

**SATISH PAWAR**  
**CHARTERED ENGINEER GOVT. APPROVED VALUER**  
Mobile: +91.9850046534

Ref. No. SPA/SBI/LAB/SARBCH/2023/S10-50

Date: 19/10/2023

To,  
Chief Manager,  
Stressed Assets Recovery Branch,  
6th Floor, The International,  
16, Maharshi Karve Road,  
Churchgate, Mumbai - 400020

Sub- Valuation Report of Non Agriculture Land owned by **M/s. Henz Dairy & Food Products Pvt. Ltd.**, situated on **Plot bearing No. A-729** & others, in T.T.C Industrial area, Near Aramex GOC, Off TMC MIDC Road, Kopar Khairane, Navi Mumbai 400709, Maharashtra, India, Village- Mahape, Tal- Thane, Dist.- Thane, within limits of Maharashtra Industrial Development Corporation

**VALUATION REPORT (IN RESPECT OF NA LAND)**

<b>I. GENERAL</b>	
1	Purpose for which the valuation is made : To ascertain the Fair Market Value of the property as on date of valuation
2	a) Date of inspection : 18/10/2023
	b) Date on which the valuation is made : 19-Oct-23
3	List of documents produced for perusal
	i) : Registered agreement bearing no. 126-/2000 -Dtd. 03.07.2000
	ii) : Registered agreement bearing no. 802-/1999 -Dtd. 18.10.1999
	iii) : MIDC Letter No. MIDC/RO/Mahape/TTC/A-729/2032-Dtd. 27.06.2000
	iv) : MIDC Letter No. MIDC/RO/Mahape/TTC/A-729/3818-Dtd. 07.08.1999
	v) : MIDC Letter No. MIDC/RO/Mahape/TTC/A-729/3801-Dtd. 11.06.1992
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) : <b>M/s. Henz Dairy &amp; Food Products Pvt. Ltd.</b> Regd. Office at 501, Sangli Bank Building, 296 Pevin Nariman Street, Fort, Mumbai 400001,

**SATISH PAWAR CHARTERED ENGINEER GOVT. APPROVED VALUER****Ref. No. SPA/SBI/LAB/SARBCH/2023/S10-50**

5	Brief description of the property (Including leasehold/freehold etc)	:	Non Agricultural Land admeasuring total area of 700.00 Sq. Mtrs on Plot bearing No. A-729, in T.T.C Industrial area, Off TMC MIDC Road, Turbhe, Navi Mumbai. Approx. 3.0 to 4 KM away from Koparkhairane railway station.
6	Location of property		
	a) Plot No. / Survey No.	:	A-729
	b) Door No.	:	-
	c) T. S. No. / Village	:	Mahape
	d) Ward / Taluka	:	Thane
	e) Mandal / District	:	Thane
7	Postal address of the property	:	Plot bearing No. A-729 & others, in T.T.C Industrial area, Near Aramex GOC, Off TMC MIDC Road, Kopar Khairane, Navi Mumbai 400709, Maharashtra, India
8	City / Town	:	City
	Residential Area	:	---
	Commercial Area	:	---
	Industrial Area	:	Industrial
9	Classification of the area	:	
	i) High / Middle / Poor	:	Middle
	ii) Urban / Semi Urban / Rural	:	Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Maharashtra Industrial Development Corporation
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	NIL
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	NIL
13	Boundaries of the property	:	
	North	:	Anand & Company
	South	:	Aramex GOC
	East	:	Road

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	West	:	Sai Krupa Ice Factory	
14	1) Dimensions of the site	:	A. As Per Deeds	B. As Per Actuals
14	2) Extent of the site	:	N/A	
	Latitude, Longitude & Co-ordinates of flat	:	Latitude – 19.099794N Longitude –73.023996E	
15	Extent of the site	:	N/A	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	N/A	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received	:	Mortgage with Bank (not known)	

<b>II. CHARACTERISTICS OF THE SITE</b>			
1	Classification of locality	:	Industrial
2	Development of surrounding areas	:	Developed
3	Possibility of frequent flooding / sub-merging	:	Nil
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	In close vicinity
5	Level of land with topographical conditions	:	Mostly Leveled
6	Shape of land	:	Irregular
7	Type of use to which it can be put	:	Industrial
8	Any usage restriction	:	Industrial
9	Is plot in town planning approved layout?	:	Yes
10	Corner plot or intermittent plot?	:	Intermittent
11	Road facilities	:	Available
12	Type of road available at present	:	Layout Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20Ft.
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Available
16	Underground sewerage system	:	Available
17	Is power supply available at the site?	:	Available
18	Advantage of the site	:	
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)	:	

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	1)		:	Land is situated away from Navi Mumbai at about 7 Km - 8 Km adjusant to Mumbai-Satara Highway.
	2)		:	The building is in totally dilapidated condition & unfit for use.
<b>Part – A (Valuation of land)</b>				
1	Size of plot		:	700.00 Sq. Mtrs.
2	Total extent of the plot		:	700.00 Sq. Mtrs. equivalent to 7534.80 Sq. Ft
3	Prevailing market rate (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)		:	Rs. 30,000.00 per Sq. Mtrs. to Rs. 45,000.00 per Sq. Mtrs.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		:	Rs. 16,000.00 per Sq. Mtrs for Land
5	Assessed / adopted rate of valuation		:	Rs. 35,000.00 per Sq. Mtrs
6	Estimated value of land		:	Rs. 2,45,00,000.00
<b>Part – B (Valuation of Building)</b>				
1	Technical details of the building		:	
	a)	Type of Building (Residential / Commercial / Industrial)	:	
	b)	Type of construction (Load bearing / RCC / Steel Framed)	:	
	c)	Year of construction	:	
	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) Inferior - Excellent, Good, Normal, Poor	:	
	g)	Date of issue and validity of layout of approved map / plan	:	
	h)	Approved map / plan issuing authority	:	
	i)	Whether genuineness or authenticity of approved map / plan is verified	:	

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	j) Any other comments by our empanelled valuers on authentic of approved plan	:	
<b>Specifications of construction (floor-wise) in respect of (N/A) valuation is exclusively for land</b>			
Sr. No.	Description	Ground Floors	Other Floors
1	Foundation	N.A.	N.A.
2	Basement	N.A.	N.A.
3	Superstructure	N.A.	N.A.
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	N.A.	N.A.
5	RCC works	N.A.	N.A.
6	Plastering	N.A.	N.A.
7	Flooring, Skirting, dadoing	N.A.	N.A.
8	Special finish as marble, granite, wooden paneling, grills, etc	N.A.	N.A.
9	Roofing including weather proof course	N.A.	N.A.
10	Drainage	Yes	Yes
Sr. No.	Description	Ground Floors	Other Floors
1	Compound wall	NA	NA
	Height	NA	NA
	Length	NA	NA
	Type of construction	NA	NA
2	Electrical installation		
	Type of wiring	NA	NA
	Class of fittings (superior / ordinary / poor)	NA	NA
	Number of light points	NA	NA
	Fan points	NA	NA
	Spare plug points	NA	NA
Any other item		-	-
3	Plumbing installation		
	a) No. of water closets and their type	NA	NA
	b) No. of wash basins	NA	NA
	c) No. of urinals	NA	NA
	d) No. of bath tubs	N.A.	N.A.
	4 e) Water meter, taps, etc.	N.A.	N.A.
	f) Any other fixtures	N.A.	N.A.

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**Details of Valuation: (Not Applicable)**

Particulars of item	Built up area (Sq. Mtr.)	Roof height (Mtr.)	Age of building (years)	Estimated replacement rate of construction	Replacement cost in Rs.	Depreciation in Rs.	Net value after depreciation Rs.
Dilapidated Building	-	-	-	-	-	-	-
<b>Total</b>							-

<b>Part C- (Extra Items)</b>		<b>(Amount in Rs.)</b>	
1	Portico	:	-
2	Ornamental front door	:	-
3	Sit out/Verandah with steel grills	:	-
4	Underground water tank	:	-
5	Extra steel/collapsible gates	:	-
6	Lift	:	-
7	<b>Total</b>	:	-

<b>Part D- (Amenities)</b>		<b>(Amount in Rs.)</b>	
1	Wardrobes	:	-
2	Glazed tiles	:	-
3	Extra sinks and bath tub	:	-
4	Marble / Ceramic tiles flooring	:	-
5	Interior decorations	:	-
6	Architectural elevation works	:	-
7	Panelling works	:	-
8	Aluminium works	:	-
9	Aluminium hand rails	:	-
10	False ceiling	:	-
	<b>Total</b>	:	-

<b>Part E- (Miscellaneous)</b>		<b>(Amount in Rs.)</b>	
1	Separate toilet room	:	-
2	Separate lumber room	:	-
3	Separate water tank/sump	:	-
4	Trees, gardening	:	-
	<b>Total</b>	:	-

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<b>Part F- (Services)</b>		<b>(Amount in Rs.)</b>	
1	Water supply arrangements	:	-
2	Drainage arrangements	:	-
3	Compound wall with M.S Gate	:	-
4	C. B. deposits, fittings etc.	:	-
5	Pavement	:	-
	<b>Total</b>	:	-

**TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

Part- A	Land	:	Rs. 2,45,00,000.00
Part- B	Building	:	Rs. 5,00,000.00
Part- C	Extra Items	:	-
Part- D	Amenities	:	-
Part- E	Miscellaneous	:	-
Part- F	Services	:	-
	<b>TOTAL</b>	:	<b>Rs. 2,50,00,000.00</b>
	<b>Say</b>	:	<b>Rs. 2,50,00,000.00</b>

**i. Fair Market Value :- Rs. 2,50,00,000.00****ii. Realizable Value :- Rs. 2,25,00,000.00****iii. Distress Value :- Rs. 1,87,50,000.00****Place: Thane****Date : 19-10-2023****Signature**

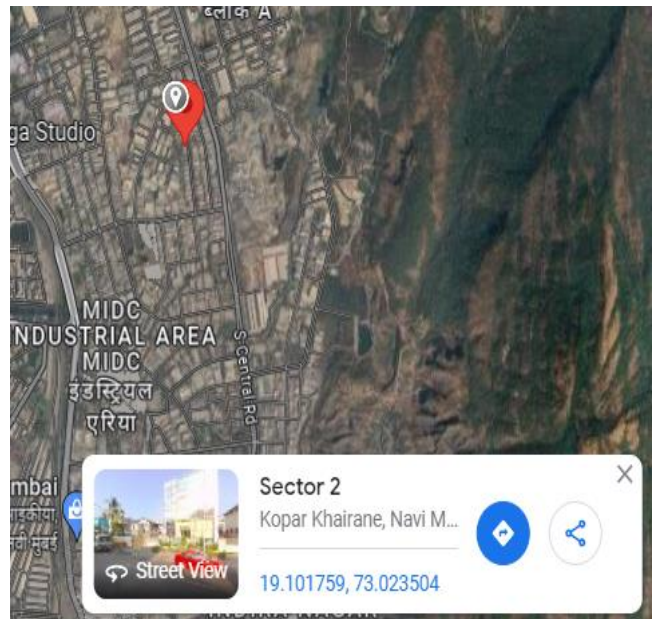
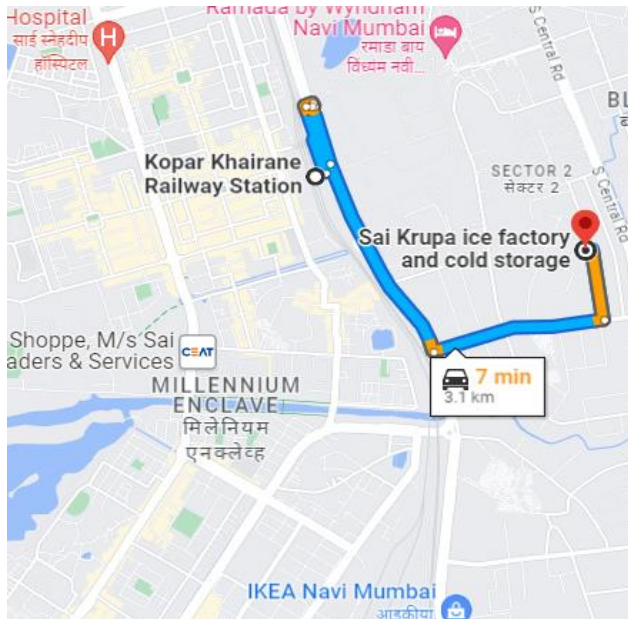
(Satish Pawar)

CAT-I- NO. 374 OF 1995

The undersigned has inspected the property detailed in the Valuation Report dated 19.10.2023 on . We are satisfied that the fair and reasonable market value of the property is Rs. 2,50,00,000.00 (Rupees Two Crore Fifty Lakhs only)/-

**Date: 19-10-2023****Signature**(Name of the Branch Manager  
with office seal)

**LOCATION :-**



**MARKET SEARCH :-**

magicbricks.com/industrial-land-for-sale-in-kopar-khairane-navi-mumbai-pppfs

Buy ▾ Kopar Kh... Add More Top Localities ▾ Purpose ▾ Budget ▾ Commercial ... (X) Posted By ▾ 2 More Fil

No Image Available

Posted: Aug 28, '23

Agent: Sushant Bhilare

Industrial Land for Sale in Mahape Navi Mumbai

See on map

BUILT AREA: 600 sqm

TRANSACTION: Resale

Approved by NMMC

Industrial land for sale in Mahape TTC Industrial ... ▾

₹ 4.30 Cr

₹ 6,658 per sqft

Contact Agent

Get Phone No.

Get Commercial Loan

square yards

Navi Mumbai ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾ Data Intelligence

Buy ▾ Kopar Kha... Add More Commute Search BHK ▾ Property Type ▾ Budget ▾ Possession Status ▾ Amenitie:

Mahape

Industrial Plot for Sale in Mahape, Navi ...

₹ 5.5 Cr.

800 Sq.Mt.

Plot Area

Looking for a prime location industrial plot in Navi Mu Read More

PRIME LOCATION FREE HOLD SAFE & SECURE LOCALITY AF

Preferred Partner

Rajesh M Chaurasiya 5★


Details Contact Agent



**PHOTOGRAPHS :-**




**DOCUMENTS REFERED :-**



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

<a href="#">Home</a>	<a href="#">Valuation Rules</a>	<a href="#">User Manual</a>	<a href="#">Close</a>	<a href="#">Feedback</a>
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**Year** Annual Statement of Rates

20232024

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : महापे

Search By:  Survey No  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
<a href="#">SurveyNo</a>	20/227/1-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखत्यारीतील औद्योगिक भूखंड	26200	53200	72000	81100	72000	चौ. मीटर
<a href="#">SurveyNo</a>	20/227/2-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखत्यारीतील रहिवासी भूखंड	31200	0	0	0	0	चौ. मीटर
<a href="#">SurveyNo</a>	20/227/3-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखत्यारीतील व्यापारी भूखंड	63000	0	0	0	0	चौ. मीटर
<a href="#">SurveyNo</a>	20/227-महापे (भाग) बिनशेती वापरासाठी चौ.मी.	16000	43700	55700	66800	55700	चौ. मीटर

THIS AGREEMENT made at <sup>महापे</sup> MAHAPE this 22<sup>nd</sup> day of July TWO THOUSAND BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation established under the Maharashtra Industrial Development Act, 1961 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 First Part ; MESSRS. HENZ DAIRY AND FOOD PRODUCTS PVT. LTD. a Company incorporated under Companies Act-1956 & having its registered office at 501, Sangli Bank Building, 296 Pevin Nariman Street, Fort, Mumbai-400 001 ( hereinafter called " the Lessee "

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
( Description of Land )

All that piece or parcel of land known as Plot No.A-729 in the T.T.C. Industrial Area, within the village limits of Mahape Taluka and Registration Sub-District Thane District and Registration District Thane containing by admeasurment 700 square metres or thereabouts and bounded as follows, that is to say.:-

Copy for Bank

10

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)  
NO.MDC/ROMahape/TTC/A-729/2032

Regional Office, MIDC, TTC Indl. Area.  
Navi Mumbai-400 701.  
Date: 27 JUN 2000

Sub: Plot No.A-729 from T.T.C. Industrial Area.  
Creation of Mortgage/Charge in respect of...

Read: Letter dated the 26/06/2000 from  
M/s. Henz Dalry & Food Products Pvt.Ltd.

**:CONSENT:**

WHEREAS, by Indenture of Lease dated the 6th day of October 1994, made between the Maharashtra Industrial Development Corporation ( hereinafter called " the Corporation " ), of the One Part & M/s.Gharpure Laboratories Pvt.Ltd., of the Other Part, the Corporation demise unto M/s.Gharpure Laboratories Pvt.Ltd. all that piece of land known as Plot No.A-729 in T.T.C. Industrial Area containing by admeasurement 700 Sq.mtrs.or. thereabouts for the term of 95 Years computed from 1st day of July, 1992, at the rent reserved by and subject to the covenants and conditions contained in the said Lease.

AND WHEREAS by an order dated 27/08/1999, the Corporation has granted permission to M/s.Gharpure Laboratories Pvt.Ltd. to assign and transfer its leasehold interest in Plot No.A-729 in T.T.C. Industrial Area, under the Indenture of Lease dated the 6th day of October, 1994, in favour of M/s.Henz Dalry & Food Products Pvt.Ltd.( hereinafter called the Lessee)

AND WHEREAS by a Deed of Assignment dated the 27th day of September 1999 and made between M/s.Gharpure Laboratories Pvt.Ltd. of the One Part and the Lessee, of the other Part and lodged for registration in the office of the Sub-Registrar of Assuarances Thane No.3 under Serial No.7915 dated 27/9/2000, M/s.Gharpure Laboratories Pvt.Ltd. did transfer and assign unto the Lessee the demised premises to hold the same for the residue then unexpired of the term granted by the Indenture of lease dated the 6th day of October, 1994, at the rent reserved by and subject to the covenant and conditions contained in the said Lease.

Cont...2/-

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
( A Government of Maharashtra Undertaking)

No.MDC/ROMahape/TTC/A-729/  
4333

Regional Office,  
MDC,MAHAPE,  
TTC Indl.Area,  
Navi Mumbai-400 701.  
Date:

To,  
M/s. Henz Dairy & Food Products Pvt.Ltd.  
501, Sangli Bank Building,  
296, Pevin Nariman Street,  
Fort, Mumbai-400 001.

15 OCT 1999

Subject: T.T.C. Industrial Area,  
Plot No.A-729  
Execution of Tripartite Agreement.

Sir,

Please refer to your letter dated 16th September,1999, on the above mentioned subject.

We send herewith our Consent and Draft of the Tripartite Agreement and would request you kindly to have the draft engrossed in the manner indicated below:

- 1 3 copies of the Tripartite Agreement to be typed on Rs.20/- Stamp Paper and on thick ledger papers in One Stroke.
- 2 Typing on the First page should start after leaving more than one third of the page blank.
- 3 All the three engrossments viz; three copies duly typed on Rs.20/- Stamp Paper/ledger paper may be returned for facilities checking alongwith the Original Draft of Tripartite Agreement.
- 4 The Tripartite Agreement will be signed by you before the Regional Officer only.

After the typed engrossments i.e. 3 copies should get it checked by this office. After checking the same from this office, the documents will be handed over to you for obtaining the signatures of your Financial Institution. On receipt of the said document signed by your Financial Institution the suitable date for execution of Tripartite Agreement will be fixed by the Undersigned.

Thanking You,

Yours faithfully,



( L.V.Naik )  
Regional Officer,  
Regional Office.MDC.Mahape

Encl.As above)

**Maharashtra Industrial Development Corporation**

Tel.7633985 (A Government Of Maharashtra Undertaking)

By Regd. Post A.D.

No. MIDC/ROMHP/TTC/A-729/2618 Date : / / 27 AUG 1999

Sub : Plot No. A-729 in TTC INDUSTRIAL AREA.  
Request for grant of consent for transfer of...  
Read: Letter dated 16/08/99 from  
M/S GHARPURE LABORATORIES PVT LTD

**O R D E R**

Lease dated the 6th day of October 1994  
Lessee :  
M/S GHARPURE LABORATORIES PVT LTD  
Transferee :  
M/S HENZ DAIRY AND FOOD PRODUCTS PVT.LTD.

By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessee/s the Corporation in consideration of the stipulations and conditions on the part of the Lessee(s) therein contained, agreed to grant in favour of the Lessee(s) a Lease of above plot of land and the building and corrections erected thereon in the manner specified in the said Lease. The Lessee(s) in pursuance of sub-clause (Y) of Clause 2 of the said Lease represented to the Corporation for grant to him/them/it of consent for transfer and assignment of his /their/its of consent for transfer and assignment of his /their/its interest under or the benefit of the said Lease in favour of :  
M/S HENZ DAIRY AND FOOD PRODUCTS PVT.LTD.

( hereinafter called "the transferee/s"). The Corporation has after due consideration of the said request of the Lessee/s decided to grant its consent to the transfer and assignments of his /their/its interest under the said Agreement subject to the following conditions :-

- (a) The consent hereby granted is subject to the payment to the Corporation by the Lessee/s of the sum of Rs.\*\*\*\*\*1,77,000.00. (Rupees One Lakh Seventy Seven Thousand Only.) as and by way of DIFFERENTIAL PREMIUM, paid on 27/08/1999
- (b) The Lessee/s shall deliver at the Lessee's expense a copy of the Deed of Assignment to the Corporation as provided in sub-clause(Z) of clause 2 of the said Lease and such copy shall be furnished in duplicate.
- (c) The consent is restricted to the transfer and assignment of the said Lease in favour of the transferee/s alone and in case the transferee/s propose/s to make any further transfer of assignment or parting wholly or partially with the possession of the plot of land or any part thereof the transferee/s will

**MIDC**



Marol Indl. Area,  
Mahakali Caves Marg,  
Marol, Andheri (E),  
Bombay-400 093.

By R. P. A. D.  
No. MIDC/ ROT/TTC/A-729/ 3907

Date: 11 JUN 1992

Sub :- T.T.C. Industrial Area.  
Allotment of land at ..

Ref :- Application dated the 11th days of April  
1992 received from

Shri/Smt/Messrs Gharpure Laboratories  
Pvt.Ltd.,

**: O R D E R :**

Sanction is hereby accorded to the allotment of land admeasuring 700 sq.  
in Mtrs. comprising of Plot No. A-729 in Trans Thane Creek Industrial  
Area to :

i) Shri/Smt./Kunferi /  
trading as proprietor under the name of M/s. /

having/his/her office/ at /

ii) Sarvashri / /

carrying on business in partnership under the firm /name and style /of  
M/s. /

having their office/ at /

iii). M/s. Gharpure Laboratories Pvt.Ltd.,  
a company incorporated under the Companies Act, 1956 having its registered  
office at 10, National House, Old Handloom House, Fort, Bombay-1.

setting  
for setting up your industrial unit for manufacture of Chemicals - Dipyridamole,

Subject to the payment of the premium of Rs. 3,30,000/- calculated at the rate  
of Rs. 450/- per sq. mtrs/and subject to the following conditions :-

for 600 sq.mtrs and further at the rate of Rs.600/-per sq.mtr.,  
for 100. sq.mtrs.

# SATISH PAWAR CHARTERED ENGINEER GOVT. APPROVED VALUER

Ref. No. SPA/SBI/LAB/SARBCH/2023/S10-50

(Annexure-I)

## Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors DECLARATION-CUM- UNDERTAKING

I, Mr. Satish Balaji Pawar son of Balaji Dinbaji Pawar do hereby solemnly affirm and state that:

a. I am a citizen of India

b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of 3 years prior to my appointment as valuer or 3 years after the valuation of assets. The information furnished in my valuation report dated 19/10/2023 & is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property."

I/My representative have personally inspected the property on 18/10/2023 & The work is not subcontracted to any other valuer and carried out by myself."

e. Valuation report is submitted in the format as prescribed by the Bank.

f1. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.

f.2 I have not been removed/dismissed from service/employment earlier

g. I have not been convicted of any offence and sentenced to a term of imprisonment

h. I have not been found guilty of misconduct in professional capacity

i. I have not been declared to be unsound mind

j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;

k. I am not an undischarged insolvent

l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Incometax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

m. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

n. My PAN Card number/G.Service Tax number as applicable is AAUPP8995K / 27AAUPP8995K1ZB

o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer

p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

q. I have read the Handbook on Policy, Standards & procedure for Real Estate Valuation, 2011 of the IBA & this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to

r. 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

s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)

t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)

v. My CIBIL Score and credit worthiness is as per Bank's guidelines.

w. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.

z. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)

Further, I hereby provide the following information.

SN	Particulars	Valuer comment
1	background information of the asset being valued;	Ref.I/General-item no.5
2	purpose of valuation and appointing authority	To ascertain the Fair Market Value of the property

# SATISH PAWAR CHARTERED ENGINEER GOVT. APPROVED VALUER

Ref. No. SPA/SBI/LAB/SARBCH/2023/S10-50

3	identity of the valuer & any other experts involved in the valuation;	Satish Pawar & Associates
4	disclosure of valuer interest or conflict, if any;	None
5	date of appointment, valuation date and date of report;	18-10-2023 / 19-10-2023
6	inspections and/or investigations undertaken;	Yes
7	nature and sources of the information used or relied upon;	Estate Agents/Net search
8	procedures adopted in carrying out the valuation and valuation standards followed;	Information from Property dealers & net search
9	restrictions on use of the report, if any;	Only for mentioned branch
10	major factors that were taken into account during the valuation;	Location & Surroundings
11	major factors that were not taken into account during the valuation;	None
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Nil

19/10/2023  
Place: Thane

Signature

(Satish Balaji Pawar)

## MODEL CODE OF CONDUCT FOR VALUERS

### **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, straight forward, and forth right 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 standard so 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 expert is eordeny 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 in so far 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 & 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.

### **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 Page 16 of 18



# **SATISH PAWAR CHARTERED ENGINEER GOVT. APPROVED VALUER**

**Ref. No. SPA/SBI/LAB/SARBCH/2023/S10-50**

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 & 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.

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.

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.

## **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

## **Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time

**Place: Thane**

**Signature**

**19/10/2023**  
A-705, Odyssey, Lodha Paradise, Majiwada, THANE (W) 400 061 Email: sb\_pawar55@rediffmail.com  
**(Satish Pawar)**

**SATISH PAWAR CHARTERED ENGINEER GOVT. APPROVED VALUER**

Ref. No. SPA/SBI/LAB/SARBCH/2023/S10-50

**Proforma Invoice**

Ref. No. SPA/SBI/LAB/SARBCH/2023/S10-50

Date: 19/10/2023

To,  
Asst. General Manager,  
Stressed Asssets Recovery Branch,  
6th Floor, The International,  
16, Maharshi Karve Road,  
GSTIN - 27AAACS8577K2ZO

Valuation Report of Non Agriculture Land owned by M/s. Henz Dairy & Food Products Pvt. Ltd., situated on Plot bearing No. A-729 & others, in T.T.C Industrial area, Near Aramex GOC, Off TMC MIDC Road, Kopar Khairane, Navi Mumbai 400709, Maharashtra, India, Village- Mahape, Tal- Thane, Dist.- Thane, within limits of Maharashtra Industrial Development Corporation

**Consultancy Charges for valuation**

Dear Sir,

As per details given below, kindly release the payment of above subject matter,

Sr. No.	Name of Borrower	Ref. No.	Valuation Charges Rs.
1	M/s. Henz Dairy & Food Products Pvt. Ltd.	SPA/SBI/LAB/SARBCH/2023/S10-50	Rs. 7,500.00
	Add.: CGST @ 9 %		Rs. 675.00
	Add.: SGST @ 9%		Rs. 675.00
	Total		Rs. 11,350.00
(Rs. Eleven Thousands Three Hundred & Fifty only)			
GST ID-27AAUPP8995K1ZB		Pan No. - AAUPP8995K	

Regards,

(Satish Pawar)  
(CHARTERED ENGINEER & GOVT APPROVED VALUER)

Bank Details:  
State Bank of India, Saving A/C no.30597668361  
Saket Road Thane West Br., IFSC-SBIN0016417.