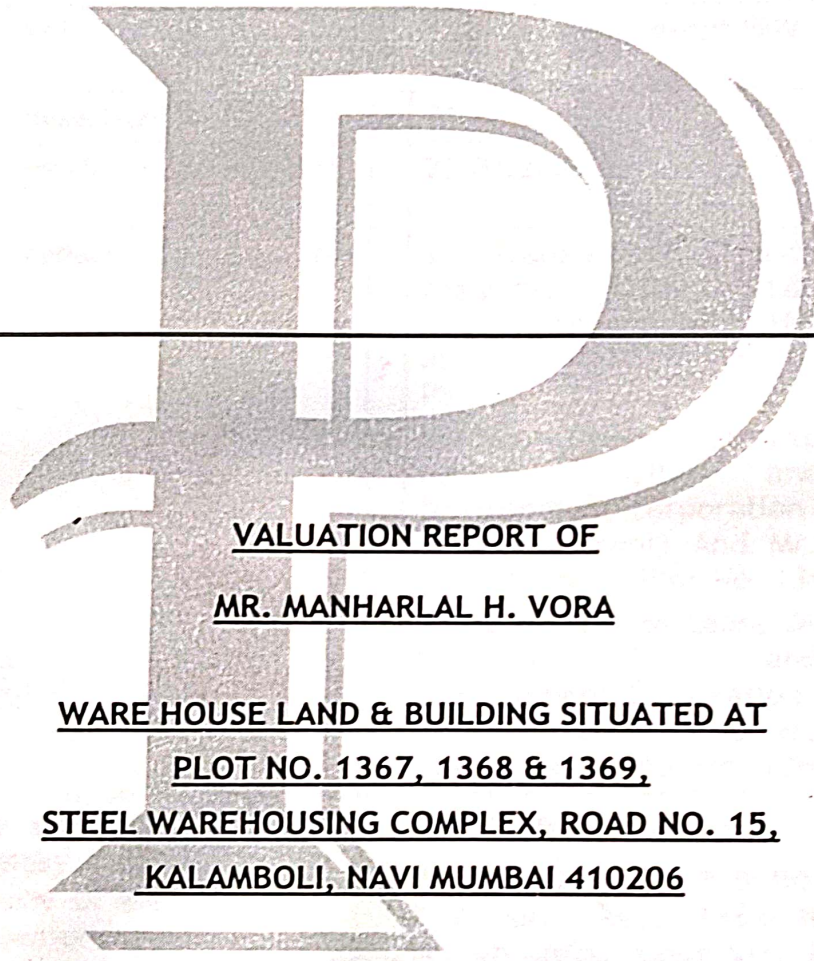


Ref. No.: MSCVL/UBI/22-23/1722

Date: 23.03.2023



VALUATION REPORT OF

MR. MANHARLAL H. VORA

WARE HOUSE LAND & BUILDING SITUATED AT

PLOT NO. 1367, 1368 & 1369,

STEEL WAREHOUSING COMPLEX, ROAD NO. 15,

KALAMBOLI, NAVI MUMBAI 410206

D-1, Aero View CHS Ltd., Church Pakhadi Lane No. 2, Near Our Lady of Health Church,
Sahar Village, Sahar Road, Andheri (E), Mumbai – 400 099.
Tel No. : 022-26829214 / 28311113 • Mobile No. : 98703 71113 / 98334 78845.
Website : www.maheshvaluer.in / E-mail : mahesh.valuer@gmail.com

Format - A

**UNION BANK OF INDIA, MOHAMMED ALI ROAD BRANCH
VALUATION REPORT (IN RESPECT OF LAND /SITE AND BUILDING)**

I	GENERAL	
1.	Purpose for which the valuation is made	: To ascertain present FMV
2.	a) Date of Inspection	: 21.03.2023
	b) Date on which the valuation is made	: 23.03.2023
3.	List of documents produced for perusal	: 1. Transfer of Lease by way of Assignment Dtd. 27/12/2005 Between M/s. Krishanchander Hiralal (Assignor) And Mr. Manharlal H. Vora (Assignee)- Plot No. 1367 2. Lease Deed of Dtd. 02/01/2004 between City and Industrial Development Corporation of Maharashtra Limited (Lessor) And Mr. Manharlal H. Vora (Lessee)- Plot No. 1368 3. Agreement to Lease Dtd. 23/12/1985 between City and Industrial Development Corporation of Maharashtra Limited (Lessor) And Mr. Manharlal H. Vora (Lessee) Plot No. 1369
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).	: Mr. Manharlal H. Vora Ware House Land & Building Situated at Plot No. 1367, 1368 & 1369, Steel Warehousing Complex, Road No. 15, Kalamboli, Navi Mumbai 410206
5.	Brief Description of the property	The Ware House Land & Building Situated at Plot No. 1367, 1368 & 1369, Steel Warehousing Complex, situated at above address is about 500 mtr from Kalamboli Railway Station. The area is developed good Industrial location having all civic and infrastructure facilities are nearby and within easy reach. The location is well connected by roads & railways and another destination.



The Ware House Shed is of Ground Floors having MS structure with RCC columns, beams, MS Steel Truss and having ACC Sheet roofing

The Office building under reference is of Ground + 1 upper floors having RCC frame structure with RCC columns, slabs, beams, having RCC staircase to access upper floors.

Landmark: Near Freight Wings Company

Accommodation:

Accommodation comprises Provided in Production Area, Working Area, Office Area, Storage Area, Toilet etc

Amenities of the property:

PCC & Vitrified tiles flooring, Ceramic with full dado ceramic in toilet, MS Rolling Shutter & Aluminum Sliding Windows Provided

Areas :

As per Measurement Constructed Area of Shed is 1890 sq. ft. & Office Building Floor is 802 sq. ft.

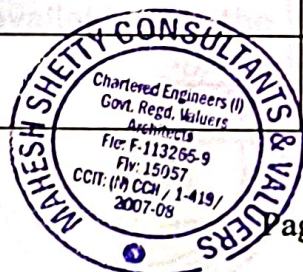
As Per Agreement Plot Area of Plot No. 1367 is 250 sq.mtr & Plot No. 1368 is 250 sq.mtr & Plot No. 1369 is 250 sq.mtr Total Plot Area is 750 sq.mtr Which is Consider for Valuation

Remark: Plot No. 1367, 1368 & 1369 are internally merged Structures Are Ignored has its Approved Plan Copy Not Provided for Verification

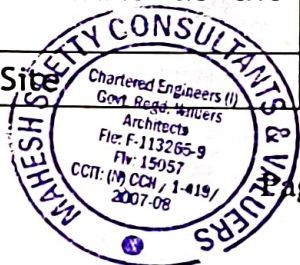
Location of the property	
a) Plot No./ Survey No.	: Plot No. 1367, 1368 & 1369
b) Door No./ Property No.	: Plot No. 1367, 1368 & 1369
c) T. S. No/ Village	: Village Kalamboli
d) Ward/ Taluka	: Tal. Panvel
e) Mandal/ District	: Dist. Raigad



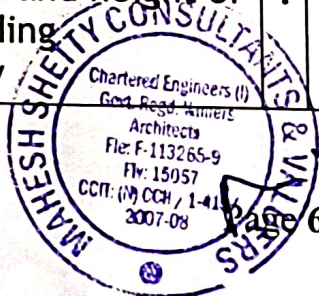
7.	Postal address of the property	:	Ware House Land & Building Situated at Plot No. 1367, 1368 & 1369, Steel Warehousing Complex, Road No. 15, Kalamboli, Navi Mumbai 410206															
8.	City/ Town	:																
	Residential Area	:	N.A.															
	Commercial Area	:	N.A.															
	Industrial Area	:	Yes.															
9.	Classification of Area	:																
	i) High/ Middle/ Poor	:	Middle Class															
	ii) Urban/ Semi-Urban/ Rural	:	Urban Area															
10.	Coming under Corporation limit/ Village Panchayant/Municipality.	:	CIDCO limit															
11.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area.	:	N.A.															
12.	In Case it is an Agriculture land, any conversation to house site plot is contemplated	:	N.A.															
13.	Boundaries of the property	:																
	East	:	Navpada Steel Center															
	West	:	Road															
	North	:	Plot No. 1370															
	South	:	Plot No. 1366															
14.	Dimensions of the site	:	<table border="1"> <thead> <tr> <th></th> <th>A As per Documents</th> <th>B Actuals</th> </tr> </thead> <tbody> <tr> <td></td> <td>Total Plot Area is 750 sq.mtr</td> <td>Constructed Area of Shed is 1890 sq.ft. & Office Building Floor is 802 sq.ft.</td> </tr> <tr> <td>North</td> <td>N.A</td> <td>Plot No. 1370</td> </tr> <tr> <td>South</td> <td>N.A</td> <td>Plot No. 1366</td> </tr> <tr> <td>East</td> <td>N.A</td> <td>Navpada Steel Center</td> </tr> </tbody> </table>		A As per Documents	B Actuals		Total Plot Area is 750 sq.mtr	Constructed Area of Shed is 1890 sq.ft. & Office Building Floor is 802 sq.ft.	North	N.A	Plot No. 1370	South	N.A	Plot No. 1366	East	N.A	Navpada Steel Center
	A As per Documents	B Actuals																
	Total Plot Area is 750 sq.mtr	Constructed Area of Shed is 1890 sq.ft. & Office Building Floor is 802 sq.ft.																
North	N.A	Plot No. 1370																
South	N.A	Plot No. 1366																
East	N.A	Navpada Steel Center																



	West		N.A	Road
	Latitude, Longitude and Coordinates of the site		Latitude	19°02'06.4"N
			Longitude	73°06'34.9"E
15.	Extent of the site	:	Total Plot Area is 750 sq.mtr (As per Agreement)	
16.	Extent of the site considered for Valuation (Least of 14A & 14B)	:	Total Plot Area is 750 sq.mtr (As per Agreement)	
17.	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by Owner (M/s. Mahavir Tube Corporation)	
II CHARACTERISTICS OF THE SITE				
1.	Classification of locality	:	Medium	
2.	Development of surrounding areas	:	Industrial	
3.	Possibility to the Civic amenities like School, hospital, bus stop, market etc	:	All Civic Amenities are available within easy reach.	
4.	Feasibility to the civic amenities like school, Hospital, bus stop, market etc.	:	All Civic Amenities are available within easy reach.	
5.	Level of land with topographical conditions	:	Level Land	
6.	Shape of Land	:	Irregular	
7.	Type of use to which it can be put	:	Industrial	
8.	Any of usage restriction	:	Nil	
9.	Is Plot in town planning approved layout ?	:	Not Provided for Our Verification Hence Structure is ignored	
10.	Corner Plot or Intermittent Plot ?	:	Intermittent Plot	
11.	Road Facilities	:	Available	
12.	Types of Road available at present	:	Tar Road	
13.	Width of road- it is below 20 ft. or more than 20 ft	:	Above 20 ft	
14.	Is it a land -Locked land ?	:	No.	
15.	Water Potentiality	:	Good	
16.	Underground sewerage system	:	Septic Tank Provided	
17.	Is Power Supply available at the site ?	:	Provided	
18.	Advantages of the Site	:	N.A.	



19.	Special remarks, if any like threats of acquisition of land for public service purpose, road widening or applicability of CRZ provisions etc (Distance from sea-coast/tridal level must be incorporated)	:	N.A.						
Part-A (Valuation of Land)									
1.	Size of Plot	:	Plot Area is 750 sq.mtr.						
	North & South	:	N.A.						
	East & West	:	N.A.						
2.	Total extent of the plot	:	Plot Area is 750 sq.mtr.						
3.	Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent Properties in the areas)	:	Rs. 30,000/- to Rs. 35,000/- per sq. mtr for Land depending upon location and amenities We Considered Rate of Rs. 33,000/- per Sq. mtr. has Reasonable						
4.	Guideline rate obtained from the registration's office(An evidence thereof to be enclosed)	:	Rs. 68,700/- per sq. mtr						
5.	Assessed/adopted rate of valuation	:	Rs. 33,000/- per sq. mtr.						
6.	Estimated Value of land	:	<table border="1"> <tr> <td>Plot Area</td> <td>750 sq. mtr.</td> </tr> <tr> <td>Rate</td> <td>Rs. 33,000/- per sq. mtr.</td> </tr> <tr> <td>Value</td> <td>Rs.2,47,50,000/-</td> </tr> </table>	Plot Area	750 sq. mtr.	Rate	Rs. 33,000/- per sq. mtr.	Value	Rs.2,47,50,000/-
Plot Area	750 sq. mtr.								
Rate	Rs. 33,000/- per sq. mtr.								
Value	Rs.2,47,50,000/-								
7.	Insurance Value		Structures Are Ignored						
Part -B (Valuation Of Building)									
1.	Technical details of the building	:							
	a) Types of Building (Residential/Commercial/Industrial)	:	Industrial						
	b) Types of Construction (Load bearing/RCC/Steel Framed)	:	MS framed & RCC Framed Structure						
	c) Year of construction	:	2003, Age-20 Years						
	Life of the Building estimated	:	30 years (Subject to proper and regular maintenance of the building)						
	d) Number of floors and height of each floor including basement, if any	:	Ground Floor						



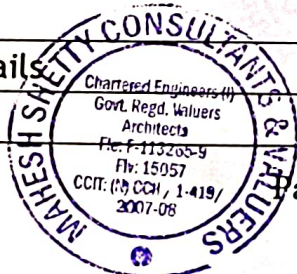
e)	Plinth area floor wise	:	N.A. Since Structure is ignored
f)	Condition of the building	:	
	i) Exterior- Excellent, Good, Normal, Poor	:	Good
	ii) Inferior- Excellent, Good, Normal, Poor	:	Good
g)	Date of issue and validity of layout of approved map/Plan	:	Not Provided for Our Verification Hence Structure is ignored
h)	Approved map/plan issuing authority	:	N.A.
i)	Whether genuineness or authenticity of approved map/plan is verified	:	N.A.
j)	Any Other Comments by our empanelled values on authentic of Approved Plan	:	N.A.

SPECIFICATION OF CONSTRUCTION (floor wise)

Description	Ground Floor	First Floor
1. Foundation	MS Framed & RCC Framed	MS RCC Framed
2. Basement	N.A.	N.A.
3. Superstructure	MS Framed & RCC Framed	RCC Framed
4. Joinery/Doors & Windows (Please finish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	Aluminum Sliding Windows Wooden Door, & MS Rolling Shutter	Aluminum Sliding Windows Wooden Door
5. RCC Works	Columns, Beams	Columns, Beams
6. Plastering	Sand Face Plaster	Sand Face Plaster
7. Flooring, Skirting, Dadoing	PCC & Vitrified tiles flooring & Ceramic Dadoing	Vitrified tiles flooring
8. Special finish as marble, granite, wooden paneling, grills etc	N.A.	N.A.
9. Roofing including weather proof course	RCC Slab & GI Sheet Roofing	N.A.
10. Drainage	Provided	N.A.
Description	Ground Floor	N.A.
1. Compound Wall	Brick wall	N.A.



	Height	:	N.A.	N.A.
	Length	:	N.A.	N.A.
	Types of Construction	:	Wall Footing	N.A.
2.	Electrical installation	:	Provided	Provided
	Types of Wiring	:	Surface Wiring	Surface Wiring
	Class of Fitting (Superior/ ordinary/ poor)	:	Ordinary	Ordinary
	Number of light Points	:	50	10
	Fan Points	:	10	5
	Spare Plug Points	:	5	2
	Any Other item	:	N.A.	N.A.
3.	Plumbing Installation	:	Provided	N.A.
	No of water closets and their types	:	02	N.A.
	No of wash basins	:	N.A.	N.A.
	No of Urinals	:	N.A.	N.A.
	No of bath tubs	:	N.A.	N.A.
	Water meter, taps etc	:	N.A.	N.A.
	Any other fixtures	:	N.A.	N.A.
	DETAILS OF VALUATION	:	As per Annexure	
	Total Value (As per Annexure)	:	N.A.	
	Part -C (Extra items)			
1.	Portico	:	N.A.	
2.	Ornamental front door	:	N.A.	
3.	Sitout/Verandah with steel grills	:	N.A.	
4.	Overhead water tank	:	N.A.	
5.	Extra steel/Collapsible gates	:	N.A.	
	Total	:	Nil	
	Part D- (Amenities)			
1.	Wardrobes	:	N.A.	
2.	Glazed tiles	:	N.A.	
3.	Extra sinks and bath tub	:	N.A.	
4.	Marble/Ceramics tiles flooring	:	N.A.	
5.	Interior Decorations	:	N.A.	
6.	Architectural elevation works	:	N.A.	
7.	Paneling Works	:	N.A.	
8.	Aluminum Works	:	N.A.	
9.	Aluminum hand rails	:	N.A.	
10.	False ceiling	:	N.A.	



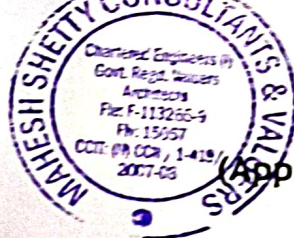
	Total		Nil
Part -E (Miscellaneous)			
1.	Separate toilet rooms	:	N.A.
2.	Separate lumber rooms	:	N.A.
3.	Separate water tank/sump	:	N.A.
4.	Trees, gardening	:	N.A.
	Total		Nil
Part F- (Service)			
1.	Water supply arrangements	:	N.A.
2.	Drainage arrangement	:	N.A.
3.	Compound wall	:	N.A.
4.	C.B. deposits, fittings etc	:	N.A.
5.	Pavement	:	N.A.
	Total		Nil

Declaration: - We hereby declare that:

- The Information furnished in our report Dtd. 23.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- We have no direct or indirect interest in the property valued.
- We inspected the property through our Engineer Mr. Vijay Kumar on Dtd. 21.03.2023.
- We have not been convicted of any offence and sentenced to a term of imprisonment
- We have not been found guilty of misconduct in our professional capacity.
- We are Registered under Section 34 AB of the Wealth Tax Act, 1957 and that I am the authorized official of the firm who is competent to sign this valuation report.
- Bank is requested to obtain original sale deed/search report/sanctioned plan/property card/Tax receipt/electricity bill etc.
- Photographs of the property taken by us are attached with this report.
- This valuation is purely an opinion & has no legal or contractual obligation on our part.
- The rates are based on current market conditions and this may vary with time & status.
- This valuation report is given on the request of Bank officials.
- This report is based on some assumptions, where no data was available or was not made available. On the basis documentary proof.
- Abnormal fluctuations in the real estate market have not been considered in the valuation.
- This valuation report is for specific purpose, however if used otherwise for any other purpose, partially or fully it could be misleading.

PLACE: MUMBAI
DATED: 23.03.2023

For MAHESH SHETTY CONSULTANTS & VALUERS LLP.



M V Shetty

AUTH. SIGN.

(Approved valuer of Union Bank of India)

DETAILS OF VALUATION

A) Land

Sr. No.	Description	Area (sq. mtr.)	Rate per (Rs. / sq. mtr.)	Value (Rs)
1.	Present value of the property	750	Rs. 33,000/-	Rs.2,47,50,000/-

FAIR MARKET VALUE

Rs.2,47,50,000/- In Words: (Rupees Two Crore, Forty Seven Lac Fifty Thousand Only)

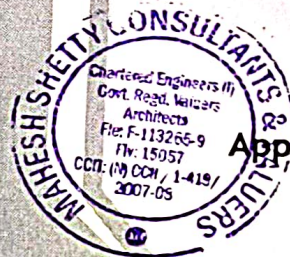
REALISABLE VALUE:

Rs. 2,22,75,000/- (Rupees: Two Crore, Twenty Two Lac and Seventy Five Thousand Only)

DISTRESS SALE VALUE:

Rs. 2,10,38,000/- (Rupees: Two Crore, Ten Lac and Thirty Eight Thousand Only)

FOR MAHESH SHETTY CONSULTANTS & VALUERS LLP.

PLACE: MUMBAI
DATE: 23.03.2023

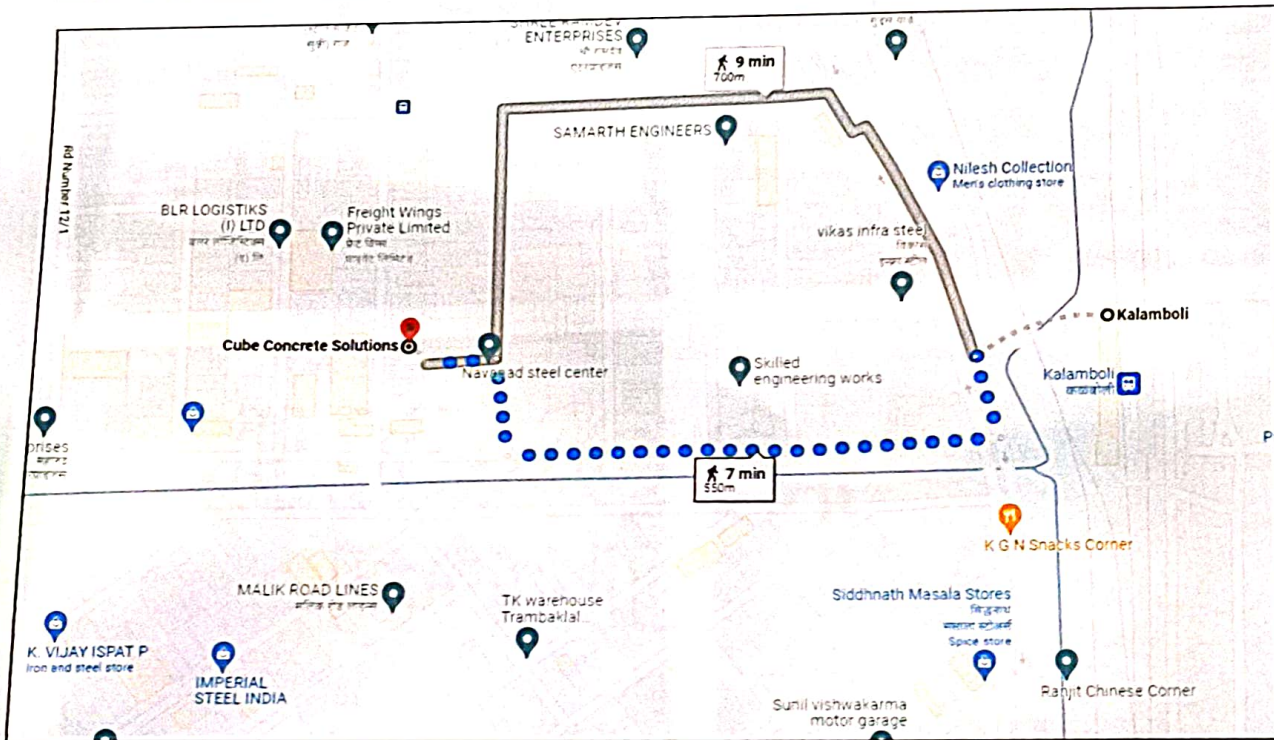
DIRECTOR / AUTH. SIGN.
Approved Valuer of Union Bank of India.

The undersigned have inspected the property detailed in the Valuation Report dated 23.03.2023 visited on _____. We are satisfied that the fair and reasonable market value of the property is _____

Branch Manager/Officer-in-charge .of Advance Department

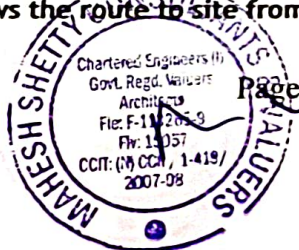
Date: 23.03.2023

LOCATION MAP



Latitude Longitude - 19°02'06.4"N 73°06'34.9"E

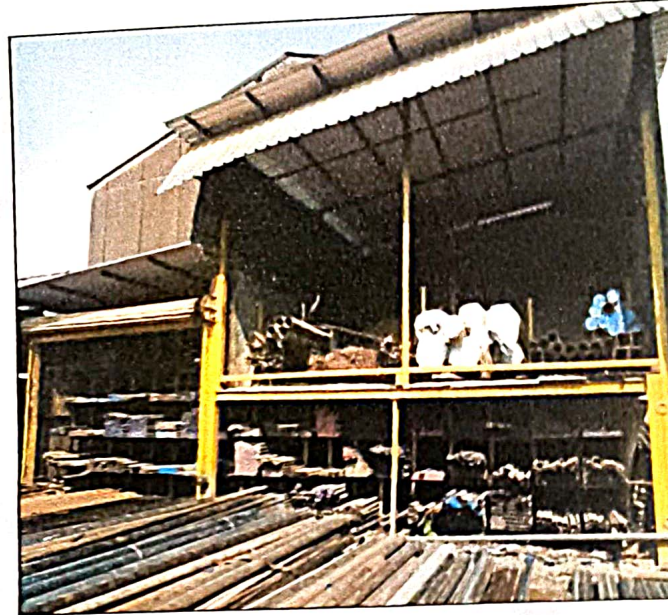
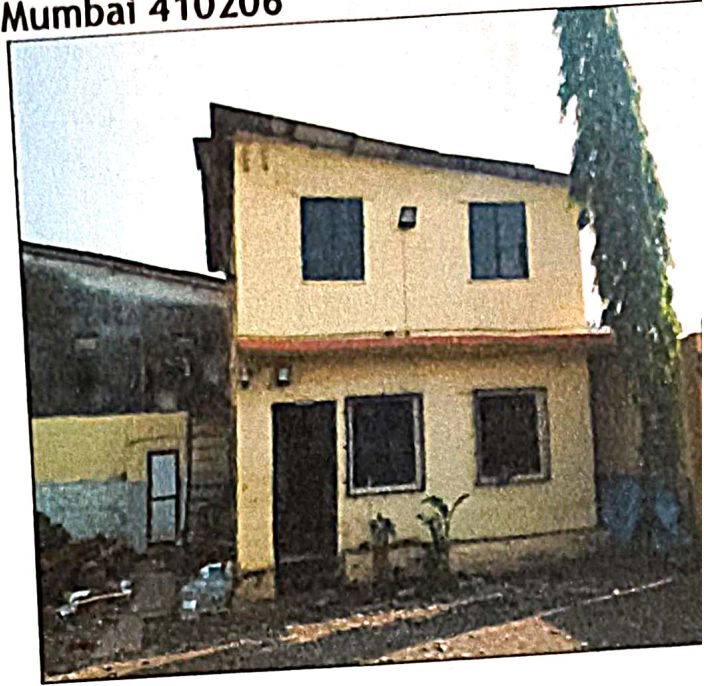
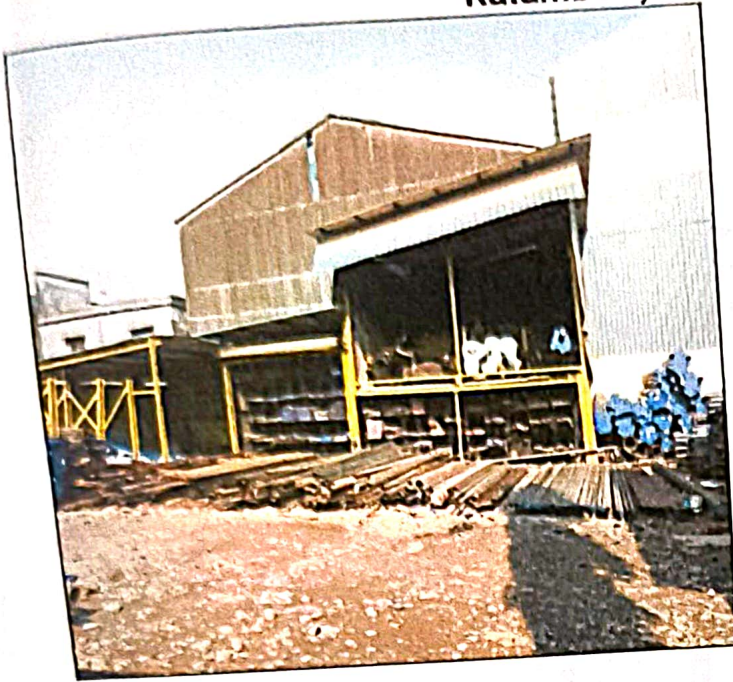
Note: The Blue line shows the route to site from nearest railway station (Kalamboli Station 500 mtr)

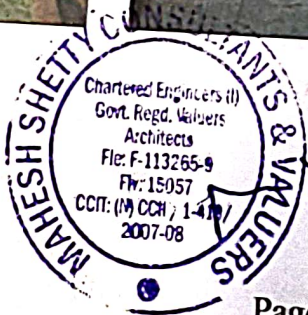
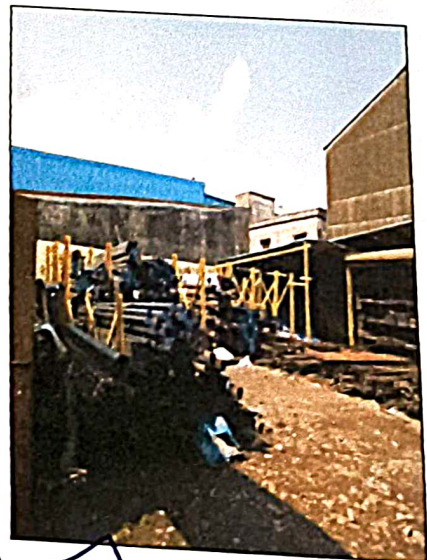
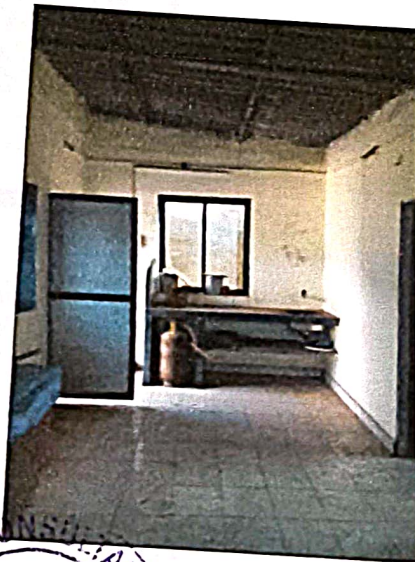
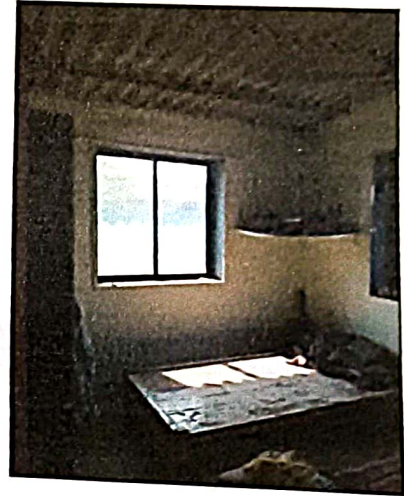
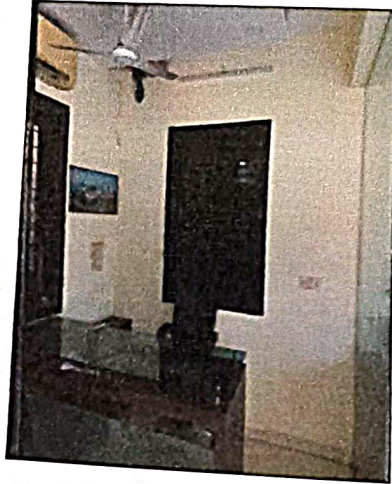
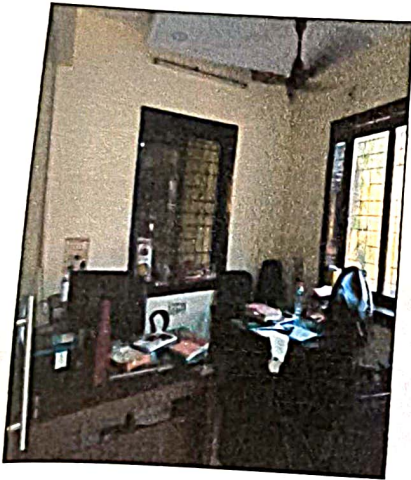


Page 11 of 13

Mahesh Shetty Consultants & Valuers LLP

**Mr. Manharlal H. Vora
Factory Land & Building Situated at
Plot No. 1367, 1368 & 1369,
Steel Warehousing Complex, Road No. 15,
Kalamboli, Navi Mumbai 410206**





Handwritten signature or initials in black ink.