



Ref. No. AVSA/UBI/30857A/2023

Date : 11.12.2023

Format-A

To,
**Union Bank of India,
Nariman Point Branch, Mumbai.**

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

I. GENERAL		
1.	Purpose for which the valuation is made	To assess the "Fair Market Value" of the said property for the purpose of availing bank credit facilities from Union Bank of India, Nariman Point Branch. Under the instruction from M/s. BI-Chem (India) Pvt. Ltd. vide letter dtd. 02.12.2023
2.	a) Date of inspection	: 09.12.2023
	b) Date on which the valuation is made	: 11.12.2023
3.	List of documents produced for perusal	
	i) Land ownership Doc's	Lease Deed dtd. 03.06.1999
	ii) Electricity Bill	: Mahavitrans Consumer No. 021500012991; Bill dtd. 06.12.2023 for ₹ 7,990/- in the name of Lessee.
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. BI-Chem (India) Pvt. Ltd. (Holders) formerly known as [Prabhat Trading & Manufacturing Company Pvt. Ltd.] vide Lease Deed dtd. 03.06.1999 with MIDC (Lessors) NAME Change Docs Issued MCA dtd. 31/08/2006
5.	Brief description of the property (Including leasehold/freehold etc)	: Industrial premises (Land & Building) Leasehold Land
6.	Location of property	
	a) Plot No. / Survey No.	: The said property comprises Industrial Premises situated at Plot No. A-143, Dombivali Industrial Area, Phase -1, MIDC, Village Asde Golivali, MIDC, Off. Kalyan Shilphata Road, Dombivali (E), Taluka Kalyan, District Thane. Leasehold Land
	b) Door No.	:
	c) T. S. No. / Village	:
	d) Ward / Taluka	:
	e) Mandal / District	:
7.	Postal address of the property	Plot No. A-143, Dombivali Industrial Area, Phase -1, MIDC, Village Asde Golivali, MIDC, Off. Kalyan Shilphata Road, Dombivali (E) - 421 204.
8.	City / Town	: village Asde Golivali, Taluka Kalyan, District Thane.



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	Residential Area	}	:	Industrial Area	
	Commercial Area		:		
	Industrial Area		:		
9.	Classification of the area		:		
	i)	High / Middle / Poor	:	Middle class	
	ii)	Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Within the limits of Asde Golivali GramPanchayat	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		:	--	
12	In case it is an agricultural land, any conversion to house site plots is contemplated		:	N.A.	
13	Boundaries of the property		:		
		North	:	By Plot No. A-142	
		South	:	By Plot No. A-144	
		East	:	By Industry	
		West	:	By Road	
14.1	Dimensions of the site		:	A	B
				As per the Deed	Actuals
		North	:	Land Parcels totally admeasuring about 10,764sq.ft. (1,000sq.mt.)	
		South	:		
		East	:		
		West	:		
14.2	Latitude, Longitude and Coordinates of the site		:	Co-ordinates : 19°12'51.1"N & 73°06'5.03"E Google Area Map attached	
15	Extent of the site		:	Land Parcels totally admeasuring about	
16	Extent of the site considered for valuation (least of 14 A & 14 B)		:	10,764sq.ft. (1,000sq.mt.)	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		:	Owned/held by Lessees/holders & presently used for conducting their business activities.	



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II. CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Industrial Area located at about 3km-4km distance from Dombivali Railway station
2.	Development of surrounding areas	Average
3.	Possibility of frequent flooding / submerging	Not known
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	All civic amenities are available within 1km-2km radius
.	Level of land with topographical conditions	Flat land
6.	Shape of land	Irregular
7.	Type of use to which it can be put	Industrial
8.	Any usage restriction	
9.	Is plot in town planning approved layout?	Yes
10.	Corner plot or intermittent plot?	Intermittent Plot
11.	Road facilities	Motorable road Provided
12.	Type of road available at present	Road @ 20ft width provided by Local authorities
13.	Width of road – is it below 20 ft. or more than 20 ft.	
14.	Is it a land – locked land?	No
15.	Water potentiality	As per regulations of Local Authorities & Bore-well provided
16.	Underground sewerage system	As per regulations of Local Authorities
17.	Is power supply available at the site?	Yes. Mahavitran Consumer No. 021500012991; Bill dtd. 06.12.2023 for ₹ 7,990/- in the name of Lessee.
18.	Advantage of the site	
	1.	--
	2.	--
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	N.A.
	1.	--
	2.	--



Part – A (Valuation of land)			
1.	Size of plot		Land Parcels totally admeasuring about 10,764sq.ft. (1,000sq.mt.)
	North & South		N.A.
	East & West		N.A.
2.	Total extent of the plot		Totally admeasuring about 10,764sq.ft. (1,000sq.mt.)
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)		@ ₹ 4,000/sq.ft. to ₹ 5,000/sq.ft. (for land)
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Village Asde Golivali, Taluka Kalyan, District Thane Land : @ ₹ 13,250/sq.mt.
5.	Assessed / adopted rate of valuation		₹ 4,250/sq.ft. (for Land)
6.	Estimated value of land		10,764sq.ft. @ ₹ 4,250/sq.ft = ₹ 4,57,47,000/-
Part – B (Valuation of Building)			
1.	Technical details of the building		R.C.C. framed Single storeyed structure having additional floor height RCC framed strcuture 1999 (24 years old) 36 years with proper maintenance R.C.C. framed Single storeyed structure having additional floor height MS Rolling Shutter, Aluminium frame glazed windows with Cemented, Vitrified tiles flooring. Satisfactory
	a)	Type of Building (Residential / Commereial / Industrial)	
	b)	Type of construction (Load bearing / RCC / Steel Framed)	
	c)	Year of construction Estimated future life	
	d)	Number of floors and height of each floor including basement, if any	
	e)	Plinth area floor-wise	
	f)	Condition of the building:	
	i)	Exterior – Excellent, Good, Normal, Poor	
	ii)	Interior - Excellent, Good, Normal, Poor	
	g)	Date of issue and validity of layout of approved map / plan	OC NO. EE/SPA/DMB/PH-1/A-143/824/99 dtd. 26.02.1999
	h)	Approved map / plan issuing authority	
	i)	Whether genuineness or authenticity of approved map / plan is verified	
	j)	Any other comments by our empanelled valuers on authentic of approved plan	None



Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground floor	Other floors
1.	Foundation	RCC	
2.	Basement	No basement	
3.	Superstructure	R.C.C. framed	Single storeyed structure
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	having additional floor height. Brick Masonry walls plastered & painted on both sides. MS Rolling Shutter, Aluminium frame glazed windows.	
5.	RCC works		
6.	Plastering	Cemented, Vitrified tiles flooring.	
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc.	Flat RCC Roof	
9.	Roofing including weather proof course		
10.	Drainage Connected	Connected to Septic Tank of adequate capacity	
No.	Description	Ground floor	Other floors
2.	Compound wall	:	Masonry compound wall with
	Height	:	MS gate Provided
	Length		
	Type of construction		
3.	Electrical installation		
	Type of wiring	:	Concealed
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	
	Fan points	:	
	Spare plug points	:	
	Any other item		
4.	Plumbing installation		
a)	No. of water closets and their type	:	Provided
b)	No. of wash basins	:	
c)	No. of urinals	:	
d)	No. of bath tubs	:	Provided adequately as required
e)	Water meter, taps, etc.	:	
f)	Any other fixtures	:	

Details of valuation

'A'	Leasehold Land admeasuring totally about 10,764sq.mt. @ ₹ 4,250/sq.ft. (Includes value of land development & ancillary structures)	₹ 4,57,47,000/-
'B'	R.C.C. Structure Single storeyed structure totally admeasuring about : 5,026sq.ft. @ ₹ 1,500/sq.ft.	₹ 75,39,000/-
	Total (A + B)	₹ 5,32,86,000/-
	Say	₹ 5,33,00,000/-



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Part C- (Extra Items)

(Amount in ₹)

1.	Portico	:	
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	00
5.	Extra steel/ collapsible gates	:	
	Total	:	

Part D- (Amenities)

(Amount in ₹)

1.	Wardrobes	:	
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	00
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	

Part E- (Miscellaneous)

(Amount in ₹)

1.	Separate toilet room	:	
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	00
4.	Trees, gardening	:	
	Total	:	

Part F- (Services)

(Amount in ₹)

1.	Water supply arrangements	:	
2.	Drainage arrangements	:	
3.	Compound wall	:	00
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Total abstract of the entire property

Part- A	Land	:	₹ 4,57,47,000/-
Part- B	Building	:	₹ 75,39,000/-
			₹ 0000/-
Part- C	Extra Items	:	₹ 0000/-
Part- D	Amenities	:	₹ 0000/-
Part- E	Miscellaneous	:	
Part- F	Services	:	
	Total	:	₹ 5,32,86,000/-
			<u>5,33,00,000/-</u>



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The "Fair Market Value" of the said property has thus been assessed based on local enquires using "Land & building Construction" method & taking into account the factors mentioned as above and briefly listed below:

- Extent and Survey Number.
- Location, accessibility, distance from the Centre of the town.
- Developments – infrastructural facilities etc.
- Market value of land - as estimated by local enquiries
- Bldg. & Structures - type of construction, age, future life, depreciation etc.
- Dues/Outgoings - Borne by Lessees/ holders.

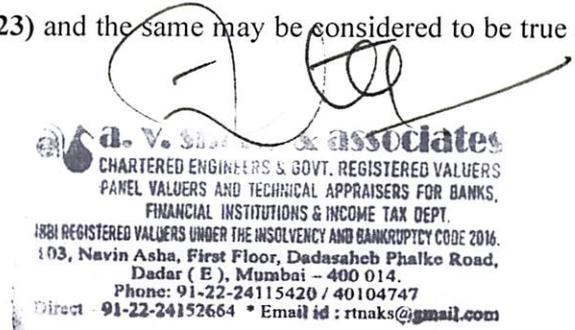
The "Fair Market Value" of the said property has been worked out as under:

'A'	Leasehold Land admeasuring totally about 10,764sq.ft. @ ₹ 4,250/sq.ft. (Includes value of land development & ancillary structures)	₹ 4,57,47,000/-
'B'	R.C.C. Structure Single storeyed structure totally admeasuring about : 5,026sq.ft. @ ₹ 1,500/sq.ft.	₹ 75,39,000/-
	Total (A + B)	₹ 5,32,86,000/-
	Say	₹ <u>5,33,00,000/-</u>

As a result of my appraisal and analysis, it is my considered opinion that the present 'Fair Market Value' is ₹ 5,33,00,000/- (Rupees five crores & thirty three lakhs only) and the 'Realisable Value' of the said property is ₹ 4,79,75,000/- (Rupees four crores seventy nine lakhs & seventy five thousand only) and the 'Forced Sale Value' of the said property is ₹ 4,26,50,000/- (Rupees four crores twenty six lakhs & fifty thousand only) as on the date of visit (09.12.2023) and the same may be considered to be true and fair.



Place: Mumbai
Date: 11.12.2023



Signature

(Name and Official seal of the Approved Valuer)

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

Signature

(Name of the Branch Manager with Official seal)

Date:

THE NATIONAL ARCHIVES
1000 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20540
TELEPHONE: (301) 837-1200
FAX: (301) 837-1201
WWW.NATIONALARCHIVES.GOV

**Format - E
Declaration from Valuers**

I hereby declare that:

- a) The information furnished in my valuation report dated **11.12.2023** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b) I have no direct or indirect interest in the property valued.
- c) I / my Associate have personally inspected the property on **09.12.2023**, the work is not sub-contracted to any other Valuer and carried out by myself.
- d) I have not been convicted or 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 34AB of the Wealth Tax Act, 1957.
- j) I am the proprietor / partner / authorised official of the firm / company, who is competent to sign this valuation report.



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k) Further, I hereby provide the following information :

Sr. No.	Particulars	Valuer Comment
1	Background information of the Asset being valued	The said property comprises Industrial Premises situated at Plot No. A-143, Dombivali Industrial Area, Phase -1, MIDC, Village Asde Golivali, MIDC, Off. Kalyan Shilphata Road, Dombivali (E), Taluka Kalyan, District Thane.
2	Purpose of valuation and appointing authority	For the purpose of availing bank credit facilities from Union Bank of India, Nariman Point Branch.
3	Identity of the Valuer and any other experts involved in the valuation	A. V. Shetty & Associates, 103- Navin Asha, 1 st Floor, Dadasaheb Phalke Marg, Dadar (East), Mumbai 400 014
4	Disclosure of Valuer interest or conflicts if any	No interest of whatsoever nature in the property under reference which being valued
5	Date of appointment, valuation date and Report date	Visit dated 09.12.2023 & Report dated 11.12.2023
6	Inspections and / or investigations undertaken	Site visit, Local enquiries in and around the premises valued & public domain (Internet)
7	Nature & sources of the information used or relied upon	Documents provided by the Clients / Bank & our own investigations & Market Research
8	Procedures adopted in carrying out the valuation and valuation standards followed	Fair market Value is assessed based on local enquires using "Land & Building Construction" method is considered for valuation
9	Restrictions on use of the property, if any	Industrial Premises (Land & Industrial Premises)
10	Major factors that were taken into account during the valuation	Type of the structure, amenities provided, within distance from the nearest Railway Station in the locality and the infrastructural facilities available
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by Valuer, which shall not be for the limiting his responsibility for the valuation report	As per the Assumptions and Limiting Conditions mentioned hereinabove



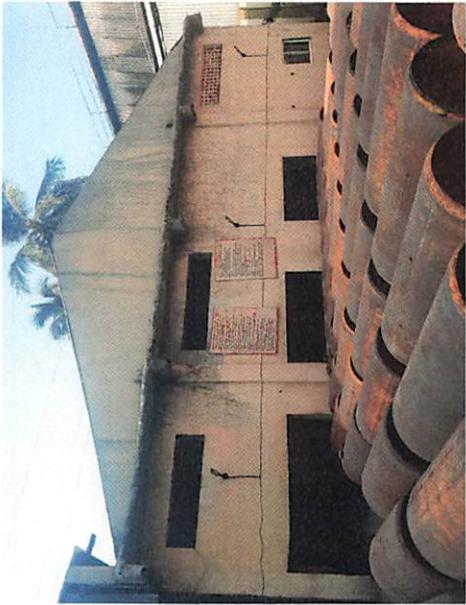
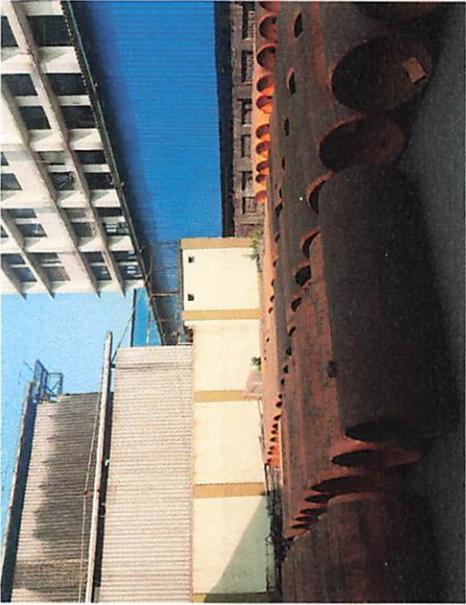
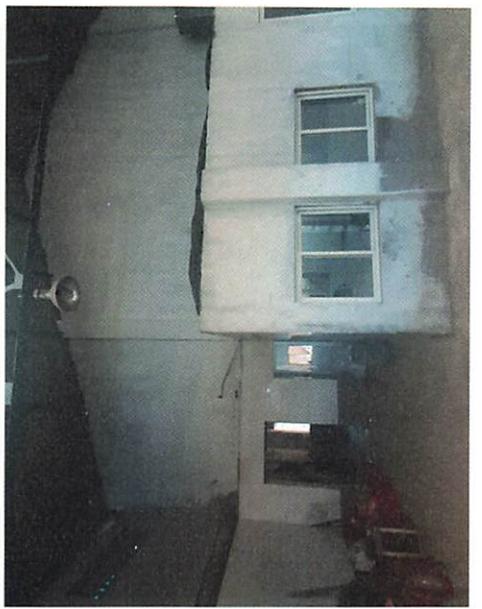
Date: **11.12.2023**

Place: Mumbai

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

a. v. shetty & associates
CHARTERED ENGINEERS & GOVT. REGISTERED VALUERS
PANEL VALUERS AND TECHNICAL APPRAISERS FOR BANKS,
FINANCIAL INSTITUTIONS & INCOME TAX DEPT.
18BI REGISTERED VALUERS UNDER THE INSOLVENCY AND BANKRUPTCY CODE 2016.
103, Navin Asha, First Floor, Dadasaheb Phalke Road,
Dadar (E), Mumbai - 400 014.
Phone: 91-22-24115420 / 40104747
Direct - 91-22-24152664 * Email id : rtnaks@gmail.com



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SITE INSPECTION R... e search - Google S... Reserve Bank of Indi... gmail Read More Ready Reckoner Rat... Online Document S... All Bookmarks

Best 8 min 7 min 26 min 32 min

Dombivli Railway Station Rd, Sonar Pada

MIDC, Dombivli East, Dombivli, Maharas

Add destination

Leave now Options

Send directions to your phone

via Kalyan - Shilphata Rd 8 min 2.4 km
Fastest route now due to traffic conditions
Details

via Dawadi Gaon Rd and Kalyan - Shilphata Rd 9 min 2.6 km
Some traffic, as usual

Department of Registration and Stamp नोंदणी व मुद्रांक विभाग
Government of Maharashtra महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home Valuation Guidelines | User Manual

Year 2023-2024 Language English

Selected District Thane

Select Taluka Kalyan

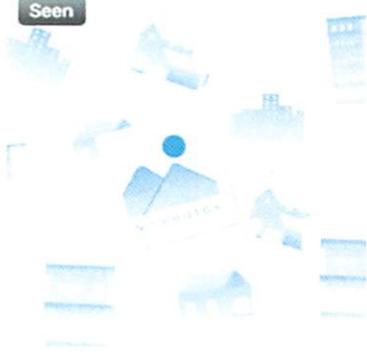
Select Village Gavache Nav : Asade (Kalyan-Dombi

Search By Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी	सदनिका	ऑफिस	दुकाने	औद्योगिक एकक (Rs./)
SurveyNo	37/104-मौजे आसदे गावातील रहीबास क्षेत्रातील मिळकती	12500	39200	46600	55100	46600	चौ. मीटर
SurveyNo	37/105-मौजे आसदे गावातील गावठाणामधील मिळकती	10200	41400	47500	55700	47500	चौ. मीटर
SurveyNo	37/106-मौजे आसदे गावातील म.औ.बि.म.(MIDC)हद्दीतील	13100	49000	55900	61200	55900	चौ. मीटर
SurveyNo	37/108A-महाराष्ट्र औद्योगिक विकास महामंडळाचे नवत्यारिवीस औद्योगिक सुबंद	13250	0	0	0	0	चौ. मीटर



Showing 1 - 10 of 10
 Commercial Property for Sale in MIDC, Dombivli East, Thane Sort by: Relevance
 Offering 100% verified listings posted by Owners and Trusted Real Estate Agents. ✓ 8 ready to move, ✓ 2 under construction at a [Read more](#)



Seen

2% ROI Non-leased

₹70.0 L negotiable

Commercial Plot for sale in Dombivli East in MIDC, Dombivli East, Thane

Plot Area	Price/SQ FT	Zone Type	Ownership
1,400 Sq.Ft	₹5.0K Sq.Ft	Commercial	Cooperative Society

Water Storage
CCTV Surveillance
Security Personnel
Internet Connectiv...
Reception Area

A ready to move commercial Commercial Plot is available for sale in Dombivli East of Thane. [Read more](#)



Plot For Sale In Dombivli East
Manpda road

₹ 11.25 Crores
Price Negotiable

₹ 3,750
per sq. ft.

30,000 sq. ft.
Plot Area

Need Land Loan

Home / Plots for sale in Mumbai / Plots for sale in Dombivli east / Property Details



Aug 11, 2023
Posted On

200 x 150 sq.ft.
Dimension L x B

200 ft.
Width of facing road

Immediately
Possession

On Lease 50 Years
Ownership

Yes
Boundary wall

Report what was not correct in this property

145

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



No. EE/SPA/DMB/Ph-I/A-143/33/99
Office of the Executive Engr.,
MIDC Division Dombivli

Date :- 26/2/99

824

To,
M/s Prabhat Trading & Mfg Co Pvt.Ltd
SL 'Avasar ' 77/81
Kazi Sayed Street
MUMBAI-3



Sub :- MIDC Dombivli Indl.Area
Ph-I/Industrial/Commercial Zone (Modified plans)
Approval to building plans for proposed
factory/Commercial Building
on Plot No A-143 for
M/s Prabhat Trading and Mfg Co.Pvt.Ltd

Ref :- 1) Your letter No _____ dt.
2) Architect's letter No. _____
Dt. _____

Dear Sir,

1. The set of plans/Modified plans/ ~~plans in addition to~~
~~previous plans~~ received from you vide letter cited
above is hereby approved, subject to condition that, you will
comply the following points. One set is returned to you for
your reference and record.

2. You had submitted the plans and drawings for 466.95 Sqm.
of plinth area in the plot area of 1000=00 Sq.m. At present
this office, has approved the plans for 466.95 Sq.m. of
built-up area. This office has approved only One (1) Nos.
of drawings, details of which are attached in the accompanying
statement.

A) In case of approval to the modified plans, the original
approval to the drawings granted vide letter No. DB/DOM/35/173/1465
_____ dt. 10.5.79 from the
office of the Executive Engineer, MIDC Division K.Ambernath is
treated as cancelled. The drawings approved now supercede

...2..



Consumer No.: 021500012991
Consumer Name: BICHEM (INDIA) PVT LTD.
Address: OPP CORBORN CHEMICALS A 14
3 MIDC PH I KALYAN
Village: KALYAN Pin Code: 421301

BILL DATE:	05/12/2023 26/12/2023	₹	7990.00
DUE DATE:		₹	7920.00
IF PAID UPTO	15/12/2023	₹	8090.00
IF PAID AFTER	26/12/2023	₹	8090.00
Last Receipt No./Date:	/ 27-11-2023		
Last Month Payment:	8580.00		
Scale / Sector	Large Scale / Private Sector		

E-mail:	Activity	:	:
Mobile No. 9876543210	Meter No.:	100-15715733	Seasonal
Sanctioned load (KW): 5.00 KW	Connected Load (KW):	5.00 KW	Urban/Rural Flag
Contract Demand (KVA): 5.00	50% of Con. Demand (KVA):	2.50	Express Feeder Flag:
Tariff:	52 LT-II A	DTC: 4169234	GIS DISPOB
			PC-MP-ROUTE-SEC 00-40-2213-1660

Date of Connection:	03/04/1982	Category:	Commercial	GSTIN:	
Supply at:	LT	Elec. Duty:	05 PART B	PAN:	
Prev. Highest (Mth):		Prev. Highest Bill Demand (KVA):			
Security Deposit Hold Rs.:	4446.12	Addl. S.D. Demanded Rs.:	0.00		
Bank Guarantee Rs.:		S. D. Arrears Rs.:	4820.00		

Maintain Harmonic distortion within limit as prescribed by IEEE STANDARD 519-1992 to avoid penalty

Avail Power factor incentive up to 3.5% maintaining power factor above 95% to 100%

Avail load factor incentive up to 15% by maintaining constant load profile.

Avail 1% prompt payment discount by paying bills within prompt payment date.

BILLING HISTORY

Bill Month	Units	Bill Demand (KVA)	Bill Amount
Nov-2023	672	0	8575.78
Oct-2023	508	0	6621.67
Sep-2023	464	0	5957.04
Aug-2023	349	0	4521.57
Jul-2023	249	0	3460.29
Jun-2023	285	0	3903.20
May-	250	0	3471.90
Apr-2023	182	0	2713.88
Mar-2023	173	0	2605.23
Feb-2023	190	0	2810.47
Jan-2023	350	0	4862.80
Dec-2022	93	0	1633.42

CUSTOMER CARE Toll Free No.

1912, 1800-233-3435,
1800-102-3435

Rule & Procedure for Consumer Grievances Redressal is available at www.mahadiscom.in/consumer-portal-CGRF

Instead of Printed bill, register for E-bill and avail Rs. 10 per bill as a "Go-green" discount.

For registration visit at www.mahadiscom.in/consumer-portal -> Quick access -> Go-green request

Follow us on:



For making Energy Bill payment through RTGS/NEFT mode, use following details.

- # Beneficiary Name: MSEDCL
- # Beneficiary account no.: MSEDCL01021500012991
- # IFS Code: SBIN0008965, Name of Bank: STATE BANK OF INDIA, Name of Branch: IFB BKC
- # Bill Amount: <As per bill>
- # Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.
- # In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

MSEDCL ONLINE PAYMENT FACILITY

- Pay Online to Save your Time and Money
 - Safe and Secure
 - Pay Online from MSEDCL Official Website, Mahavitaran Mobile App.
 - Online payment facility available through Net-Banking, Credit Card, Debit Card, Cash Cards, UPI etc.
 - 0.25% discount (up to Rs. 500) in next month Bill.
 - RTGS Payment facility for HT and LT consumers above 20 kw load
- For RTGS payment, Virtual account number of consumer and bank details are printed on Consumer bill.

MAHAVITARAN

महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादित

STAY HOME, PAY ONLINE & STAY SAFE
FOR MORE DETAILS VISIT WWW.MAHADISCOM.IN

OR

CALL MSEDCL TOLL FREE 1912/19120/1800-102-3435/1800-233-3435

Important Message

- Consumers can pay online using Net banking, Credit/Debit cards at <https://www.mahadiscom.in/wss/wss> after registration.
- Submit / update your E-mail id and mobile number to Circle Office for receiving prompt alerts through SMS.
- Submit / update your PAN & GSTIN to Circle Office with copies of PAN & GSTIN for verification.
- Special desk is operational for HT Consumers, please contact: htconsumer@mahadiscom.in for any clarification / query or grievance.
- This Electricity Bill should not be used for the address proof and as a proof of property ownership.
- For any payment to MSEDCL, ENSURE & INSIST for computerized receipt with unique system generated receipt number. Do not accept hand written receipt. Pay online to avoid any inconvenience.



original

नामनिर्णय प्रकरण क्र. १९६ २२-५-६६
 रोजी चलन क्र. १० २१/०६ २२-५-६६
 मुंबई मुद्रांक अधिनियम १९५६ च्या अन्वये २२-५-६६
 ६३००/- २२-५-६६
 २२-५-६६



कडम-१.
 २००३/२-२९
 १९६६

THIS LEASE made at Thane, the 3rd
 day of June One thousand nine
 hundred and ninety nine BETWEEN MAHARASHTRA
 INDUSTRIAL DEVELOPMENT CORPORATION, a
 Corporation constituted under the Maharashtra
 Industrial Development Act, 1961 (MAH. III of
 1962) and having its Principal Office at
 Orient House, Adi Marzban Path. Ballard
 Estate, Mumbai- 400 038, hereinafter called
 " the Lessor " (which expression shall unless
 the context does not so admit, include its
 successors and assigns) of the One Part; AND
 MESSRS PRABHAT TRADING & MANUFACTURING
 COMPANY PRIVATE LIMITED a Company
 incorporated under the Companies Act, 1956
 and having its registered office at Plot No.
 A-143, Phase-I, MIDC Dombivli-421 203.



hereinafter called "the Lessee" (which expression shall unless the context does not so admit include its successor or successors in business and permitted assigns) of the Other Part,

कत न-३
२००३/३-२७
११६६

WHEREAS by an Agreement dated the 25th day of August 1978 and made between the Lessor of the One Part and the Lessee of the Other Part the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement a Lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned.

Recitals

AND WHEREAS pursuant to the said Agreement the Certificate of Completion thereby contemplated has been granted.

AND WHEREAS, for the purpose of stamp duty, recurring charges such as Government revenue, the Lessor's share of cesses and the owner's share of Municipal or Village Panchayat rates or taxes, which the Lessee has agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs. 900/- approximately per annum.

NOW THIS LEASE WITNESSETH as follows:

1. In consideration of the premises and of the sum of Rs.45,000/- (Rupees Forty Five Thousand only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements

Description of Land.

Handwritten initials or signature.



कतम-१.
2003/8-29
१९६६

on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land known as Plot No. A-143 in the Dumbivli Industrial Area, Phase-I within the village limits of Asde-Golivali and within the limits of Kalyan-Dumbivli Municipal Corporation, Taluka and Registration Sub-District Kalyan, District and Registration District Thane, containing by admeasurement 1000 square metres or thereabouts and more particularly described in the First Schedule hereunderwritten and shown surrounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER with all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of Ninety Five years computed from the first day of August 1978 subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "the Chief Executive Officer" which expression shall include any other officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise



M
A



demised premises for a further term of Ninety Five years on payment of premium as may be determined by the Lessor and with covenants, provisos and stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred to in such Lease shall be such as the Lessor may direct.

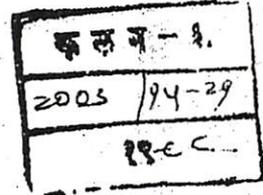
8. The stamp duty and registration charges in respect of the preparation and execution of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee.

9. The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF SHRI S. G. Patil, the Regional Officer, Thane, of the MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, has for and on behalf of the MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, the Lessor abovenamed set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Lessee hath caused its Common Seal to be affixed hereto the day and year first abovementioned.

FIRST SCHEDULE
(Description of Land)

All that piece or parcel of land known as Plot No. A-143 in the Dombivli Industrial Area, Phase-I within village limits of Aunde-Golivali and within the limits of Kalyan Dombivli Municipal Corporation, Taluka and Registration Sub District Kalyan, District



Costs and charges to be borne by the Lessee.

Marginal Notes.

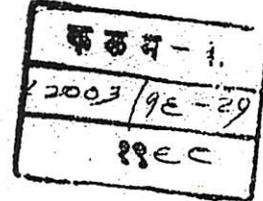


Handwritten signatures and initials in black ink.



and Registration District Thane, containing by admeasurement 1000 square metres or thereabouts and bounded by red coloured boundary line on the plan annexed hereto that is to say :-

On or towards the North by :Plot No. A-142
On or towards the South by :Plot No. A-144
On or towards the East by :Plot No. A-150
On or towards the West by :Transmission Line
and Estate Road



SECOND SCHEDULE
(Building Regulations)

1. The Building Regulations of "A" class Municipal Council or the Building Regulations of the respective Local Authority/Planning Authority as amended from time to time will be Building Regulations applicable for development of the Plots in Industrial Area.
2. Periphery of the Plot shall be utilised for the purpose of planting trees. At least one tree shall be planted per 200 square metres and one tree at a distance of 15 metres on the frontage of road or part thereof but within the demised premises.
3. The Lessee shall not use the land for any purpose except as a factory for manufacture. It shall not be used for obnoxious Industries a list whereof is attached.
4. The Lessee shall obtain a No Objection Certificate from the Department of Environment/Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 as regards the water pollution as also air pollution and shall duly comply with the directions which may from the time to

Handwritten signatures and initials.



MODEL CODE OF CONDUCT FOR VALUERS

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.



A. V. Shetty & Associates

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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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.



A. V. Shetty & Associates

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.

Date: 11.12.2023

Place: Mumbai,



Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

a. v. shetty & associates
CHARTERED ENGINEERS & GOVT. REGISTERED VALUERS
PANEL VALUERS AND TECHNICAL APPRAISERS FOR BANKS,
FINANCIAL INSTITUTIONS & INCOME TAX DEPT.
RBI REGISTERED VALUERS UNDER THE INSOLVENCY AND BANKRUPTCY CODE 2016.
103, Navin Asha, First Floor, Dadasaheb Phalke Road,
Dadar (E), Mumbai - 400 014.
Phone: 91-22-24115420 / 40104747
Direct 91-22-24152664 * Email id : rtnaks@gmail.com