



PRALHAD MANSINGH AHER

VALUERS & ENGINEERS

Govt. Approved Valuer - Regd. No. : CAT. 1/451

P. M. Aher B.E. Civil, FIV, FIE (Ex. General Manager (Civil) ONGC Ltd.)

PAN No. : AAGPA9821M

VALUATION REPORT

FOR

STATE BANK OF INDIA

BTI BRANCH, VASAI (EAST)

IN THE CASE OF

M/S. PREMIER CANS



PRALHAD MANSINGH AHER

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Govt. Approved Valuer - Regd. No. : CAT. 1/451

P. M. Aher B.E. CIVIL, FIV, FIE (Ex. General Manager (Civil) ONGC Ltd.)

PAN No. : AAGPA9821M

PM/30/2021-22

29/04/2021

To,
The Chief Manager,
State Bank of India,
BTI Branch,
Vasai (East)

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Approved Valuer)

| I. | GENERAL | |
|----|---|---|
| 1 | Purpose for which the valuation is made | Fair Market value for Bank Loan Purpose |
| 2 | a) Date of inspection | : 28/04/2021 |
| | b) Date on which the valuation is made | : 29/04/2021 |
| 3 | List of documents produced for perusal | |
| | i) Agreement copy | : Old Valuation Report |
| | ii) Other Documents | : Electricity Bill |
| | iii) -- | |
| 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. Premier Cans. |
| 5 | Brief description of the property | : Plot of land along with factory Building Constructed on Plot No.22, Sector 01, Vasai Taluka industrial Co-Op. Estate Ltd. Near State Bank of India, Gauripada, Vasai (East), Taluka: Vasai & District: Palghar- 401 208, Maharashtra. |
| 6 | Location of property | |
| | a) Plot No. / Survey No. | ✓ Plot No.22 |
| | b) Door No. | : Plot No.22 |
| | c) C. T. S. No. / Village | : Village: Gokhivare. |
| | d) Ward / Taluka | : Taluka: Vasai |
| | e) Mandal / District | : District: Palghar |
| 7 | Postal address of the property | : As stated in Sr. no. 5 |
| 8 | City / Town | |
| | Residential Area | : -- |
| | Commercial Area | : -- |
| | Industrial Area | : Industrial Area |
| 9 | Classification of the area | |
| | i) High/ Middle/ Poor | ✓ Middle Class |
| | ii) Metro/ Urban/ Semi Urban/ Rural | : Semi Urban |
| 10 | Coming under Corporation limit/ Village Panchayat/ Municipality | ✓ Within the limits of VVCMC |



| PART - A (Valuation of Land) | | |
|------------------------------|---|---|
| 1. | Size of plot | : Land Area: 959 Sq. mtrs |
| | North & South | : |
| | East & West | : |
| 2. | Total extent of the plot | : Land Area: 959 Sq. mtrs |
| 3. | Prevailing market rate | : Rs.24,500/- per sq.mtrs |
| 4. | Guideline rate obtained from the Registrar's Office | : -- |
| 5. | Assessed / adopted rate of valuation | : Rs.24,500/- per sq.mtrs |
| 6. | Estimated value of land | : Land Area: 959 Sq. mtrs X Rs.24,500/- per sq.mtrs = Rs.2,34,95,500/- |

PART - B (Valuation of Building)

| 1. | Technical details of the building | | | | | | | | | | |
|--------------|--|-------------|--|-------|------|--------------|-------------|-------------|-------------|--------------|-------------|
| a. | Type of building (Residential / Commercial / Industrial) | : | Industrial | | | | | | | | |
| b. | Type of Construction (Load bearing / RCC / Steel Framed) | : | RCC Framed / MS Framed Structure | | | | | | | | |
| c. | Year of Construction | : | 2003 thereabout | | | | | | | | |
| d. | Number of floors and height of each floors including basement, if any | : | Ground + Part 03 Upper Floor | | | | | | | | |
| e. | Plinth area floor - wise | : | Built up area Statement as per plan copy | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Floor</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>5959 sq.fts</td> </tr> <tr> <td>Frist Floor</td> <td>5959 sq.fts</td> </tr> <tr> <td>Second Floor</td> <td>2680 sq.fts</td> </tr> </tbody> </table> | Floor | Area | Ground Floor | 5959 sq.fts | Frist Floor | 5959 sq.fts | Second Floor | 2680 sq.fts |
| Floor | | Area | | | | | | | | | |
| Ground Floor | | 5959 sq.fts | | | | | | | | | |
| Frist Floor | 5959 sq.fts | | | | | | | | | | |
| Second Floor | 2680 sq.fts | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| f. | Condition of the building | : | Good | | | | | | | | |
| | i) Exterior - Excellent , Good, Normal, Poor | : | Normal | | | | | | | | |
| | ii) Interior - Excellent , Good, Normal, Poor | : | Normal | | | | | | | | |
| g. | Date of issue and validity of layout of approved map / plan | : | Not provided | | | | | | | | |
| h. | Approved map / plan issuing authority | : | -- | | | | | | | | |
| i. | Whether genuineness or authenticity of approved map / plan is verified | : | No. | | | | | | | | |
| g. | Any other comments by our empanelled valuers on authentic of approved plan | : | No. | | | | | | | | |

Specification of Construction (floor wise) in respect of

| S. No | Description | Ground Floor | Other Floors |
|-------|---|--|--|
| 1. | Foundation | : RCC | RCC |
| 2. | Basement | : RCC | RCC |
| 3. | Superstructure | : RCC | RCC |
| 4. | Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber) | : M.S Gate, Kelling Shutter, aluminum glazed windows, concealed wiring | : Glass Doors, aluminum glazed windows, concealed wiring |
| 5. | RCC Works | : RCC | |
| 6. | Plastering | : | |
| 7. | Flooring, Skirting, Dadoing | : Kotah Flooring | Vitrified |
| 8. | Special finish as marble, granite, wooden paneling, grills etc. | : -- | |

| | | | | |
|-------------|---|---|---------------------|---------------------|
| 9. | Roofing including weather proof course | : | RCC & AC Sheet | |
| 10. | Drainage | : | Provided | |
| S.No | Description | | Ground Floor | Other Floors |
| 2 | Compound Wall | : | | |
| | Height | : | -- | |
| | Length | : | -- | |
| | Type of Construction | : | RCC | |
| 3 | Electrical Installation | : | | |
| | Type of wiring | : | Casing | Concealed |
| | Class of fittings (Superior / Ordinary / Poor) | : | Ordinary | Ordinary |
| | Number of light points | : | -- | -- |
| | Fan point | : | -- | -- |
| | Spare plug point | : | -- | -- |
| | Any other item | : | -- | -- |
| 4 | Plumbing Installation | : | | |
| | a) No. of water closets and their type | : | -- | -- |
| | b) No. of wash basins | : | -- | -- |
| | c) No. of urinals | : | -- | -- |
| | d) No. of bath | : | -- | -- |
| | e) Water meters, taps etc. | : | -- | -- |
| | f) Any other fixtures | : | -- | -- |

Details of Valuation

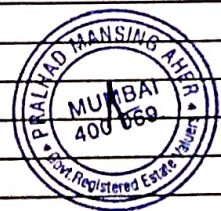
| Sr. no | Particulars | Plinth Area in sqmtr | Age of the building | Rate per sq.mtrs | Fair Market Value (Rs) |
|--------|--------------|----------------------|---------------------|------------------|------------------------|
| 1. | Ground Floor | 5959 sq.fts | 18 Years | Rs.2000/- | Rs.1,19,18,000/- |
| 2. | First Floors | 5959 sq.fts | 18 Years | Rs.1400/- | Rs.83,42,600/- |
| 3. | Second Floor | 2680 sq.fts | 18 Years | Rs.1400/- | Rs.37,52,000/- |
| Total | | | | | Rs.2,40,12,600/- |

Part C (Extra Items) Amount in Rs

| | | | |
|----|--------------------------------------|---|-----|
| 1. | Portico | : | N.A |
| 2. | Ornamental front doors | : | N.A |
| 3. | Sit out / Verandah With steel grills | : | N.A |
| 4. | Overhead water tank | : | N.A |
| 5. | Extra Steel / Collapsible Gates | : | N.A |
| | Total | : | |

Part D (Anilities) Amount in Rs

| | | | |
|-----|---------------------------------|---|-----|
| 1. | Wardrobes | : | N.A |
| 2. | Glazed tiles | : | N.A |
| 3. | Extra sinks and bath tub | : | N.A |
| 4. | Marble / ceramic 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 |
| | Total | : | N.A |



Part E (Miscellaneous) Amount in Rs

| | | | |
|----|----------------------------|---|-----|
| 1. | Separate toilet room | : | N.A |
| 2. | Separate lumber room | : | N.A |
| 3. | Separate water tank / sump | : | N.A |
| 4. | Trees, gardening | : | N.A |
| 5. | Total | : | N.A |

Part F (Services) Amount in Rs

| | | | |
|----|--|---|----------------------|
| 1. | Water Supply Arrangements | : | N.A |
| 2. | Drainage Arrangements | : | N.A |
| 3. | Compound Wall | : | N.A |
| 4. | C.B. Deposit, fitting etc | : | N.A |
| 5. | Pavement | : | N.A |
| | Total (Lumsum) (Development such as Fire Pump Room, Transformer Yard, Chimney, Dispensing Room, Water Tank, MS gate, Security Cabin, land filling, Compound Wall etc.) | : | Rs.5,00,000/- |

| | | |
|---------|------------------------|-------------------------|
| Part -A | Land | Rs.2,34,95,500/- |
| Part -B | Building | Rs.2,40,12,500/- |
| Part -C | Extra Item | -- |
| Part -D | Amenities | -- |
| Part -E | Miscellaneous | -- |
| Part -F | Services (Development) | Rs.5,00,000/- |
| | Total | Rs.4,80,08,000/- |
| | Say | Rs.4,80,00,000/- |

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

Date: 29/04/2021

Place: Mumbai.



For Pralhad Mansing Aher

P.M Aher

B. E. (Civil), FIV, FIE,
Govt. Regd. Valuer
CAT I - 1/451

As a result of my appraisal and analysis, it is my Considered opinion that the realizable value of the above property in the prevailing condition with a fore said specifications is **Rs.4,32,00,000/- (Rupees Four Crores Thirty Two Lakhs Only)**

Distress Value of the above property in the prevailing condition with a fore said specifications is Rs.4,08,00,000/- (Rupees Four Crore Eight Lakh Only)

Date: 29/04/2021

Place: Mumbai.



For Pralhad Mansing Aher

P.M Aher
B. E. (Civil), FIV, FIE,
Govt. Regd. Valuer
CAT I - 1/451

The undersigned has inspected the property detailed in the Valuation Report dated on _____ We are satisfied that the fair and reason able market value of the property is _____ (Rupees _____).

Date:

Signature
(Name of the Branch Manager with office Seal)

(Format - E)
DECLARATION FROM VALUERS

I hereby declare that.

- a) The information furnished in my valuation report dated 29/04/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued;
- c) I /We personally inspected the property on 28/04/2021. The work is not sub-contracted to any other valuer and carried out by myself.
- d) I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e) I have not been found guilty of misconduct in my professional capacity.
- f) I have read the Handbook on Policy, Standards and procedure for Real Estate valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in General "Standards" and Asset "Standards" as applicable.
- h) I abide by the Model Code of Conduct for empanelment of valuer in the Bank.(Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i) I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k) Further, I hereby provide the following information.

| S.No. | Particulars | Valuer comment |
|-------|---|---|
| 1 | background information of the asset being valued; | -- |
| 2 | purpose of valuation and appointing authority | Official of Union Bank of India to ascertain fair market value. |
| 3 | Identity of the valuer and any other experts involved in the valuation; | -- |
| 4 | disclosure of valuer interest or conflict, if any; | -- |
| 5 | i) date of appointment, ii) valuation date iii) date of report | 29/04/2021 29/04/2021 29/04/2021 |
| 6 | inspections and/or investigations undertaken; | Photographs of the property with data collection. |
| 7 | nature and sources of the information used or relied upon; | Based on our site visit & the information collected at site. |
| 8 | procedures adopted in carrying out the valuation and valuation standards followed; | As per standards. |
| 9 | restrictions on use of the report, if any; | - |
| 10 | major factors that were taken into account during the valuation; | Nil |
| 11 | major factors that were not taken into account during the valuation; | Nil |
| 12 | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | - |

Date: 29/04/2021

Place: Mumbai.



P.M Aher

(Annexure-II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or Consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.



17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.



30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time

Date: 29/04/2021

Place: Mumbai.



For Pralhad Mansing Aher

P.M Aher
B. E. (Civil), FIV, FIE,
Govt. Regd. Valuer
CAT I - 1/451

UNDERTAKING TO BE SUBMITTED BY THE VALUER FOR EMPANELMENT UNDERTAKING

I, PRAHLAD MANSINGH AHER son of MANSINGH AHER do hereby solemnly affirm and state that,

- a) I am a citizen of India.
- b) I have not been removed / dismissed from service/ employment earlier,
- c) I have not been convicted of any offence and sentenced to a term of imprisonment.
- d) I have not been found guilty of misconduct in professional capacity.
- e) I am not an undischarged insolvent
- f) I have not been convicted of an offence connected with any proceeding before any court of law in India.
- g) PAN Card number as applicable is **AAGPA9821M** / GST Number **27AAGPA9821M1ZH**
- h) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- i) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- j) I act with independence, integrity and objectivity and undertake all valuation works with an independent mind and shall not come under any influence of anybody.
- k) I have not concealed or suppressed any material information, facts and record and I have made a complete and full disclosure.
- l) I am not related to any of the personnel in the Bank in the department/division dealing with valuation work directly.

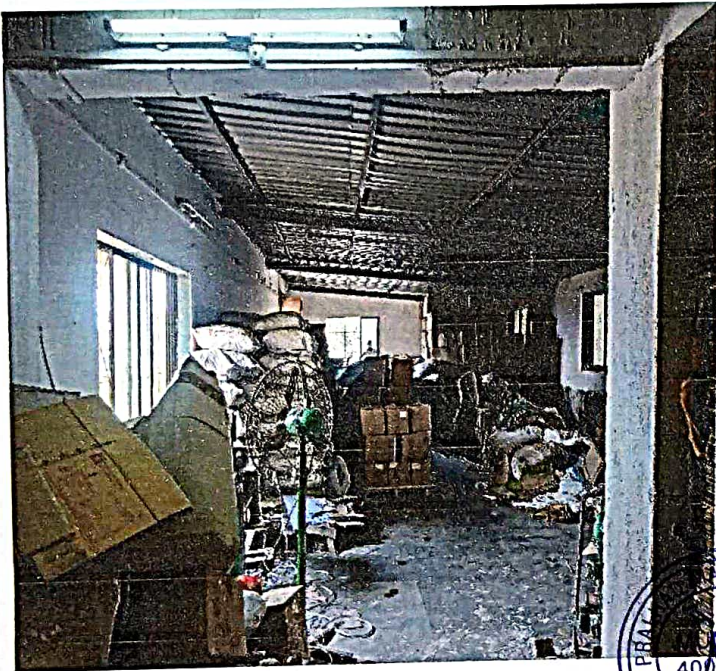
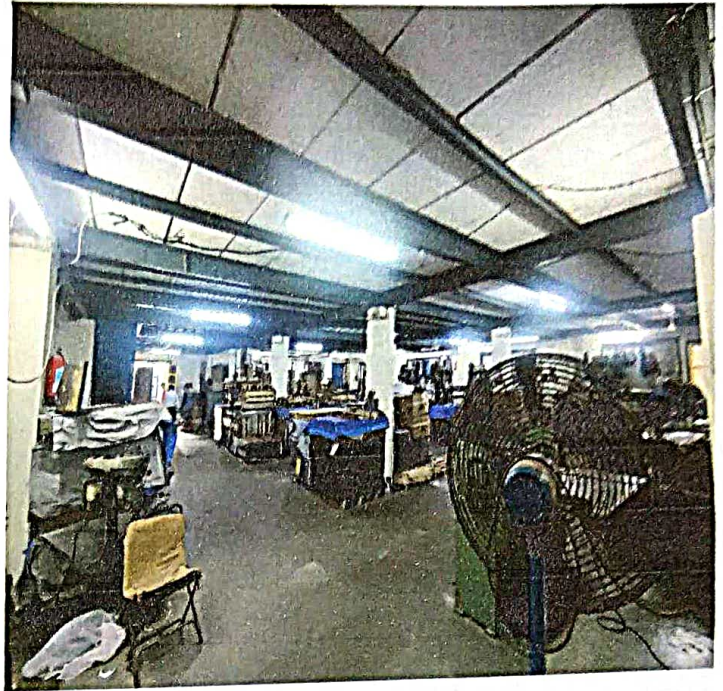
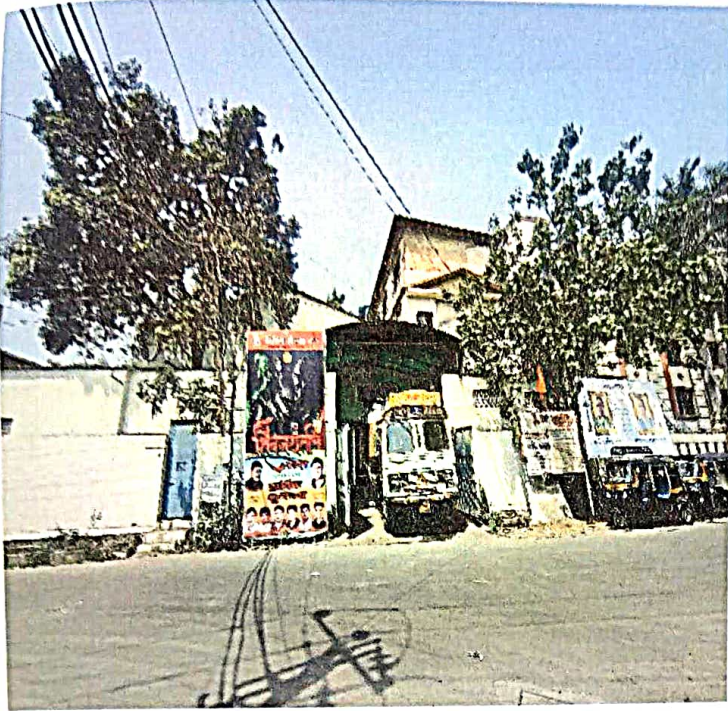
Date: 29/04/2021

Place: Mumbai.



For Pralhad Mansing Aher

P.M Aher
(Civil), FIV, FIE,
Govt. Regd. Valuer
CAFI - 1/451



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