

Annexure "B"

Sr. No	Description/Particulars of machine	Year of Installation	Q T y	Present market Value Rs. (With Dep.).	Total Rs.
18	Distillation Unit DMF (RB - 04) Comprising Of SS boiler, Capacity 2500 Liter & SS Product Cooler	2014	01	1,40,000.00	1,40,000.00
19	S. S. Distillation Packed Column 10.25 M Height, 30.5 cm Dia with SS IMTP 15 mm size packing (RB-04)	2007	01	1,40,000.00	1,40,000.00
20	S. S. Receiver (RB - 04) Capacity 2000 Liters	1990-91	01	50,000.00	50,000.00
21	S. S. Receiver (RB - 04) Capacity 400 Liters	1990-91	01	10,000.00	10,000.00
22	S. S. Shell & Tube Type Heat Exchanger	1990-91	01	70,000.00	70,000.00
23	SS Shell Vacuum Rotary Dryer, Capacity of 1000 Liter with 7.5 HP FLF Motor Drive, SS Shell & Tube Type Condenser, SS Receiver 120 Liter Capacity of Dust Collector Etc.	2000	01	70,000.00	70,000.00
24	SS Pump Set of 2 HP for Purification	2000	01	4,000.00	4,000.00
25	MS Reaction Glass Lined Vessel, Capacity of 5000 Liters with jacket, coil insulation, 5 hp stirrer & 3 Hp Gear Pump	1996	01	2,10,000.00	2,10,000.00
26	SS Vacuum Nutch Filter, capacity 2000 Liters	2012	01	21,000.00	21,000.00
27	SS Sparkler Filter, plate Dia 18", No. of Plates - 11 & 2 Hp SS centrifugal pump set	2006	01	7,000.00	7,000.00
28	MS Receiver cylindrical vertical, Capacity of 10,000 Liters (Sr-01, Sr-02, Sr-03)	2000	01	28,000.00	28,000.00
29	Distillation Cum Blending Vessels RB - 06 Comprising MS boiler, capacity of 10,000 ltr with jacket, lagging, inside SS Coils, stirrer of 10HP and Preheated MS of 40 cm Diameter	2014	01	60,000.00	60,000.00
30	MS cylindrical type vertical Receiver of capacity of 3000 Liters (RB - 06)	2000	01	7,000.00	7,000.00
31	HDPE Storage Tank - 5000 Ltr	2000	03	10,000.00	30,000.00
32	HDPE Storage Tank - 2000 Ltr	2000	02	2,000.00	4,000.00
33	HDPE Storage Tank - 1000 Ltr	2000	01	2,000.00	2,000.00
	TOTAL				8,53,000.00



Annexure "C"

Sr. No	Description/Particulars of machine	Year of Installation	Q T y	Present market Value Rs. (With Dep.).	Total Rs.
34	Ms Tank, Capacity of 50,000 Liters	1990	06	14,000.00	84,000.00
35	Gear Pumps, 7.5 Hp for 50 KL tanks	1990	02	5,500.00	11,000.00
36	MS Under Ground Tanks Capacity of 42,000.00 Ltr	1990	10	29,500.00	2,95,000.00
37	MS Under Ground Tanks Capacity of 6,0000.00 Ltr	1990	01	42,000.00	42,000.00
38	MS Under Ground Tanks Capacity of 13,000.00 Ltr	1990	02	9,000.00	18,000.00
39	Centrifugal Pump Set, 7.5 Hp	2000	01	5,250.00	5,250.00
40	MS LDO Tank with 3 Hp Motor, capacity of 20,000.00 Ltr	1990	01	14,000.00	14,000.00
41	Horizontal Cylindrical type Aluminum Tank of 9000.00 Ltr	1990	01	17,500.00	17,500.00
42	SS Tank of Capacity of 14,000.00 Ltr	1990	01	9,500.00	9,500.00
43	SS Tank of Capacity of 12,000.00 Ltr	1990	01	8,500.00	8,500.00
44	MS Eliptical Horizontal Tank Capacity of 18,000.00 Ltr	1990	01	12,500.00	12,500.00
45	MS Eliptical Horizontal Tank Capacity of 6,000.00 Ltr	1990	01	12,500.00	12,500.00
46	MS Rectangular tank for Boiler Capacity of 5000 Ltr	1990	02	3,500.00	7,000.00
47	IBR Boiler, Make Thermax Model - 10 / 10.54 Thermic Fluid Heater of Capacity of 1 Ton (Including all installation)	2010-11	01	10,50,000.00	10,50,000.00
48	FRP Collong Tower, 150Tr Capacity, 7.5 Fan, 40 Hp Pump,	1990	01	17,500.00	17,500.00
49	Steam Boiler capacity of 850kg / Hr, furnace oil fired	2003	01	2,50,000.00	2,50,000.00
50	Air Compressor with 3 Hp Motor , Make - Kirloskar	1990	01	3,500.00	3,500.00
51	Diesel Generator set 250 KVA with all accessories	1990	01	35,000.00	35,000.00
52	Electronic 40 Ton platform Size 3M x 9 M	2001	01	70,000.00	70,000.00
53	PH Meter	---	01	1,000.00	1,000.00
54	Karal Fischer Titration Apparatus	---	01	17,500.00	17,500.00
55	Electronic Balance scale capacity 200Gm.	---	01	1,750.00	1,750.00
56	Electric Oven 100' centigrade	---	01	3,500.00	3,500.00
57	Heater Plate	---	01	300.00	300.00
58	ASTM Distillation Apparatus	---	01	1,000.00	1,000.00
59	Pilot Distillation- 5Ltr & 3 Ltr	---	01	5,000.00	5,000.00
	TOTAL				19,92,800.00



Annexure "D"

Sr. No	Description/Particulars of machine	Year of Installation	Q T y	Present market Value Rs. (With Dep.).	Total Rs.
60	Hearting Pilot Distillation Plant	---	01	14,000.00	14,000.00
61	SS Centrifuge 10 HP Motor	2014	02	17,500.00	35,000.00
62	DMF SS Centrifuge 10 HP Motor	2014	01	28,000.00	28,000.00
63	SS 2 HP fraction Pump	2014	01	28,000.00	28,000.00
64	FRP Collong Tower, 150Tr Capacity, 7.5 Fan, 40 Hp Pump,	2014	01	1,40,000.00	1,40,000.00
65	Fire Water Tank of Capacity of 15KL	2013	01	52,500.00	52,500.00
66	Fire Hydrant Water reservoir of capacity of 25KL	1996	01	52,500.00	52,500.00
67	Compressor with motor Pump	2000	01	14,000.00	14,000.00
68	Electronic Balance 30 kg & 70 kg	2014	02	14,000.00	14,000.00
69	HDPE Storage Tank – 2000 Ltr	2000	02	1,400.00	1,400.00
70	HDPE Storage Tank – 1000 Ltr	2000	01	2,100.00	2,100.00
70	FBD with 10 hp Motor	2001	01	31,500.00	31,500.00
71	Multimill	2014	01	1,75,000.00	1,75,000.00
72	ETP Plant, With Compressor, Motor & Pump, Discharge Pump, HDPE Tank, MS Tank of 2000 Ltr, Carbon Filter	2008	01	2,10,000.00	2,10,000.00
	TOTAL				7,98,000.00

Total Rupees :- Annexure "A" + Annexure "B" + Annexure "C" + Annexure "D"

Rs. 15,31,500.00 + Rs. 8,53,000.00 + Rs. 19,92,800.00 + Rs. 7,98,000.00 = RS. 51,75,300.00

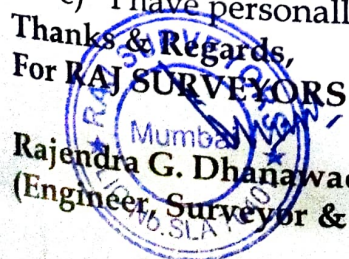
(Total in Words:- Rupees. Fifty One Lac Seventy Five Thousand Three Hundred Only)

DECLARATION

I here by declare that:

- The information furnished above is true and correct to the best of my knowledge and belief:
- We have no direct or indirect interest in Machinery valued.
- Our report does not cover check of ownership, title clearance of legality of Machinery. This valuation is purely an opinion & has no legal or contractual obligations on our Part. The rates are based on current market condition and may vary with time
- Issued without Prejudice and based information given by Owner.
- I have personally inspected the Machinery on 15/12/2021.

Thanks & Regards,
For RAJ SURVEYORS
Rajendra G. Dhanawade.
(Engineer, Surveyor & Valuer)





Ref. No. RS/1403/2021

Date: 15/12/2021

VALUATION REPORT OF LAND & BUILDING.

GENERAL

1. Valuation done by : RAJ SURVEYORS
2. Purpose for which valuation is made : For assessment of fair market value of the Property for bank Purpose in the request of (The Kurla Nagrik Sahakari Bank Ltd.)
3. Date as on which valuation is made : 15-12-2021
4. Name of the Owner : 1) Mr. Indrapal Laxman Surve 2) Mr. Gaurav Laxman Surve 3) Mr. Milind Laxman Surve 4) Smt. Indira Laxman Surve.
5. Name of Applicant : 1) Mr. Indrapal Laxman Surve 2) Mr. Gaurav Laxman Surve 3) Mr. Milind Laxman Surve 4) Smt. Indira Laxman Surve.
6. If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided. : Joint Ownership
7. Brief description of the property : ~~This is~~ Non Agricultural Land situated at the Survey No. 98 / 1 / C / 9 / C, Near White House Building, Mumbai - Goa Highway, Village Lote, Tal. Khed, Dist. Ratnagiri
8. Location, Street, Ward No. of land : Near White House Building, Mumbai - Goa Highway, Village Lote, Tal. Khed
9. Survey Plot No. Of Land. : Survey No. 98 / 1 / C / 9 / C
10. Is the property situated in Residential / Commercial / Mixed area / Industrial / Agricultural Area? : Industrial Area
11. Classification of locality, High class / Middle Class / Poor Class. : Middle class.
12. Proximity to civic amenities, Like Schools, Hospital, Offices, Market, Cinemas, Etc. : With in 10 km in radius.
13. Means and proximity to surface communication by which the locality served. : By Roads (Bus, Auto)

LAND

- 14 Area of land supported by documentary proof, Shape, Dimensions and physical features : Details will be provided by the Owner
- 15 Is if freehold or lease-hold land : Free hold Land
- 16 If lease-hold, the name of leaser & nature of lease : NA
- 17 Is there any restrictive convent in regard to use of land? : No such restrictive covenants are present.
- 18 Are there any agreements of easements? : No such agreements of easements are present.
- 19 Does the land fall in an area included in any Town planning Scheme or any Development Plan? : As per Grampanchyat Lote & Town Planning Authority of Ratnagiri District byelaws and regulation.
- 20 Has any contribution been made towards development or is any demand for such contribution still outstanding? : N. A.

IMPROVEMENTS

- 21 Attach a dimensioned site plan : Owner may attach on demand.
- 22 Attach plan and elevations of all structures standing on land. : Owner may attach on demand.
- 23 Furnish technical details of building on a separate Sheet : The said plot is Open plot hence technical details are not required
- 24 a) Is the building owner occupied / tenanted/ both. : N.A.
- b) If party, owner- occupied, specific portion and extent of area under occupation. : ---
- 25 What is the Floor Space Index permissible and percentage actually utilized? : As per rule.
- 26 a) Names of the tenants : N A
- b) Portions in their occupation. : ----
- 27 Are any of the occupiers related to or close business associates, of the owner? : N A
- 28 Give details of water and electricity charge, if any, to be borne by the owner. : N.A.
- 29 Who has to bear the cost of repairs and maintenance? Give particulars. : N.A
- 30 If a lift is installed, who is to bear the cost of maintenance and operation owner or tenant? : N A
- 31 If a pump is installed, who has to bear the cost of maintenance and operation owner or tenant? : N A



- 32 Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound etc.- owner or tenant? : No Common Lighting.
- 33 What is the amount of property tax? Who is to bear it? : Not found, to be verified.
- 34 Is the building insured? : No.
- 35 Has any rents has been fixed of the premises under any low? : No.

SALES

- 36 Give instances of sale of immovable property in the locality on a separate sheet, including the names and address of the property registration No. sale price and area of land sold. : Not considered essential as fair Market value of similar type property in the locality & sale instances has been considered from local enquires & market survey.
- 37 Land rate adopted in this valuation. : The fair market value of similar type of property as on date of inspection had been considered.
- 38 If sale instance are not available or not relied upon, the basis of arriving at the land rate. : Premises is inspected to check up its present condition up keep maintenance & residential use in type of locality on which valuation is basis.

COST OF CONSTRUCTION

- 39 Year of construction : ---
- 40 What was the method of construction by contract / by employing labor directly / both? : ---
- 41 For items of work done on contact, produce copies of agreement's, : N.A
- 42 For items of work done by engaging labour directly give basis rates of materials and labor supported by documentary proof. : NA



VALUATION REPORT

Considering all aforesaid factors, location and surrounding of Non Agricultural Land Belonging to 1) Mr. Indrapal Laxman Surve 2) Mr. Gaurav Laxman Surve 3) Mr. Milind Laxman Surve 4) Smt. Indira Laxman Surve Located at the Survey No. 98 / 1 / C / 9 / C, Near White House Building, Mumbai - Goa Highway, Village Lote, Tal. Khed, Dist. Ratnagiri, which is inhabited by middle class locality and availability of all civic amenities in 10 k.m. radius like school, collages, banks, shopping centers & hospital are in the vicinity

The property under reference is situated near Parshuram Lote MIDC of Ratnagiri District, directly abutting on Mumbai Goa Highway (NH - 17). The site is, therefore, well connected with transportation facility. The main Government offices, the banks, shopping complex, markets are all situated within the range of 2Km. from the point. **This is also come to understand that the said area is Highly Polluted area.**

Therefore the said plot having good potential for commercial activities after conversion of land use.

The Grampanchyat Lote & Local Authority has been collecting taxes from owners of the land and provides all civic amenities are available like roads, transports, power station and water connection.

Description of Land :-

All the Piece of Parcel of land bearing Survey No. 98 / 1 / C / 9 / C, Near White House Building, Village Lote, Tal. Khed, Dist. Ratnagiri admeasuring of Land area of the plot is 52.97 R & plot Boundaries as below:-

On North :- Survey No. 98 / 9, On South Anandi Hotel, On East :- Nala, & On West:- Mumbai - Goa Highway.

The rate for Non Agricultural Land at this area is confirmed on local genuine real estate market enquires, survey and considering **present general real estate market trend & title of the property**, it is found that such and similar type of Non Agricultural land are being sold or purchased at the average rates around Rs. 2,00,000/- to Rs. 2,50,000/- per R. in the same near by Survey No. 98 / 1 / C / 9 / C. Therefore consideration of site, location & local enquiry, the market value of the said land is around **Rs. 2,21,000/-** per "R" is reasonable in my opinion.

The details of valuation is as follows:

Total Area of Land :- Land area of Survey No. 98 / 1 / C / 9 / C is 52.97 R.

Thus,

52.97 R x Rs. 2,21,000.00 = Rs. 1,17,06,370.00/- (Rupees. One Crore Seventeen Lac Six Thousand Three Hundred Seventy Only)



Hence in my opinion final valuation of above said property valued / ased as on date 15/12/2021 is as under....

i) Fair Market Value :- Rs. 1,17,06,370.00/-(Rupees. One Crore Seventeen Lac Six Thousand Three Hundred Seventy Only)

ii) Realizable Value :- The value realizable may be less than the Market value because of various factors such as mode of payment, limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between Realizable Value and Market Value depends on various factors such as location of property, user of the property etc. In our opinion, considering characteristics of the 'subject property' under valuation we consider reduction factor of 10% will be appropriate., **Hence Realizable value as on date Assuming it to be at the rate of 90% of the Fair Market Value**

iii) Distress Sale Value as on date (DV) :- It means the amount which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers. Due to this we are discounting the above market value by 15%, **Hence Distress Sale Value as on date Assuming it to be at the rate of 85% of the Fair Market Value.**

About Ownership:-Our report does not cover verification of ownership, title clearance or legality. This valuation report is purely an opinion and has no legal and contractual obligations on our part. The rates are based on current market condition and these may vary with time. Unless otherwise specified the valuation is based on free and transferable title without any hindrance like tenancy etc.

About Liability:-Our liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of any one event or series of events to the actual loss or damage sustained subject to maximum of the 80% of the professional fees for the services rendered. In no event shall valuer be held responsible or liable for special, indirect or consequential damages as the assignment has been completed on best effort, knowledge & belief.

Document Produced For Verification:- Photocopy of Extract 7 / 12



DECLARATION

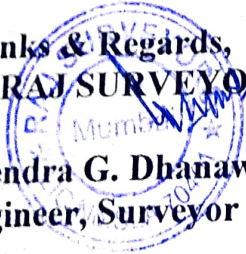
I here by declare that:

- a) The information furnished in Part I is true and correct to the best of my knowledge and brief:
- b) I have no direct or indirect interest in the property valued:
- c) The valuation is based on the site visit and the information given by the party And derived from photocopy of the papers & documents produce before me. We are considered the aforesaid photo copies are reliable, but I do not confirm genuiness of said copies of papers & documents.
- d) The valuation is subject to clear and marketable title and adequacy of Engineering / Structural design, deed of declaration for common areas etc. and Municipal Corporation authorized construction only.
- e) Emphasis of this report is on the value of the property and not on the area measurement or title verification of the property & is based on market rate.
- f) This valuation report will remain valid only for the purpose for which it is made. Market value obtained in this report is defined below – Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion.
- g) Encumbrances of loan, govt. or other dues, stamp duty, registration charges, transfer charges etc. If any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.
- h) I have personally inspected the property on 15/12/2021

Place : Mumbai

Thanks & Regards,
For RAJ SURVEYORS

Rajendra G. Dhanawade.
(Engineer, Surveyor & Valuer)



Ref. No. RS/1404/2021

Date: 15/12/2021.

VALUATION REPORT OF LAND & BUILDING.

GENERAL

- 1 Valuation done by. : RAJ SURVEYORS
- 2 Purpose for which valuation is made : For assessment of fair market value of the Property for bank Purpose in the request of (The Kurla Nagrik Sahkari Bank Ltd.)
- 3 Date as on which valuation is made : 15/12/2021
- 4 Name of the Owner. : 1) Mr. Indrapal Laxman Surve 2) Mr. Gaurav Laxman Surve 3) Mr. Milind Laxman Surve 4) Smt. Indira Lacman Surve.
- 5 Name of Applicant. : 1) Mr. Indrapal Laxman Surve 2) Mr. Gaurav Laxman Surve 3) Mr. Milind Laxman Surve 4) Smt. Indira Lacman Surve.
- 6 If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided. : Joint Ownership
- 7 Brief description of the property. : This is Non Agricultural Land situated at the Survey No. 83 / 1 / L, Navimumbai - Shil Phata Road, Village Adavali Bhutavali, Navimumbai, Tal. Thane
- 8 Location, Street, Ward No. of land. : Navimumbai - Shil Phata Road, Village Adavali Bhutavali, Navimumbai
- 9 Survey Plot No. Of Land. : Survey No. 83 / 1 / L
- 10 Is the property situated in Residential / Commercial / Mixed area / Industrial / Agricultural Area? : Agricultural Land
- 11 Classification of locality, High class / Middle Class / Poor Class. : Middle class.
- 12 Proximity to civic amenities, Like Schools, Hospital, Offices, Market, Cinemas, Etc. : With in 10 km in radius.
- 13 Means and proximity to surface communication by which the locality served. : By Roads (Bus, Auto)

LAND

- 14 Area of land supported by documentary proof, Shape, Dimensions and physical features. : Details will be provided by the Owner
- 15 Is if freehold or lease-hold land : Free hold Land
- 16 If lease-hold, the name of leaser & nature of lease : NA
- 17 Is there any restrictive convent in regard to use of land? : No such restrictive covenants are present.
- 18 Are there any agreements of easements? : No such agreements of easements are present.
- 19 Does the land fall in an area included in any Town planning Scheme or any Development Plan? : As per NMMC & Town Planning Authority of Thane District byelaws and regulation.
- 20 Has any contribution been made towards development or is any demand for such contribution still outstanding? : N. A.

IMPROVEMENTS

- 21 Attach a dimensioned site plan : Owner may attach on demand.
- 22 Attach plan and elevations of all structures standing on land. : Owner may attach on demand.
- 23 Furnish technical details of building on a separate Sheet : The said plot is Open plot hence technical details are not required
- 24 a) Is the building owner occupied / tenanted/ both. : By Owner
- b) If party, owner- occupied, specific portion and extent of area under occupation. : 100% By Owner
- 25 What is the Floor Space Index permissible and percentage actually utilized? : As per rule.
- 26 a) Names of the tenants : N A
- b) Portions in their occupation. : ----
- 27 Are any of the occupiers related to or close business associates, of the owner? : N A
- 28 Give details of water and electricity charge, if any, to be borne by the owner. : By Owner
- 29 Who has to bear the cost of repairs and maintenance? Give particulars. : By Owner
- 30 If a lift is installed, who is to bear the cost of maintenance and operation owner or tenant? : N A
- 31 If a pump is installed, who has to bear the cost of maintenance and operation owner or tenant? : N A



- 32 Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound etc.- owner or tenant? : No Common Lighting.
- 33 What is the amount of property tax? Who is to bear it? : Not found, to be verified.
- 34 Is the building insured? : No.
- 35 Has any rents has been fixed of the premises under any law? : No.

SALES

- 36 Give instances of sale of immovable property in the locality on a separate sheet, including the names and address of the property registration No. sale price and area of land sold. : Not considered essential as fair Market value of similar type property in the locality & sale instances has been considered from local enquires & market survey.
- 37 Land rate adopted in this valuation. : The fair market value of similar type of property as on date of inspection had been considered.
- 38 If sale instance are not available or not relied upon, the basis of arriving at the land rate. : Premises is inspected to check up its present condition up keep maintenance & residential use in type of locality on which valuation is basis.

COST OF CONSTRUCTION

- 39 Year of construction : Open Land
- 40 What was the method of construction by contract / by employing labor directly / both? : By Contract
- 41 For items of work done on contact, produce copies of agreement's, : N.A
- 42 For items of work done by engaging labour directly give basis rates of materials and labor supported by documentary proof. : NA

VALUATION REPORT

Considering all aforesaid factors, location and surrounding of Non Agricultural Land Belonging to 1) Mr. Indrapal Laxman Surve 2) Mr. Gaurav Laxman Surve 3) Mr. Milind Laxman Surve 4) Smt. Indira Laxman Surve Located at the Survey No. 83 / 1 / L, Navimumbai - Shil Phata Road, Village Adavali Bhutavali, Navimumbai, Tal. Thane, which is inhabited by middle class locality and availability of all civic amenities in 1 k.m. radius like school, collages, banks, shopping centers & hospital are in the vicinity

The property under reference is situated near TTC MIDC of Thane District, directly abutting on Navimumbai – Shil Phata Road. The site is, therefore, well connected with transportation facility. The main Government offices, the banks, shopping complex, markets are all situated within the range of 2Km. from the point. This is also come to understand that the said area is Highly Polluted area.

Therefore the said plot having good potential for commercial activities after conversion of land use.

The NMMC has been collecting taxes from owners of the land and provides all civic amenities are available like roads, transports, power station and water connection.

Description of Land :-

All the Piece of Parcel of land bearing Survey No. 83 / 1 / L, Navimumbai - Shil Phata Road, Village Adavali Bhutavali, Navimumbai, Tal. Thane admeasuring of Land area of the plot is 4156 sq.mt.:-

The rate for Non Agricultural Land at this area is confirmed on local genuine real estate market enquires, survey and considering **present general real estate market trend & title of the property**, it is found that such and similar type of Non Agricultural land are being sold or purchased at the average rates around Rs. 15,000/- to Rs. 16,000/- per sq.mt. in the same near by Survey No. 83 / 1 / L. Therefore consideration of site, location & local enquiry, the market value of the said land is around **Rs. 15,00,000/- per "sq.mt."** is reasonable in my opinion.

The details of valuation is as follows:

Total Area of Land :- Land area of Survey No. 83 / 1 / L.

Thus,

4156 sq.mt. x Rs. 25,000.00 = Rs. 10,39,00,000.00/-(Rupees. Ten Crore Thirty Nine Lac Only)

Hence in my opinion final valuation of above said property valued / assed as on date 15/12/2021 is as under....

i) Fair Market Value :- Rs. 10,39,00,000.00/-(Rupees. Ten Crore Thirty Nine Lac Only)



ii) **Realizable Value :-** The value realizable may be less than the Market value because of various factors such as mode of payment, limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between Realizable Value and Market Value depends on various factors such as location of property, user of the property etc. In our opinion, considering characteristics of the 'subject property' under valuation we consider reduction factor of 10% will be appropriate., **Hence Realizable value as on date Assuming it to be at the rate of 90% of the Fair Market Value**

iii) **Distress Sale Value as on date (DV) :-**It means the amount which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers. Due to this we are discounting the above market value by 15%, **Hence Distress Sale Value as on date Assuming it to be at the rate of 85% of the Fair Market Value.**

About Ownership:- Our report does not cover verification of ownership, title clearance or legality. This valuation report is purely an opinion and has no legal and contractual obligations on our part. The rates are based on current market condition and these may vary with time. Unless otherwise specified the valuation is based on free and transferable title without any hindrance like tenancy etc.

About Liability:- Our liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of any one event or series of events to the actual loss or damage sustained subject to maximum of the 80% of the professional fees for the services rendered. In no event shall valuer be held responsible or liable for special, indirect or consequential damages as the assignment has been completed on best effort, knowledge & belief.

Document produced for perusal:- Photocopy of Extract 7 / 12

Note:- The owner has constructed the structure are kaccha structure, so for the Purposes of valuation we are taken only land

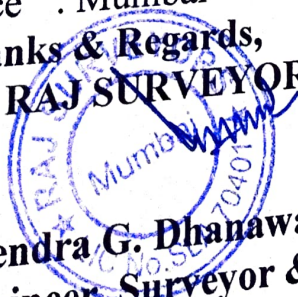
DECLARATION

I here by declare that:

- a) The information furnished in Part 1 is true and correct to the best of my knowledge and brief:
- b) I have no direct or indirect interest in the property valued:
- c) The valuation is based on the site visit and the information given by the party And derived from photocopy of the papers & documents produce before me. We are considered the aforesaid photo copies are reliable, but I do not confirm genuiness of said copies of papers & documents.
- d) The valuation is subject to clear and marketable title and adequacy of Engineering / Structural design, deed of declaration for common areas etc. and Municipal Corporation authorized construction only.
- e) Emphasis of this report is on the value of the property and not on the area measurement or title verification of the property & is based on market rate.
- f) This valuation report will remain valid only for the purpose for which it is made. Market value obtained in this report is defined below – Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion.
- g) Encumbrances of loan, govt. or other dues, stamp duty, registration charges, transfer charges etc. If any, are not considered in the valuation. We have assumed that the assets are free of encumbrances.
- h) I have personally inspected the property on 15/12/2021

Place : Mumbai

Thanks & Regards,
For RAJ SURVEYORS


Rajendra G. Dhanawade.
(Engineer, Surveyor & Valuer)

Details of Collateral Securities Offered:

Description of Security	Owned by	Fair Market Value	Valuation Done & dated
Residential Flat Flat No.10,A wing ,Plot No.119,Mahavir Mahal ,Garodia Nagar ,Ghatkopar –East,Mumbai - 400 077	Smt. Indira Laxman Surve	Rs.156.19 Lakhs	M/s.Raj Surveyors dt.15.12.2021
Commercial Shop Shop No.4,Gr.Floor ,Plot No.130,Mahavir Villa ,Garodia Nagar ,Ghatkopar –East,Mumbai - 400 077	Smt. Indira Laxman Surve (As per Heirship Certificate)	Rs.87.18 Lakhs	M/s.Raj Surveyors dt.15.12.2021
Industrial Unit Plot No.C-33 & C-34 , Lote Parshuram MIDC , Village Lote ,Tal-Khed , Dist-Ratnagiri	M/s.Sulaki Chemicals Pvt. Ltd	Rs.127.16 Lakhs	M/s.Raj Surveyors dt.15.12.2021
Non Agricultural Land S.No.98,sub Survey No.1/A/1 , Near White House Bldg ,Village Lote , Tal-Khed ,Dist-Ratnagiri	Mrs.Indira Laxman Surve , Mr.Indrapal Laxman Surve , Mr.Milind Laxman Surve & Mr.Gaurav Laxman Surve (As per Heirship Certificate)	Rs.117.06 Lakhs	M/s.Raj Surveyors dt.15.12.2021
Non Agricultural Land S.No.83, Hissa No.1 Part, Navi Mumbai –Shil Phata Road ,Village Adivali –Bhutavali ,Turbhe ,Navi Mumbai	Mrs.Indira Laxman Surve , Mr.Indrapal Laxman Surve , Mr.Milind Laxman Surve & Mr.Gaurav Laxman Surve (As per Heirship Certificate)	Rs.1039.00 Lakhs	M/s.Raj Surveyors dt.15.12.2021
	Total	Rs.1526.59 lakhs	

Details of Guarantors

	(Rs.in Lakh)		
	<u>Guarantor-I</u>	<u>Guarantor-II</u>	<u>Guarantor-III</u>
Name	Mr. Indrapal Laxman Surve	Mr. Milind Laxman Surve	Mr. Gaurav Laxman Surve
DIN	01063528	01063474	01063341
Address	Flat no.10, Mahavir Villa, Garodia Nagar, Ghatkopar-East, Mumbai – 400 077.	Flat no.10, Mahavir Villa, Garodia Nagar, Ghatkopar-East, Mumbai – 400 077.	Flat no.10, Mahavir Villa, Garodia Nagar, Ghatkopar-East, Mumbai – 400 077.
Occupation	Director	Director	Director
Age	43 years	42 years	40 years
Annual Income	Rs.1.76 Lakhs	Rs.2.70 Lakhs	Rs.7.45 Lakhs
ITR	AY 2020-2021	AY 2020-2021	AY 2020-2021



