

Form - 0 - 1

REPORT OF VALUATION OF IMMOVABLE PROPERTY

I. GENERAL INFORMATION

Ref No. ADI/BOM/TARDEO/PS/SD/2024-25/ADI24-1721		
1.	a. Purpose for which valuation made	To determine the Fair Market value of the Property.
	b. Fresh Valuation/Revaluation	Fresh Valuation
	c. Bank & Branch	Bank of Maharashtra, Tardeo Branch.
	d. Report Dated	15/11/2024
2.	Date on which valuation visit	06/11/2024
3.	Name of the Owner / Purchaser	M/s. Unitech International Limited. Represented by its Director & Authorised representative Mr. Dhruv Desai.
4.	If the property is under joint ownership/ share of each owner. Is the share undivided?	Single Ownership
5.	Brief description of property	Industrial Factory Sheds situated on N.A. Plot No. 2 of Land Bearing Survey No. 186 at Village Surangi, Behind Sumita Tex Spin Pvt. Ltd. Company, Silvassa, Union Territory of Dadra and Nagar Haveli – 396 230.

Address of the Property:

Industrial Factory Sheds situated on N.A. Plot No. 2 of Land Bearing Survey No. 186 at Village Surangi, Behind Sumita Tex Spin Pvt. Ltd. Company, Silvassa, Union Territory of Dadra and Nagar Haveli – 396 230.

We referred to the photocopy copies provided by client to us:

1. **Sale Deed** Dated 29/12/1995 between Mr. Ibrahim Mohamed Adam (Vendor) And Uni Tech Poly Packaging Limited (Purchaser)
2. **Memorandum of Release And Redeposit of Title Deed** Dated 10/02/2017 Between M/s. Unitech International Limited (Mortgagor) And Bank of Maharashtra (The Bank / Mortgagee)
3. **Copy of Fresh Certificate of Incorporation Consequent on Change of Name** Dated 21/04/1997.
4. **Construction Permission** No. TPS/OP-FB/Surangi/SN/186/PN/2/97/264 Dated 17/03/1997 issued by Town Planner of Dadra and Nagar Haveli (UT)
5. **N.A. Permission No.** 1-1(182)/RD/NA/2158 Dated 28/03/1995 issued by Collector of Dadra and Nagar Haveli (UT)
6. **Layout Plan No.** RD/LND/186/Layout/6200/95 Dated 21/09/1995 issued by Collector of Dadra and Nagar Haveli (UT)
7. **Old Valuation Report** of Shree Technical Consultants & Valuer Dated 07/03/2018.

Brief Description: Property is situated at 31 km away from Vapi Railway Station. The structure of the Industrial Factory is Ground Floor (3 Sheds). Building is 27 years old (As per Construction Permission). So, the future life of the building is 23 years subject to proper & regular maintenance. The industrial factory is having Metal I-Beam Section Covered with AC Sheet Roofing, height is 38 feet.			
Nearest Landmark	:	Behind Sumita Tex Spin Pvt. Ltd. Company.	
Property is bounded by		As per Sale Deed	As per Site Visit
North	:	Survey No. 187	Sumita Tex Spin Pvt. Ltd.
South	:	Survey No. 161 & 185/1.	Open Plot.
East	:	Road & Common Plot of	Open Plot / Road.
	:	Survey No. 186	
West	:	Survey No. 261 & 187.	Sanathan Textiles Ltd.
Accommodation	:	N.A. Land & Industrial Factory Sheds.	
Area: (As per Sale Deed) Plot Area – 5729.55 Sq. Mtr.			
Area: (As per Construction Permission) Built up Area – 23010 Sq. ft.			
Carpet Area: (As per Measurement) Sheds – 20001 Sq. ft. Room – 206 Sq. ft. Toilet Blocks – 173 Sq. ft.			
Location, Street, Ward No.		Behind Sumita Tex Spin Pvt. Ltd. Company, Velugam Road, Silvassa, Union Territory of Dadra and Nagar Haveli – 396 230.	
7.	Whether approved plan or occupation	Details not available.	
8.	Survey No. of Land	Plot No.2, Survey No. 186 at Village Surangi	
9.	Is the property situated in Residential/ Commercial/ mixed / industrial area.	Residential & Industrial Locality	
10.	Classification of locality-high class/ middle class / poor class.	Middle Class Locality	
11.	Proximity to civic amenities like schools, Property s, hospitals, market, Cinemas, Railways etc.	Available in nearby vicinity within.	
12.	Means and proximity to surface communication by which the locality is served.	Railway, Local Transport, Autos, etc.	
13.	Furnish technical details of the building on separated sheet (the annexure to this form may be used).	-	
14.	Is the property owner occupied, tenant, or both	Vacant.	

II. CHARACTERISTICS OF THE SITE

1.	Classification of Locality	Middle Class.
2.	Development of surrounding areas	Developing.
3.	Possibility of frequent Flooding/ Submerging	No.
4.	Feasibility to the Civic amenities like School, Hospital, Bus stop, Market etc.	All Basic Amenities Available Nearby.
5.	Level of Land with topographical conditions	Level.
6.	Shape of Land	Irregular.
7.	Type of use to which it can be put	Non-agricultural land.
8.	Any usage restriction- Lake or Slum, Polluting Industrial Units, H. T. Lines and any factors which affect the Marketability of the site	No.
9.	Is it a Land- Locked Land?	No.
11.	Corner Plot or Intermittent Plot?	Intermittent Plot.
12.	Availability of Road facilities	Yes.
13.	Type of Road available at present	Tar Road.
14.	Width of Road- is it below 20 ft. or more than 20 ft.	Yes, below than 20 ft.
15.	Water supply / potentiality	Yes.
16.	Underground sewerage system	Yes.
17.	Power supply is available in the site	Yes.
19.	General remarks, if any like threat of Acquisition of Land for Public service purposes, Road widening or applicability of CRZ provisions etc. (distance from the sea coast / tidal level must be incorporated)	No.

III. SALES AND MARKETABILITY

1.	Give instances of sale of immovable property in the locality on a separate sheet, including the name and address of the property, registration No., sale price and area land sold.	Rate is adopted as per till date experience and office data
2.	Market Rates adopted for Industrial	Rate adopted for valuation: Rs. 10,000/- per Sq. Mtr. on Land Area as per location & Rs. 800/- per Sq. Ft. on Construction Area as per location Factors considered For Valuation: Location, locality, facility, amenities, business potential, market supply and demand, local nearby enquiry, market research.
3.	If sale instance are not available or relied upon, basis of arriving at the land rate.	As per enquiry in local market the rate prevailing in nearby area ranges between @ Rs. 9,500/- to Rs. 10,500/- per Sq. Mtr. on Land Area & Rs. 700/- to Rs. 900/- per Sq. Ft. on Construction Area But considering the location, locality, potential market supply and demand, marketability and research a rate of Rs. 10,000/- per Sq. Mtr. on Land Area & Rs. 800/- per Sq. Ft. on Construction Area As per location therefore our computed price as valued is justified.

Part A (Valuation of the Property)

1.	Technical details of the building			
	a) Type of Building (Residential/ Commercial / Industrial)	Industrial		
	b) Type of Construction (Load Bearing / RCC / Steel Framed)	Metal I-Beam Section.		
	c) Year of Construction	Year 1997 (As per Constriction Permission)		
	d) Number of floors and height of each floor including basement, if any	Ground Floor, Floor Height is 38 feet		
	e) Area of Property	Plot Area – 5729.55 Sq. Mtr. Construction Built up Area – 23010 Sq. ft. (As per Sale Deed & Construction Permission)		
	f) Condition of the Building	Poor.		
	i) Exterior – Excellent, Good, Normal, Poor	Poor.		
Value of Property -				
	Description	Area in sq. mtr. / sq. ft.	Rate Adopted	Value
	A) Plot Area	5729.55 Sq. Mtr.	10,000/-	5,72,95,500/-
	B) Construction Built up Area	23010 Sq. ft.	800/-	1,84,08,000/-
Total Fair Market Value (A+B)				7,57,03,500/-

Specifications of Construction

Sr. No	Description	
1	Foundation	Foundation Type - RCC
2	Basement	No.
3	Lift (Proposed)	No.
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Not Applicable.
5	RCC Works	RCC
6	Plastering	Cement Paint.
7	Flooring, Skirting, Dado	Cement Concrete & Spartek Tiles Flooring.
8	Special finish as marble, granite, wooden panelling, grills etc.	No
9	Roofing including weatherproof course	AC Sheet Roof
10	Drainage	Connected to Municipal Sewer Line

2.	Compound Wall	
	Height	-
	Length	-
	Type of Construction	-
3.	Electrical installation	
	Type of Wiring	Surface
	Class of fittings (superior / ordinary/ poor)	Ordinary
	Number of Light Points	As per requirements
	Fan Points	As per requirements
	Spare Plug Points	As per requirements
	Any other item	-
4.	Plumbing installation	
	a) No. of water closet and their type	As per requirements
	b) No. of Wash basins	As per requirements
	c) No. of Urinals	As per requirements
	d) No. of Bathtubs	-
	e) Water Meters, taps etc	As per requirements
	f) Any other fixtures	-

- **Fair Market Value of the Property –**
= Rs. 7,57,03,500/- (Rupees Seven Crore Fifty-Seven Lakh Three Thousand Five Hundred Only)
- **Realizable Value of Property –**
= Rs. 6,43,47,975/- (Rupees Six Crore Forty-Three Lakh Forty-Seven Thousand Nine Hundred & Seventy-Five Only)
- **Distress Value of Property –**
= Rs. 5,29,92,450/- (Rupees Five Crore Twenty-Nine Lakh Ninety-Two Thousand Four Hundred & Fifty Only)
- **Govt. Value of Land (A) – Rs. 1290/- Sq. Mtr. = Rs. 73,90,732/-**
Govt. Value of Construction (B) – Rs. 350/- Sq. Ft. = Rs. 80,53,500/-
Total Value (A+B) = Rs. 1,54,44,232/- (Year -2015)

Remarks:

1. The said property is N.A. Land & Industrial Factory Sheds.
2. Our Engineers have personally inspected the property with Mr. Suraj Gavit & Mr. Shivkumar Gupta (Watchman) by informing the branch manager of Bank of Maharashtra, Silvassa Branch.
3. We have adopted the sale rate based on our local inquiries and as per prevailing market rate in the vicinity.
4. Since it is a NPA Case, the value assessed is considering that the value may be used to declare the reserve price for auctions procedures for asset recovery in future. This value shall not be used for further sanction of additional loan.
5. Area considered for valuation is as per sale deed & construction permission.
6. Sanction plan and Occupancy Certificate not made available to us, Bank has to verify all legal & technical documents by their end.

Place: Thane.

Dated: 15/11/2024

Authorized Signatory
Dinesh P. Warade

SUMMARY

Sr. no.	Particulars	Details / Information
1	Name of the Branch	: Tardeo Branch
2	Name of the Borrowers / Purchaser	: M/s. Unitech International Limited. Represented by its Director & Authorised representative Mr. Dhruv Desai.
3	Name of the Valuer / Firm	: M/s. archinova design inc.
4	Date of Visit by Valuer	: 06/11/2024
5	Description of Property/Properties	:
a	Name of the Owner / Mortgagor	: M/s. Unitech International Limited. Represented by its Director & Authorised representative Mr. Dhruv Desai.
b	Address of the property being valued	: Industrial Factory Sheds situated on N.A. Plot No. 2 of Land Bearing Survey No. 186 at Village Surangi, Behind Sumita Tex Spin Pvt. Ltd. Company, Silvassa, Union Territory of Dadra and Nagar Haveli – 396 230.
c	Extent of area (in acres/hectars/sq. meter/sq. feet)	: Plot Area – 5729.55 Sq. Mtr. Construction Built up Area – 23010 Sq. ft. (As per Sale Deed & Construction Permission)
d	Survey No/Gut No./ CST No/House No.	: Plot No.2, Survey No. 186 at Village Surangi
e	Type of Land	: Non-Agricultural land
f	Nature of Property	: Industrial
g	In possession of / Occupancy	: Vacant
h	Boundaries	: As per Site Visit
	North	: Sumita Tex Spin Pvt. Ltd.
	South	: Open Plot.
	East	: Open Plot / Road
	West	: Sanathan Textiles Ltd.
i	Fair Market Value of the Property	: Rs. 7,57,03,500/-
j	Realizable Value of the Property	: Rs. 6,43,47,975/-
k	Distress Value of the Property	: Rs. 5,29,92,450/-
l	Value of the Property as per the Govt. Ready Reckoner (Year 2015)	: Rs. 1,54,44,232/-

Above property is properly demarcated / un-demarcated and the boundaries of the property are identified / identifiable / unidentifiable.

Place: Thane
Dated: 15/11/2024

Authorized Signatory
Dinesh P. Warade

Disclaimers

- *Our report should be read along with the below given disclaimers.
- *We have no direct or indirect interest in the assets valued.
- *Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.
- *The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.
- *The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/ structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.
- *As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.
- *Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.
- *It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any, should be brought to the notice of M/s. Archinova Design Inc. (ADI) within 15 days and ADI is not responsible for any change in contents after expiry of 15 days from the date of the report.
- *Encumbrances of loan, govt. and other statutory dues, stamp duty, regtn. Charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.
- *The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.
- *It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet Lamp (UVL) machine.
- *It should be noted that ADI's value assessments are based on the facts and evidence available during &at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.
- *The report is issued at the specific request of the party for a specific purpose and the said report is not valid if the purpose of use and party is different.

Assumptions and Limiting conditions

- *Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.
- *In case of any dispute, assumption taken by Valuer shall overrule any other assumptions.
- *Due to peculiarity of real estate transaction in our country, oral information furnished by various agencies is relied upon in good faith.
- *We have not verified if the property is hypothecated/mortgaged to any financial institutions/banks and is valued considering property is not hypothecated/mortgaged.
- *There is compliance with zoning and land use regulation
- *There is compliance with environmental laws, all other laws whatsoever which may affect the value of asset.
- *All licences necessary to operate the asset have been obtained
- *The asset would be properly maintained over its balance life
- *In case of any legal dispute or disagreement of any fact(s), then the maximum liability of Valuer(s)

for payment of professional indemnity is limited to 25% of the professional fees received from the client.

Caveat

*This report is an Intellectual Property of the Valuer and neither the whole nor part of valuation report or any other reference to it may be Copied/Xeroxed or included in any published document, circular or statement nor published in any publication without the Valuer's written approval.

*Any sketch, plan or map in this report is included to assist the reader in visualizing the asset

*The Valuer is not required to give testimony or to appear in court by reason of this valuation report, appearance in the court is out of scope of the assignment.

If our appearance is required, we will be only pleased to appear and give our clarifications, provided the fees for each appearance(including out of pocket expenses) are pre-determined.

*If the report is tampered or unsigned in any manner then it shall be considered void.

*Validity of this report is and on date of valuation report only.

*This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation.

*This valuation report do not cover any indemnity(other than the limited liability mentioned as above).

General

*This 'Terms & Conditions' overrules any other previously agreed conditions/disclaimers/agreement. If these are unacceptable, then, the report is considered null & void.

*It is mandatory for societies older than 15 yrs. To conduct a structural audit of the building every 5 yrs. & after 30 yrs. Every 3 yrs. This applies to existing structures as well as upcoming buildings.

Bank is advised to obtain the said structural audit certificate from competent authority , to be arranged by the concerned society.

Declaration

*We declare that we have physically identified the boundaries of the property.

*None of our associates nor myself have any direct/indirect interest in the advances or assets valued.

*We have not been dismissed/removed from govt. Service or convicted of any offence connected with any proceedings of income tax act ,gift tax act or have been blacklisted by any banking company/govt. Department/public sector enterprises.

Place: Thane

Dated: 15/11/2024

Authorized Signatory

Dinesh P. Warade

Address: 1, Gr. Floor, New
Bhushan, Teen Hath Naka,
Survewadi, M.S Road, Thane (W) -
400 604.

Ref. No. ADI/BOM/TARDEO/PS/SD/2024-25/ADI24-1721

Visit Date: 06/11/2024.

Applicant Name: M/s. Unitech International Limited.

PHOTOGRAPHS



View of Entrance



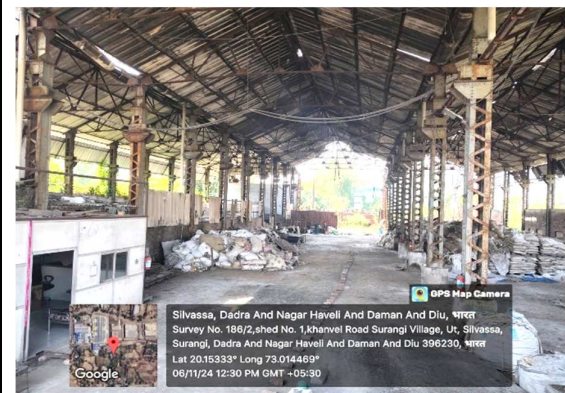
View of Shed



View of Shed



View of Shed



View of Shed



View of Shed

Ref. No. ADI/BOM/TARDEO/PS/SD/2024-25/ADI24-1721

Visit Date: 06/11/2024.

Applicant Name: M/s. Unitech International Limited.

PHOTOGRAPHS



View of Shed



View of Shed



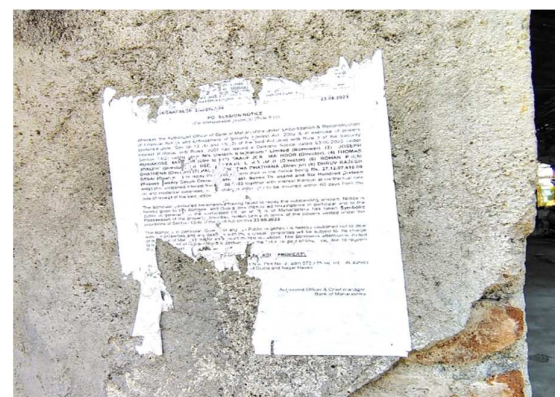
View of Shed



View of Shed



View of Room



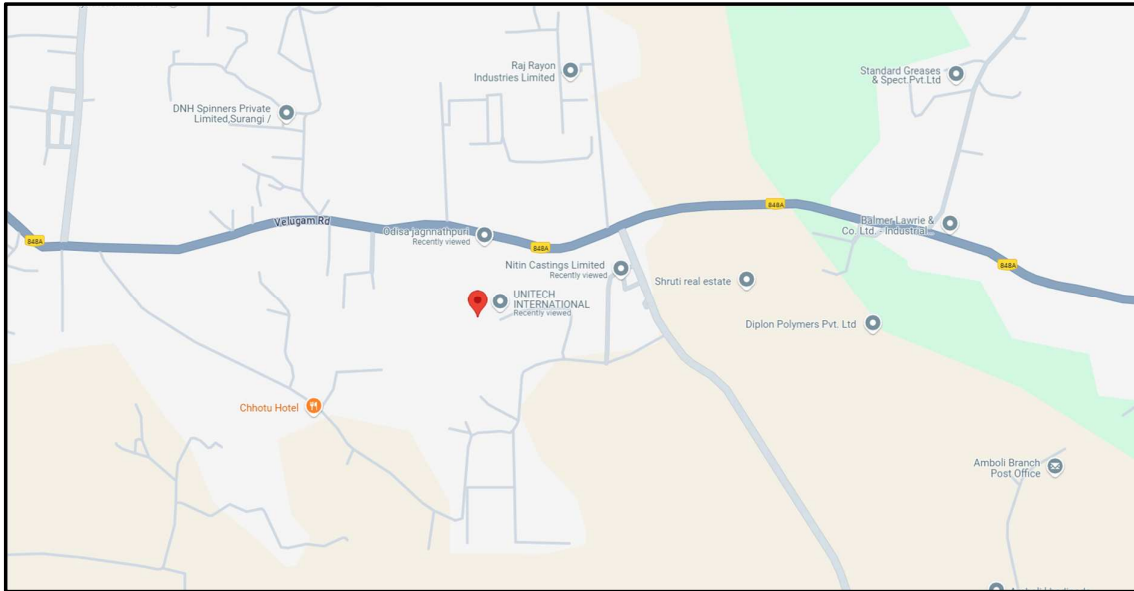
View of Letter

Ref. No. ADI/BOM/TARDEO/PS/SD/2024-25/ADI24-1721

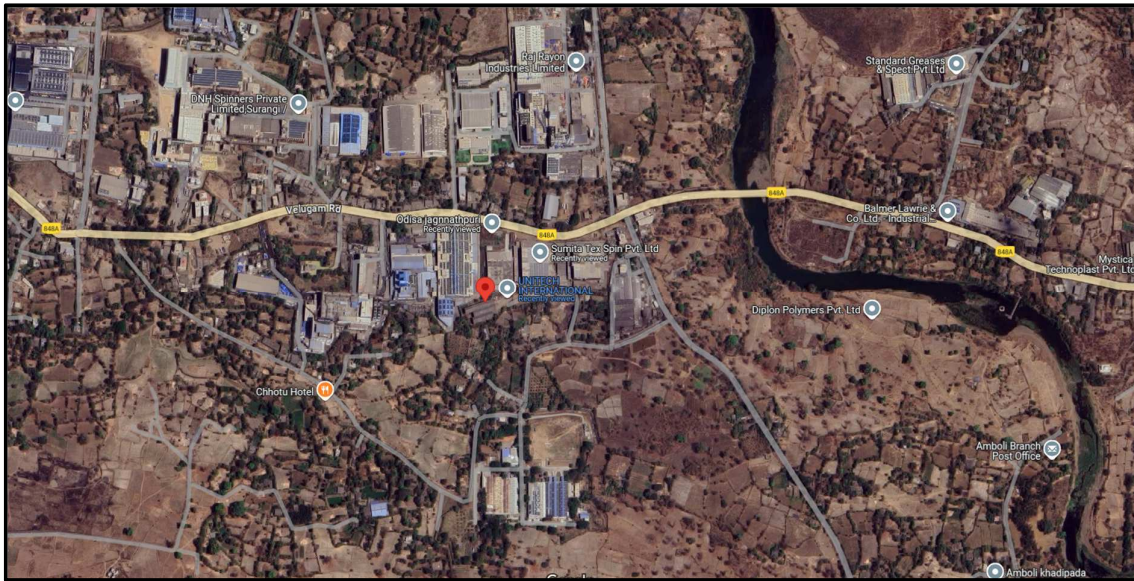
Visit Date: 06/11/2024.

Applicant Name: M/s. Unitech International Limited.

Google Map



Satellite Map



Latitude & Longitude: 20.153391, 73.014343

Ref. No. ADI/BOM/TARDEO/PS/SD/2024-25/ADI24-1721

Visit Date: 06/11/2024.

Applicant Name: M/s. Unitech International Limited.

SDRR (YEAR 2015)

Administration of
Dadra and Nagar Haveli (U.T)
(Revenue Department)
Silvassa

No. Adm/RD/RTS/Rate/2015/

Date: /10/2015
Silvassa

Read: 1) Approval of Hon'ble Administrator Vide Diary No. 7200 Dt. 09/ 10 /2015, in
File No. Adm/RD/RTS/Rate/2007 at N/ 60 dated: 09 / 10 /2015

ORDER

With a view to bring in transparency in the transaction of land and to safeguard the Government Revenue in the form of Stamp Duty, the U.T. Administration of Dadra and Nagar Haveli hereby revises Circle Rate (Minimum rate at which transaction is permissible by the Administration) of Agricultural land and Non Agricultural land, patelad and village wise as indicated below:

Sr. No.	Village	Existing Rate (Agricultural) per sq.mt	Existing Rate (N. A.) per sq.mt	Revised Rate (Agricultural) per sq.mt	Revised Rate (N. A.) per sq.mt
Amboli Patelad					
1	Amboli	260	520	420	840
2	Bindrabin	175	350	290	570
3	Dolara	210	420	340	680
4	Kala	450	750	730	1210
5	Karchgam	300	600	490	970
6	Khadoli	335	670	540	1080
7	Kherdi	350	700	570	1130
8	Parzai	150	540	250	870
9	Tinoda	300	800	490	1290
10	Velugam	250	500	410	810
Dadra Patelad					
11	Dadra	600	1200	970	1940
12	Demni	600	1200	970	1940
13	Tighra	600	1200	970	1940
Dapada Patelad					
14	Apti	150	300	250	490
15	Chikhli	150	300	250	490
16	Chinchpada	300	600	490	970
17	Dapada	300	600	490	970
18	Pati	400	800	650	1290
19	Surangi	400	800	650	1290
20	Vasona	600	1250	970	2020
Dudhat Patelad					

Applicant Name: M/s. Unitech International Limited.

SDRR (YEAR 2015)

Administration of Dadra and Nagar Haveli (U.T) (Revenue Department) Silvassa			
No.ADM/RD/Properties/Circle Rate/ 78/Rev (5)/2015		Dated: 28/12/2015	
<u>ORDER</u>			
Subject: Circle Rate of Constructed Properties in U.T. of Dadra & Nagar Haveli.			
<p>The Administration of U.T. of Dadra and Nagar Haveli is hereby pleased to fix the Circle Rates of Constructed Properties in U.T. of Dadra & Nagar Haveli i.e. Dwelling Units or Houses, Industrial Buildings and Commercial Buildings for the purpose of charging of Stamp Duty/Registration Fee during transfer/registration of properties as under:</p>			
(A) <u>COST OF CONSTRUCTION OF BUILT UP AREA</u>			
Sr. No	Description of Property	Category	Minimum cost of Construction (A)
1.	Bungalows/Individual Houses/Farm Houses /Row Houses/Apartments/Flats	Normal Construction	Rs. 1,000/- per sq. ft.
		Superior Construction	Rs. 1,300/- per sq. ft.
2.	Industrial Buildings	AC Sheet/GI Sheet roofing	Rs. 700/- per sq. ft.
		R.C.C Factory Building	Rs. 1,100/- per sq. ft.
		i. up to 16 ft. height.....	+ @Rs. 50/- per feet for height more than 16 feet
		ii. Above 16 ft. height.....	16 feet
	Tin Shed structure without walls/ open on all sides	Rs. 350/- per sq. ft.	