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A. N. MATE

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GOVT. APPROVED VALUER,

REGD. NO. 960/2023-24

ADEPT CONSULTANTS,

Phone: 0231 - 2658819, 2669819

Date: 19th September, 2024.

JOB NO. JM / 24 / VP - 313

To,

The Chief Manager,

State Bank of India,

Branch – Shivaji Udyamnagar Industrial Estate,

Opp. Indian Oil Petrol Pump, Kolhapur,

Tal. Karveer, Dist. Kolhapur.

Sub : Valuation of the Property.

Dear Sir,

Please find enclosed herewith the "VALUATION REPORT" in duplicate.

1. Purpose of the Valuation : For Bank Purpose.
2. Name of the Owner : M/s. Marvelous Metals Pvt. Ltd.
3. Location : Plot No. E-3, MIDC Gokul Shirgaon
Tal. Karveer Dist Kolhapur, Pin Code - 416234.
4. Date of Valuation : 19th September, 2024.

I hereby declare that,

- a) The information furnished above and in the enclosed report is true and correct to the best of my knowledge and belief.
- b) I have no direct and indirect interest in the property valued.
- c) I have personally inspected the property.

Kindly note and consider that I have given present market value and it may vary on either side by 10%.

(Signature of the Registered Valuer)

VALUATION REPORT (IN RESPECT OF LAND)

| I | | GENERAL |
|-----|---|--|
| 1. | Purpose for which the valuation is made | For Bank Purpose |
| 2. | a) Date of inspection | 7 th September, 2024 |
| | b) Date on which the valuation is Made. | 19 th September, 2024 |
| 3. | List of documents produced for perusal | |
| | i) Lease Deed Copy of Plot No. E-3 | (Doc No. 2288/1-28) Dt. 10/08/2000 |
| | ii) Sanctioned building plan | KOL-18-2017-/PSD/12PIC/515/2017 |
| | iii) Completion certificate | Date - 10/06/1997 |
| 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. Marvelous Metals Pvt. Ltd. Plot No. E-3, MIDC Gokul Shirgaon Tal Karveer Dist Kolhapur, Pin Code - 416234. |
| 5. | Brief description of the property (Including leasehold / freehold etc) | Leasehold N.A. Land. With Factory sheds |
| 6. | Location of property | |
| | a) Plot No. / Survey No. | Plot No. E-3, Gokul Shirgaon Industrial Area |
| | b) Door No. | N.A. |
| | c) T. S. No. / Village | Village Tamgaon. |
| | d) Ward / Taluka | Tal. Karveer |
| | e) Mandal / District | Dist. Kolhapur |
| | f) Pin Code | Pin Code - 416234 |
| 7. | Postal address of the property | Plot No. E-3, MIDC Gokul Shirgaon Tal Karveer Dist Kolhapur, Pin Code - 416234. |
| 8. | Coming under Corporation limit Village Panchayat / Municipality. | Gokul Shirgaon Industrial Area, Kolhapur. |
| 9. | Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area | No |
| 10. | Is any conversion to house site plots contemplated? | Industrial Plot. |

| | | | |
|--|---|--|-----------------------|
| 11. | Boundaries of the property Plot No. E-3 | | |
| | East | Plot No. E-4 | |
| | West | Plot No. E-2 | |
| | South | MIDC Road | |
| | North | Plot No. E-15, E-16 & part of Plot No. E-14 & E-17. | |
| 12 | Dimensions of the site | A | B |
| | | As per the Deed | Actual |
| | East | 62.00 | 62.00 |
| | West | 132.00 | 132.00 |
| | South | 61.60 | 61.60 |
| | North | 132.00 | 132.00 |
| | Total area | 8158.00 Sq. m. | 8158.00 Sq. m. |
| 13 | Latitude, Longitude and Coordinates of the site | Latitude = 16. 681360 N, Longitude = 74.259280 E, | |
| 13. A | Extent of the site | 8158.00 Sq. m. | |
| 14 | Extent of the site considered for valuation (least of 12 A & 12 B) | Considered for valuation purpose 8158.00 Sq. m. | |
| 15 | Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month. | Owner occupied | |
| 16 | Income received (per year) | N.A. | |
| II. CHARACTERISTICS OF THE SITE | | | |
| 1. | Whether the land under consideration is suitable for cultivation | N.A. | |
| 2. | Irrigation facilities – canal / well / bore / rain-fed | N.A. | |
| 3. | Possibility of frequent flooding / submerging | No | |
| 4. | Level of land with topographical conditions. | Above Road Level | |
| 5. | Shape of land | Rectangular Shaped Plot. | |
| 6. | Is it a Land – locked land? | No | |
| 7. | Whether any cottages / buildings exist in the Land? | No | |

| | | |
|-----|--|--------------------------------|
| 8 | Whether fencing and gates are arranged? | Yes |
| 9 | General conditions of the land | Leveled Land |
| 10 | Quality of soil of the Land | Hard Murum |
| 11 | Whether the land is situated on a Main / National Highway Road? If not, distance from the Main /Highway Road. | Gokul Shirgaon MIDC |
| 12 | Types of crops grown | N.A. |
| 13 | Water supply & electricity facilities. | Provided |
| 14 | Advantage of the site | |
| | 1 | All infrastructure available |
| | 2 | Good Industrial area |
| 15. | Disadvantages of the land | No |
| 16. | 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). | No Threat of Land Acquisition. |

| PART – A (VALUATION OF LAND) | | |
|----------------------------------|---|---|
| 1. | Size of plot | |
| | North & South | 62.00 M. X 61.60 M. |
| | East & West | 132.00 M. X 132.00 M. |
| 2. | Total extent of the plot | 8158.00 Sq. m. |
| 3. | Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas) | Rs. 9,000.00 to 10,000.00 Per Sq. m. |
| 4. | Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) | Government Plot Value. Government Rate Rs.1030.00 per Sq. m. 8158.00 Sq. m. X Rs. 1030.00 a) Govt. Plot Value = Rs. 0, 84, 02,740.00 b) Govt. building Value = Rs. 2, 07, 91,485.00 <hr/> Total Govt. Value = Rs. 2, 91, 94,225.00 |
| 5. | Assessed / adopted rate of valuation | Rs. 9,000.00 per Sq. m. |
| 6. | Estimated Value of Land | = 8158.00 Sq. m. X 9,000.00 per Sq. m. = Rs. 7, 34, 22,000.00 |
| PART – B (VALUATION OF BUILDING) | | |

| Technical details of the building | | |
|-----------------------------------|--|--|
| a) | Type of Building (Residential / Commercial / Industrial) | Industrial Factory Sheds |
| b) | Type of construction (Load bearing / RCC / Steel Framed) | RCC Framed structure & RCC Structural sheds |
| c) | Year of construction | @1997 |
| d) | Number of floors and height of each floor including basement, if any | Structural Shed = 9.00 M. Ht. RCC Ground Floor = 4.80 M.Ht. RCC First Floor = 3.90 M. Ht.. |
| e) | Plinth area floor-wise (As per sanctioned building plan copy) | a) RCC office (G+1) = 584.86 Sq. m. b) Lunch Room & Cabins First Floor = 338.78 Sq. m. c) Machine shop (D & E) = 783.27 Sq. m. d) Foundry Shop (A) = 964.35 Sq. m. e) Foundry Shop (B) = 994.19 Sq. m. f) Fetting Shop (C) = 275.84 Sq. m. g) Store = 53.88 Sq. m. h) Toilet = 29.45 Sq. m. i) Meter Room = 12.6 Sq. m. |
| f) | Condition of the building | |
| | 1 Exterior - Excellent, Good, Normal, Poor | Good |
| | 2 Interior - Excellent, Good, Normal, Poor | Good |
| g) | Date of issue and validity of layout of approved map / plan | 10/06/1997 |
| h) | Approved map / plan issuing authority | Gokul Shirgaon MIDC. |
| i) | Whether genuineness or authenticity of approved map / plan is verified | No |
| j) | Any other comments by our empanelled valuers on authentic of approved plan | No |

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

| S. No. | Description | Ground floor & First floor |
|--------|--|--|
| 1. | Foundation | RCC Footings |
| 2. | Basement | --- |
| 3. | Superstructure | 230 thk. BB Masonry Partly Precoated sheet Cladding partly. |
| 4. | Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber) | Aluminum Sliding Windows, MS Rollining shutters. |
| 5. | RCC works | a) RCC Footings, columns, Beams,. Slabs, lintel, chajja. etc. |

DETAILS OF VALUATION

| Sr. No. | Particulars of item | Plinth Area (in Sq.m.) | Roof ht | Age of building | Replacement rate of construction Rs. | Replacement cost Rs. | Depri. Rs. (%) | Net value after depreciation Rs. |
|---------|-------------------------------|------------------------|---------|-----------------|--------------------------------------|----------------------|----------------|----------------------------------|
| a) | Office(G+1) | 584.86 | 3.05 M | @27 Year | 12,000.00 | 70,18,320.00 | 55 % | 31,58,244.00 |
| b) | Lunch, Store, President cabin | 338.78 | 3.05 M | @27 Year | 12,000.00 | 40,65,360.00 | 55 % | 18,29,412.00 |
| c) | Machine Shop (D & E) | 783.27 | 7.00 M | @27 Year | 10,000.00 | 78,32,700.00 | 55 % | 35,24,715.00 |
| d) | Foundry Shed (A) | 964.35 | 9.0 M | @27 Year | 12,000.00 | 1,15,72,200.00 | 55 % | 52,07,490.00 |
| e) | Foundry Shed (B) | 994.19 | 9.0 M | @27 Year | 12,000.00 | 1,19,30,280.00 | 55 % | 53,68,626.00 |
| f) | Fettling Shop (C) | 275.85 | 5.0 M | @27 Year | 4,500.00 | 12,41,325.00 | 55 % | 05,58,596.00 |
| g) | Store | 53.88 | 3.0 M | @27 Year | 4,500.00 | 2,42,460.00 | 55 % | 01,09,107.00 |
| h) | Toilet | 29.45 | 3.0 M | @27 Year | 10,000.00 | 2,94,500.00 | 55 % | 01,32,525.00 |
| i) | Meter Room | 12.6 | 3.0 M | @27 Year | --- | Lump Sum | --- | 30,000.00 |
| j) | Under ground Water Tank | 98,800.00 Litre | | @27 Year | 5.00 / Ltr | 4,94,000.00 | 55 % | 2,22,300.00 |
| k) | Watchman Cabin | 5.58 | 2.5 M | @27 Year | --- | Lump Sum | --- | 40,000.00 |
| l) | Compound Wall | 387.6 Rmt. | | @27 Year | 3,500.00 | 13,56,600.00 | 55 % | 6,10,470.00 |
| | | | | | | | Total | 2,07,91,485.00 |

Part – C (Extra Items) Building: NO

| | | |
|----|------------------------------------|-----|
| 1. | Portico | --- |
| 2. | Ornamental front door | --- |
| 3. | Sit out/Verandah with steel grills | --- |
| 4. | Over head water tank | --- |
| 5. | Extra Steel/Collapsible gates | --- |
| | TOTAL | --- |

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

(E-3)

| | | |
|---------|---------------------------------------|----------------------|
| Part- A | Land | Rs. 7, 34, 22,000.00 |
| Part- B | Building | Rs. 2, 07, 91,485.00 |
| Part- C | Extra Items | --- |
| Part- D | Amenities | --- |
| Part- E | Miscellaneous | --- |
| Part- F | Services(Compound & Site development) | --- |
| | Total | Rs. 9, 42, 13,485.00 |
| | Say | Rs. 9, 42, 13,000.00 |

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is Rs. 9, 42, 13,000.00 (Rs. Nine Crore Forty Two Lakh Thirteen Thousand Only) The Realisable value of the above property is Rs. 8, 47, 91,700.00 (Rs. Eight Crore Forty Seven Lakh Ninety One Thousand Seven Hundred Only). The Distress value Rs. 7, 06, 59,750.00 (Rs. Seven Crore Six Lakh Fifty Nine Thousand Seven Hundred Fifty Only) & The Government value of the property is Rs. 2, 91, 94,225.00 (Rs. Two Crore Ninety One Lakh Ninety Four Thousand Two Hundred Twenty Five Only.)

Place: Kolhapur.

Date: 19th September, 2024

Signature

(Name & Seal of Approved Valuer)