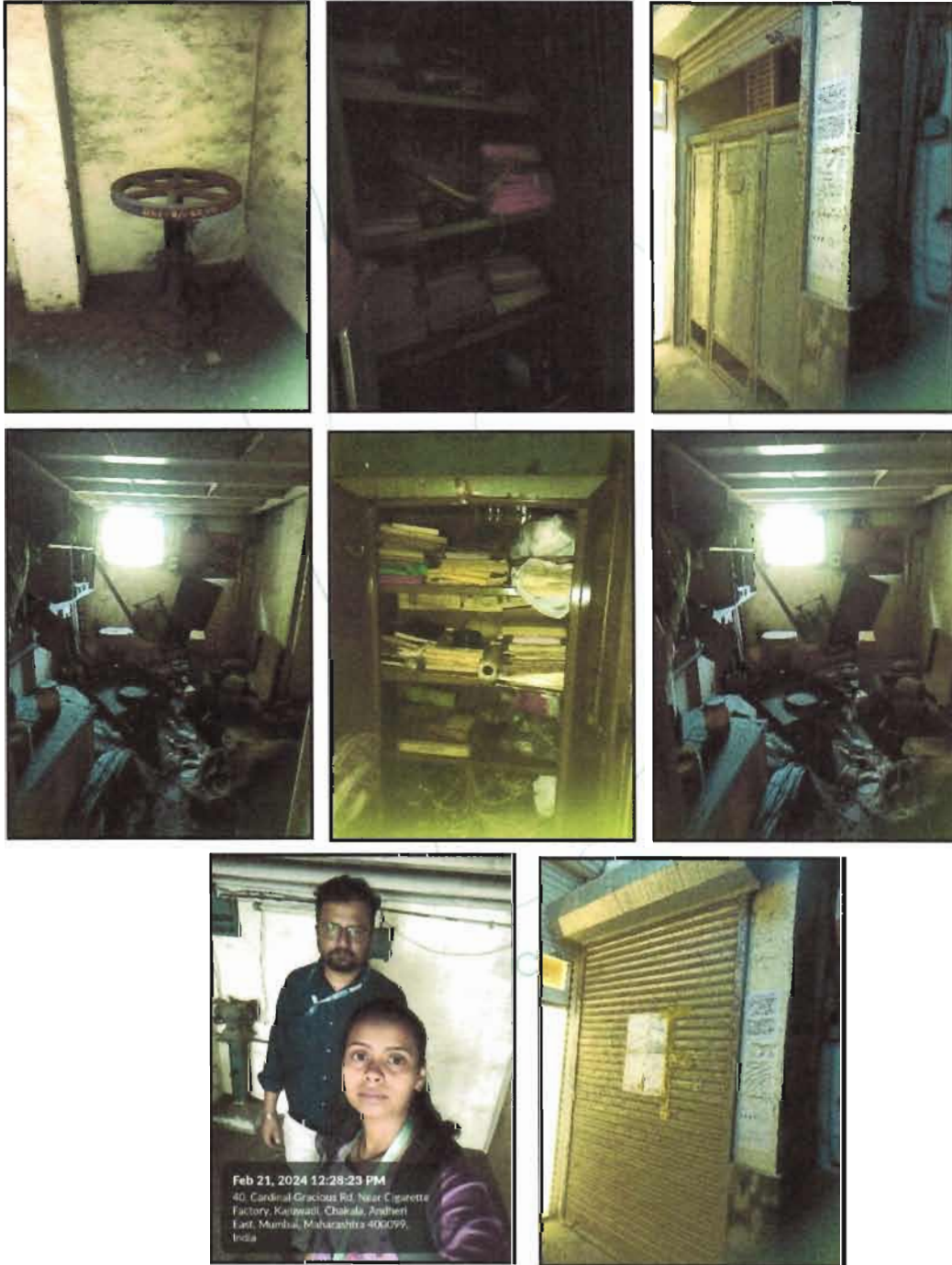
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28/12/2024
[Signature] District Officer
21-507, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Actual site photographs



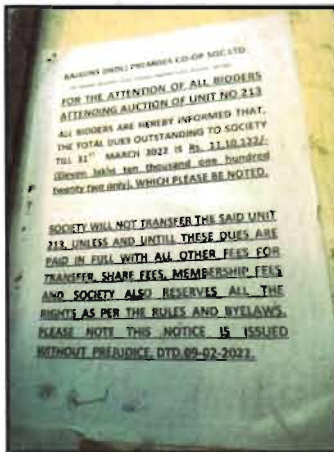
Actual site photographs



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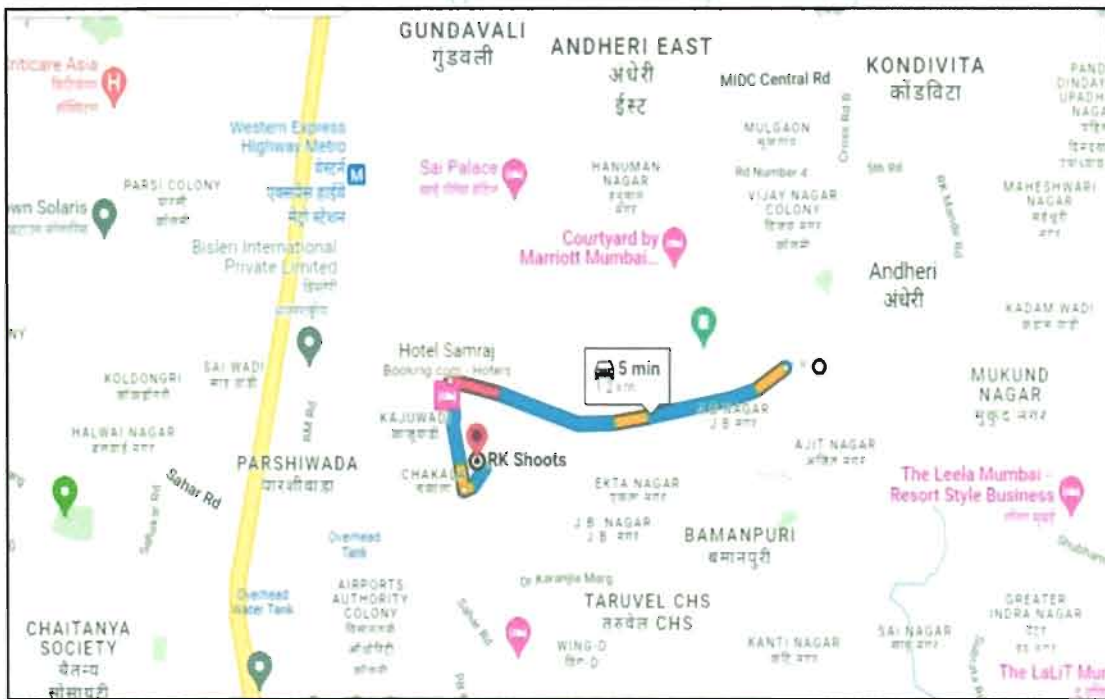
Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude - 19°06'36.3"N 72°51'33.0"E

Note: The Blue line shows the route to site from nearest metro station (Chakala (J. B. Nagar) 1.2 Km.)

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
2. The machinery is valued as though under responsible ownership.
3. 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.

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.

For Vastukala Consultants Pvt. Ltd.

Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
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