



JAGTAP & ASSOCIATES

CHARTERED ENGINEER & GOVT. REGISTERED VALUER

Licensed Engineer / Structural Engineer, Pune Municipal Corporation, Pune - 5

VIVEK M. JAGTAP

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Ref. No.: J&A/MUMBAI/SJ/2023-24/099



(ANNEXURE-I)

VALUATION CERTIFICATE

Purpose of Valuation	:	To assess the present fair market value of the asset Land & Building for existing bank loan purpose with SBI.
Owner of the Property	:	M/s. Omega Rolling Mills Pvt. Ltd.
Property Address	:	Plot No. J-75, MIDC, Tarapur Industrial Area, Boisar, Dist. Palghar - 401 506.
Fair Market Value	:	Rs. 12,07,12,000/- (Rupees Twelve Crores Seven Lacs Twelve Thousand only.)
Realizable Value	:	Rs. 10,86,40,800/- (Rupees Ten Crores Eighty Six Lacs Forty Thousand Eight Hundred Only.)
Distress Value	:	Rs. 9,65,69,600/- (Rupees Nine Crores Sixty Five Lacs Sixty Nine Thousand Six Hundred Only.)
Government Guideline Value of Land	:	Rs. 2,24,07,935/- (Rupees Two Crores Twenty Four Lacs Seven Thousand Nine Hundred Thirty Five Only)
Insurance Value	:	Rs. 1,36,63,000/- (Cost of Construction)

It is declared that I have no direct or indirect interest in the above said property and this valuation is based on best of my knowledge, belief and experience.

Place : Mumbai

Date : 28/06/2023

V. M. JAGTAP

B.E. Civil, M.I.E., F.I.V, ISSE

Chartered Engineer & Govt. Registered Valuer

CAT- I/54/2004

To,
State Bank of India
Commercial Branch P.M. Road,
 Ground Floor, Gresham House.
 United India Life Bldg.,
 Sir Phirozshah Mehta Rd,
 Mumbai – 400 023.

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

I.	GENERAL		
1.	Purpose for Which the Valuation is made		To assess the present fair market value of the asset Land & Building for bank loan purpose
2.	a)	Date of inspection	26/06/2023
	b)	Date on Which the Valuation is made	28/06/2023
3.	List Of Documents produced for perusal		
	a)	Lease Deed	Dated 21/03/2006
	b)	Building Completion Certificate	-
4.	Name of the Owner (s) and his / there Address (es) With Phone no. (Details of share of each Owner in case of join Ownership)		M/s. Omega Rolling Mills Pvt. Ltd. Plot No. J-75, MIDC, Tarapur Industrial Area, Boisar, Dist. Palghar – 401 506.
5.	Brief Description of the property (Including Leasehold / Freehold etc.)		This is a leasehold land from MIDC for the period of 95 years w.e.f.01/10/1987.
6.	Location of property		
	a)	Plot No. / Survey No. / CTS No.	Plot No. J-75
	b)	Door no.	
	c)	Village	Tarapur
	d)	Taluka	Boisar
	e)	District	Palghar
7.	Postal Address of the property		Plot No. J-75, MIDC, Tarapur Industrial Area, Boisar, Dist. Palghar – 401 506. Property is about 2.00 kms. Boisar railway station.
8.	City / Town		Palghar
	Residential Area		No
	Commercial Area		No
	Industrial area		Yes
9.	Classification of the area		
	i.	High / Middle / Poor	Middle
	ii.	Urban / Semi Urban / Rural	Rural
10.	Coming Under Corporation Limit / Village Panchayat / Municipal		MIDC

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 agricultural land, any conversion to house site plots is contemplated	N. A.	
13.	Boundaries of the property	A	B
		As per deed	Actuals
	• North by	-	Awadh Nagar
	• South by	-	MIDC Road
	• East by	-	Durax Lean Solutions Plot No. J-74
• West by	-	Medibios Laboratories Plot No. J-76	
14.	A) Dimensions of the site	As per Layout	
	• North by	-	
	• South by	-	
	• East by	-	
	• West by	-	
	B) Extent of the site As per sale deed	5753.00 sq. mtrs.	
15.	Extent of the site considered for valuation (least of 14 A & 14 B)	5753.00 sq. mtrs.	
16.	Latitude, Longitude and Coordinates of the site	19.79'51.9"N & 72.74'97.8"E	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month	Owner occupied	
II.	CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Industrial	
2.	Development of surrounding areas	Well developed	
3.	Possibility of frequent flooding / submerging	No	
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	All Available within 1.5 to 2.5 Km.	
5.	Level of land with topographical conditions	Leveled Land	
6.	Shape of land	Rectangular shape	
7.	Type of use to which it can be put	All type Industries	
8.	Any usage restriction	Industrial	
9.	Is plot in town planning approved layout?	No	
10.	Corner plot or intermittent plot?	Intermittent Plot	
11.	Road facilities	Yes	
12.	Type of road available at present	Internal Road	

13.	Width of road – is it below 20 ft. or more than 20 ft.	More than 40 ft.
14.	Is it a land – locked land?	No
15.	Water potentiality	Yes
16.	Underground sewerage system	Yes
17.	Is power supply available at the site?	Yes
18.	Advantage of the site	Good connectivity by public as well private transport
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)	None
Part - A (Valuation of land)		
1.	Size of plot	5753.00 sq. mtrs.
	North & South	-
	East & West	-
2.	Total extent of the plot	5753.00 sq. mtrs.
3.	Prevailing market rate (Along with details of latest transactions with respect to adjacent properties in the areas)	Rs. 14000/- to Rs. 16000/- per sq. mtrs. for similar type of property
4.	Guideline rate obtained from the Registrar's Office (an evidence enclosed)	Rs. 3895/- per sq. mtrs.
	Government Value	5753.00 sq. mtrs. X Rs. 3895/- = Rs. 2,24,07,935/-

Guideline Rate

Regional Office Thane 1 Industrial Area TARAPUR INDL. AREA Search

TARAPUR INDL. AREA

[Basic Information](#) [City Information](#) [Location Details](#) [Contact Us](#)
[Clients](#) [Infrastructure](#) [Plots/Sheds Available](#) [Industrial Maps](#)

Objective : To Promote Industrial Growth.

Industry Category : Major industrial area

The Tarapur Industrial Area is one of the best industrial area situated near Mumbai, Thane and adjacent to Gujarat state on Mumbai - Ahmedabad Express Highway.

Land Rates

Industrial Plots per sq. mtr : **3895**
Commercial Plots per sq. mtr : 11660
Residential Plots per sq. mtr : 7780

Sale Instances

2672542 08/01/2022 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : दु.नि.पालघर-2 दस्त क्रमांक : 2672/2021 नोदणी : Regn.63m
गावाचे नाव : सरावली (प्रभाव क्षेत्र)		
(1)विलेखाचा प्रकार	खरेदीखत	
(2)मोबदला	5100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7308000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरदत्त वर्णन .; इतर माहिती: मौजे सरावली ता जी पालघर येथील 2)सर्वे न 55 प्लॉट न 9,चे क्षेत्र 300चौ.मी((Survey Number : 55,प्लॉट नं. 9 ;))	
(5) क्षेत्रफळ	3.0000 आर चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अब्दुल खालीक जादू च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मोहमद जफर .- वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: फ्लॅट न १८ बाबू भाई अपार्टमेंट प्लॉट न ४, ५ रोड जय भारत सोसायटी, खार वेस्ट मुंबई ४०००५२, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं.-AAIPJ3846P 2): नाव:-हसिब अहमद वकिल च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मोहमद जफर .- वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 303 गोघरी मानसिन 2 हासनाबाद लेन सांताक्रुझ प, मुंबई 400054, ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं.- 3): नाव:-खुशीद मोहम्मद रफीक कुरेशी च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मोहमद जफर .- वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 303 गोघरी मानसिन 2 हासनाबाद लेन सांताक्रुझ प, मुंबई 400054, ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं.- 4): नाव:-आलीया मोहम्मद रफीक कुरेशी च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मोहमद जफर .- वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 303 गोघरी मानसिन 2 हासनाबाद लेन सांताक्रुझ प, मुंबई 400054, ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं.- 5): नाव:-सना मोहम्मद रफीक कुरेशी च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मोहमद जफर .- वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 303 गोघरी मानसिन 2 हासनाबाद लेन सांताक्रुझ प, मुंबई 400054, ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं.- 6): नाव:-आयशा मोहम्मद रफीक कुरेशी च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मोहमद जफर .- वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 303 गोघरी मानसिन 2 हासनाबाद लेन सांताक्रुझ प, मुंबई 400054, ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं.- 7): नाव:-अब्दुल खालीक जादू च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मोहमद जफर .- वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: फ्लॅट न १८ बाबू भाई अपार्टमेंट प्लॉट न ४, ५ रोड जय भारत सोसायटी, खार वेस्ट मुंबई ४०००५२, ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं.-AAIPJ3846P 8): नाव:-हसिब अहमद वकिल च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मोहमद जफर .- वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 303 गोघरी मानसिन 2 हासनाबाद	

3063542 07-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : दु.नि.पालघर-2 दस्त क्रमांक : 3063/2023 नोदणी : Regn.63m
गावाचे नाव : सरावली (प्रभाव क्षेत्र)		
(1)विलेखाचा प्रकार	असाईनमेंट डीड	
(2)मोबदला	13000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8382600	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरदत्त वर्णन .; इतर माहिती: मौजे सरावली,तारापूर एमआयडीसी एरिया ता वजी पालघर येथील प्लॉट नं.जी -51 चे एकूण क्षेत्र 600 चौ मी पैकी बांधकाम क्षेत्र 300 चौ मी चे असायमेन्ट डीड((Plot Number : G-51 ;))	
(5) क्षेत्रफळ	600 चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स ए स्केअर इंडस्ट्रीज तर्फे भागीदार अक्षय विजय पाटील .- वय:-24 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: कार्यालय पत्ता- १, स्टेरलिंग अपार्टमेंट, गंगापूर रोड, पेट्रोल पंप जवळ, आनंदवली नाशिक १३, महाराष्ट्र, ब्लॉक नं. , रोड नं. , महाराष्ट्र, पार्सईक. पिन कोड:-422013 पॅन नं.-:ABNFA2314F 2): नाव:-मेसर्स ए स्केअर इंडस्ट्रीज तर्फे भागीदार अभिषेक किरण पाटील .- वय:-27 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: कार्यालय पत्ता- १, स्टेरलिंग अपार्टमेंट, गंगापूर रोड, पेट्रोल पंप जवळ, आनंदवली नाशिक १३, महाराष्ट्र, ब्लॉक नं. , रोड नं. , महाराष्ट्र, पार्सईक. पिन कोड:-422013 पॅन नं.-:ABNFA2314F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स गायत्री इंजिनीरिंग सर्विसेस तर्फे प्रोफ. राकेश महादेव मिश्रा .- वय:-56; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: कार्यालय पत्ता-प्लॉट नं. जे-१२५, तारापूर इंडस्ट्रियल एरिया बोईसर जी.पालघर, ब्लॉक नं. , रोड नं. , महाराष्ट्र, THANE. पिन कोड:-401506 पॅन नं.-:ACBPM3970A	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	08/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3063/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	652300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Statement showing average rate of sale instances

Sr. No.	Information Source with Date	Village	Type of Property	Plot Area in Sq. Mt.	Sale Value In Rs.	Rate per Sq. mtr. In Rs.
1.	Index - II 2672/2021	Saravali	Land	300.00	51,00,000.00	17,000.00
2.	Index - II 3063/2023 08/05/2023	Saravali	Land	600.00	1,30,00,000.00 (-) 45,00,000.00 construction Cost = 85,00,000.00	14,166.67
					Total	31,166.67
					Average Rate	15,583.33
					Rate Considered for Valuation	15,500.00

JUSTIFICATION

As per our opinion, due to the following reasons there is difference between market value & guideline value of the property mentioned in report:

1. Guideline Value is the minimum value at which the sale or transfer of property can take place. Guideline rates generally do not reflect market value.
2. The rates as fixed by the stamp duty office is only a tax revenue and is in no way determining the fair prevailing market rate and value.
3. Market price is the value of asset for a transaction between a seller and buyer which is done at an arm's length principle with the price determined by the market forces of supply and demand.
4. Particular amenities & features are not considered in guideline rates.
5. Market value of property may vary from site to site, demand & supply chain, Features & Amenities.

5.	Assessed / adopted rate of valuation	Rs. 15,500/- Per Sq. Mt.
6.	Estimated value of land	Rs. 15,500/- X 5753.00 sq. mtrs. = Rs. 8,91,71,500/- say Rs. 8,91,72,000/-A
	Part - B (Valuation of Building)	
1.	Technical details of the building	
	a) Type of Building (Residential / Commercial / Industrial)	Industrial
	b) Type of construction (Load bearing / RCC / Steel Framed)	R.C.C.
	c) Year of construction	1990 (as per BCC)
	d) Number of floors and height of each floor including basement, if any	Ground Floor and Ground + 1 upper floor
	e) Plinth area floor-wise	As per plan
	f) Condition of the building	
	i. Exterior - Excellent, Good, Normal, Poor	Good
	ii. Interior - Excellent, Good, Normal, Poor	Good

	g) Date of issue and validity of layout of approved map / plan	Not provided
	h) Approved map / plan issuing authority	MIDC
	i) Whether genuineness or authenticity of approved map / plan is verified	Not Verified
	j) Any other comments by our empaneled 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	RCC
2.	Basement	N. A.	N. A.
3.	Superstructure	RCC	RCC
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	M. S. Rolling shutter, C.C. Ventilators	Glass & wooden doors sliding windows
5.	RCC works	N.A.	N.A
6.	Plastering	Cement Mortar	Cement Mortar
7.	Flooring, Skirting, dadoing	CC Flooring	Ceramic tiles Covered with vinyl
8.	Special finish as marble, granite, wooden paneling, grills, etc.	Nil	Nil
9.	Roofing including weather proof course	RCC	RCC
10.	Drainage	Yes	Yes
11.	Compound wall	Yes	N. A.
	Height	-	N. A.
	Length	333.35 RMT	N. A.
	Type of construction	Bricks with plaster	N. A.
12.	Electrical installation	Yes	Yes
	Type of wiring	Open conduit	Open conduit & Concealed
	Class of fittings (superior/ ordinary/ poor)	Ordinary	Ordinary
	Number of light points	Many	Many
	Fan points	Many	Many
	Spare plug points	Available	Available
	Any other item	N. A.	N. A.
13.	Plumbing installation		
	a) No. of water closets and their type	Many	Many
	b) No. of wash basins	-	-
	c) No. of urinals	Many	Many
	d) No. of bath tubs	-	-
	e) Water meter, taps, etc.	Available	Available
	f) Any other fixtures	N. A.	N. A.

Constructed Area & VALUATION

Sr. No.	Particulars	Age of Bldg.	Constructed area In Sq. mtrs.	Estimated Replacement Rate of Construction per Sq. mtrs. In Rs.	Replacement Cost In Rs.	Depreciation In Rs.	Net value after Depreciation In Rs.
1.	Office Building (G+1)	33	214.18	28,000.00	59,97,040.00	39,58,046.40	20,38,993.60
2.	Main Factory Shed	33	1547.69	22,000.00	3,40,49,180.00	2,24,72,458.80	1,15,76,721.20
3.	Security Cabin	33	10.24	7,500.00	76,800.00	50,688.00	26,112.00
4.	Pump Room	33	8.35	7,500.00	62,625.00	41,332.50	21,292.50
	Total				4,01,85,645.00	2,65,22,525.70	1,36,63,119.30
							Say
							1,36,63,000.00

Part C- (Extra Items)

(Amount in Rs.)

1.	Portico	--
2.	Ornamental front door	--
3.	Sit out/ Verandah with steel grills	--
4.	Water tank (underground & overhead)	--
5.	Extra steel/ collapsible gates	--
	Total	Nil

Part D- (Amenities)

(Amount in Rs.)

1.	Wardrobes	-
2.	Glazed tiles	-
3.	Extra sinks and bath tub	-
4.	Marble / Ceramic tiles flooring	-
5.	Interior decorations & Furnishing	-
6.	Architectural elevation works	-
7.	Panelling works	-
8.	Aluminium works	-
9.	Aluminium hand rails	-
10.	False ceiling	-
	Total	Nil

Part E- (Miscellaneous)

(Amount in Rs.)

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

Part F- (Services)**(Amount in Rs.)**

1.	Water supply arrangements (borewell)	-
2.	Drainage arrangements	-
3.	Compound wall	333.35 RMT X Rs. 10000/- = Rs. 33,33,500/-
4.	C. B. deposits, fittings etc.	-
5.	Land Development, pavement, garden, parking shed etc.	Rs. 35,00,000/- (Lump sum)
6.	Lean to shed	1440.30 sq. mtrs. X Rs. 7500/- = Rs. 1,08,02,250/-
7.	Transformer Shed	68.80 sq. mtrs. X Rs. 3500/- = Rs. 2,40,800/-
	Total	Rs. 1,78,76,550/- say Rs. 1,78,77,000/-

Total abstract of the entire property**(Amount in Rs.)**

Part - A	Land	8,91,72,000.00
Part - B	Building	1,36,63,000.00
Part - C	Extra Items	-
Part - D	Amenities	-
Part - E	Miscellaneous	-
Part - F	Services	1,78,77,000.00
	Total	12,07,12,000.00

As a result of my appraisal and analysis, it is my considered opinion that the present **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is **Rs. 12,07,12,000/- (Rupees Twelve Crores Seven Lacs Twelve Thousand only)**.

The **Realizable value** of the above property is **Rs. 10,86,40,800/- (Rupees Ten Crores Eighty Six Lacs Forty Thousand Eight Hundred Only)**.

The **Distress value** of the above property is **Rs. 9,65,69,600/- (Rupees Nine Crores Sixty Five Lacs Sixty Nine Thousand Six Hundred Only)**.

Government Guideline Value of Land is **Rs. 2,24,07,935/- (Rupees Two Crores Twenty Four Lacs Seven Thousand Nine Hundred Thirty Five only)**.

Insurance Value is **Rs. 1,36,63,000/- (Rupees One Crore Thirty Six Lacs Sixty Three Thousand Only)**.

i	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Market value estimated by the valuer is derived from the real estate market for Industrial Properties, local inquiries, websites & sale instances etc.
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		<p>Whereas Guideline Rates are used for Stamp Duty calculation purpose. Further Depreciation percentage for age of property between 30-40 years is 40% as per guideline.</p> <p>Further Sale instance values and the circle rates usually are more or less the same in a given year. In this case the variation in the valuation proposed by the valuer and the Guideline value is 75%.</p> <p>In general, it is observed that market values are almost 4 times higher than guideline values.</p> <p>Real estate market rates are also stable for all kind of real estate properties overall.</p>
ii	Details of last two transactions in the locality /area to be provided, if available.	attached

Place: Mumbai

Date: 28/06/2023

V. M. JAGTAP
B.E. Civil, M.I.E., F.I.V, ISSE
Chartered Engineer & Govt. Registered Valuer
CAT- I/54/2004.

The undersigned has inspected the property detailed in the Valuation Report dated **28/06/2023** on **26/06/2023**. We are satisfied that the **fair and reasonable market value** of the property is **Rs. 12,07,12,000/- (Rupees Twelve Crores Seven Lacs Twelve Thousand only.)**

Date:

Signature
(Name of the Branch Manager with Official seal)

Encl:

1. Declaration-cum-undertaking from the valuer (Annexure-III)
2. Model code of conduct for valuer (Annexure IV)
3. Photographs
4. Location Map
5. Screenshot of available documents

DECLARATION – CUM – UNDERTAKING

Mr. Vivek Jagtap , son of Mr. Murlidhar Jagtap 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 three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated **28/06/2023** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have personally inspected the property **26/06/2023**. The work is not sub-contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been de-panelled / delisted by any other bank and in case any such de-panelment by other banks during my empanelment with you. I will inform you within 3 days of such de-panelment.
- 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 Income Tax (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 is **ADTPJ0025E** and GST Number is **27ADTPJ0025E1ZS**
- o. I understand 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 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.
- 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.
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank’s guidelines.
- w. I am the proprietor of the 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.

y. Further, I hereby provide the following information –

No.	Particulars	Valuer Comment
1	Background information of the asset being valued	Land and Factory Building situate at Tarapur Industrial Area, MIDC.
2	Purpose of valuation and appointing authority	Loan Purpose for State Bank of India
3	Identity of the valuer and any other experts involved in the valuation	Mr. Vivek M. Jagtap (Registration No. : CAT I/54-2004) (Reg. No. IBBI/RV/01/2019/10579)
4	Disclosure of valuer interest or conflict, if any	No
5	Date of appointment, valuation date and date of report	Date of Appointment – 24/06/2023 Inspection date – 26/06/2023 Date of Report – 28/06/2023
6	Inspections and/or investigations undertaken	Physically site verified
7	Nature and sources of the information used or relied upon	Surrounding locality, Present Market condition & our judgment
8	Procedures adopted in carrying out the valuation and valuation standards followed	Land & Building Method
9	Restrictions on use of the report, if any	For Bank loan purpose only
10	Major factors that were taken into account during the valuation	Present Market enquiries & location, amenities.
11	Major factors that were not taken into account during the valuation	NA
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	It is declared that we have no direct or indirect interest in the above said property and this valuation is based on best of our knowledge, belief and experience & is based on the documents given by bank / client & as per observation at the time of visit.

V. M. JAGTAP

B.E. Civil, M.I.E., F.I.V, ISSE

Chartered Engineer & Govt. Registered Valuer.

CAT- I/54/2004.

Date : 28/06/2023

Place: Mumbai

MODEL CODE OF CONDUCT FOR VALUERS**Integrity and Fairness**

- 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 subject to all documents should provide to valuer.
- A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.
- A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

- A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
- A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 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.
- 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.
- A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 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.

Independence and Disclosure of Interest

- 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.
- A valuer shall not take up an assignment if he/it or not of his/its relatives or associates is not independent in terms of association to the company.
- A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- A valuer shall wherever necessary disclose to the clients possible sources of conflicts of duties and interests, while providing unbiased services.
- 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.

- A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.
- As an independent valuer, the valuer shall not charge success fee
- 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

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

- 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.
- A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
- A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
- 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

- 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, 201 (18 of 2013).
- 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

- A valuer shall provide services for remuneration which is charged in a transparent manner is a reasonable reflection of the work necessary and properly undertaken and is not inconsistent with the applicable rules.
- 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

- 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.
- A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Miscellaneous

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

Signature of the Valuer:

Name of the Valuer :

V. M. JAGTAP
B.E. Civil, M.I.E., F.I.V, ISSE
Chartered Engineer & Govt. Registered Valuer.
CAT- I/54/2004.

Address of the Valuer:

1st Floor, Buona Casa Bldg.,
Homji Street, Fort, Mumbai – 400 001.

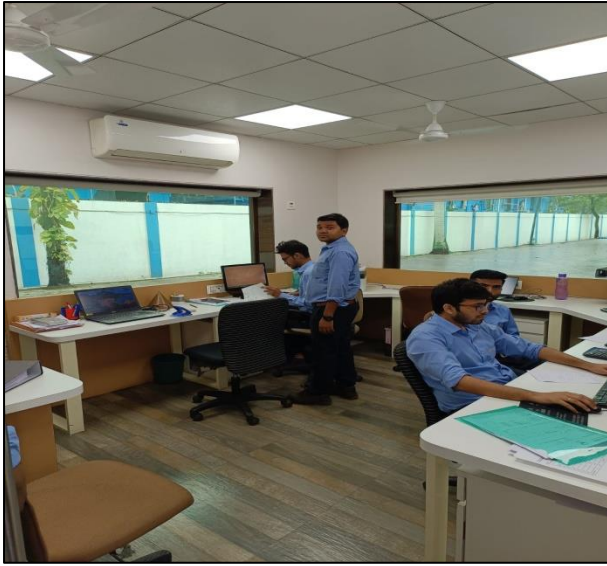
Place : Mumbai

Date : 28/06/2023

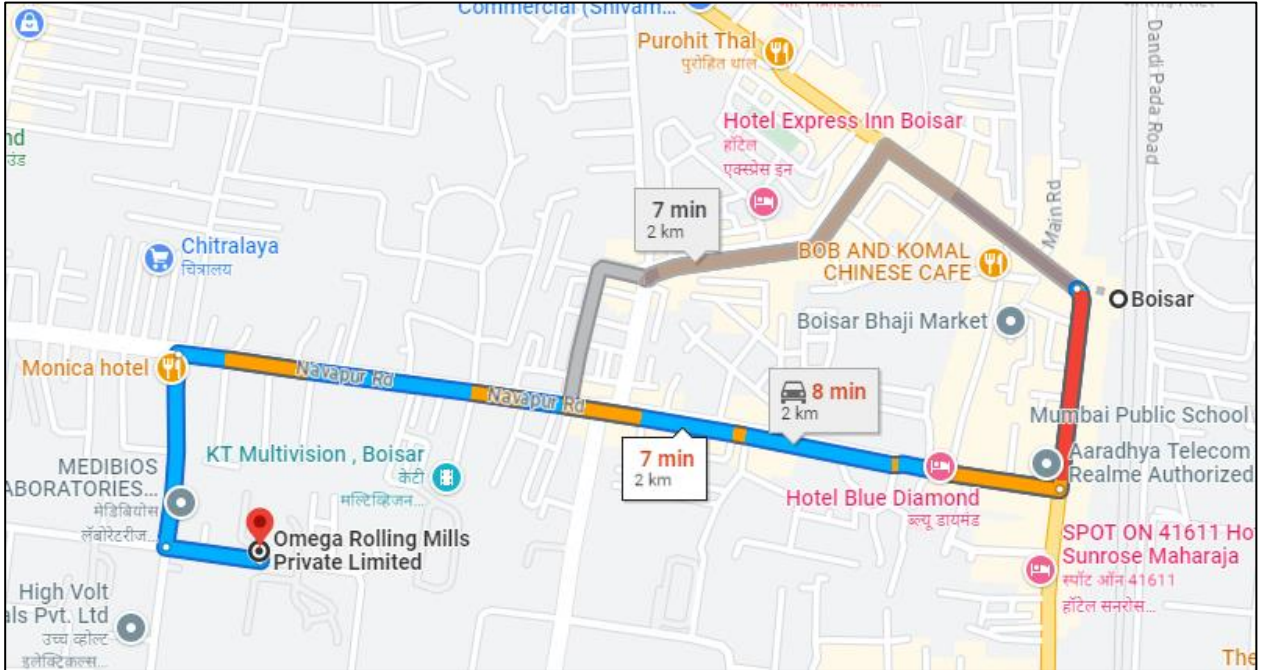
PHOTOGRAPHS



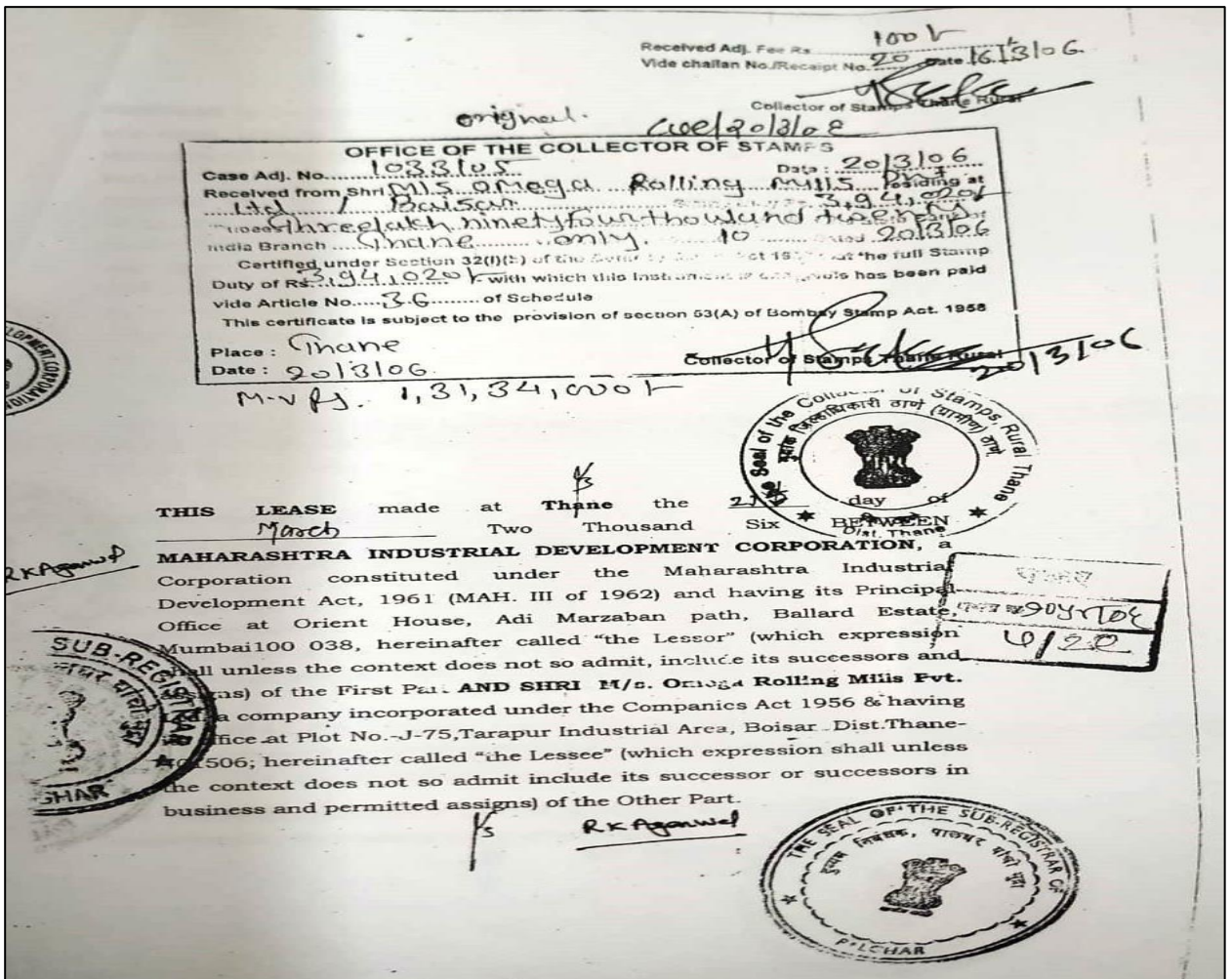




Google Map
Latitude & Longitude 19.79'51.9"N & 72.74'97.8"E



Lease Deed



बलर
पल नं 3045/108
98/30

IN WITNESS WHEREOF SHRI. SANDEEP B. AROTE 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 confirming Party has set his hand, the
Lessee hath its Common Seal to be affixed the hereto the day
and year first abovewritten.



FIRST SCHEDULE
(Description of Land)

All that piece or parcel of land known as **Plot No.J-75** in the
Tarapur Industrial Area, within the village limits of **Saravali**
and outside the limits of **Palghar Municipal Council/Corporation** in the rural areas, Taluka and
Registration Sub-District **Palghar**, District and Registration
District **Thane**; containing by admeasurement **5753 square meters** or thereabouts and bounded by red coloured
boundary line on the plan annexed hereto, that is to say:-



- On or towards the North by :- MIDC Boundry
- On or towards the South by :- Road
- On or towards the East by :- Plot No.J-74 and
- On or towards the West by :- Plot No.J-76



SECOND SCHEDULE
(Building Regulations)

The Development Control Rules of the Lessor shall be
applicable for development of plot in this Industrial Area.

2) Periphery of the plot shall be utilised for the purposes
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

RK Agency



Building Completion Certificate

BUILDING COMPLETION CERTIFICATE

THIS is to certify that -
 M/s. Omega Rolling Mills Pvt.Ltd.
 allottee of plot No. J-75 in Tarapur Industrial Area have completed the factory building work on the above said plot in accordance with the building plans approved vide this office letter No.DB/ TRP:177:2274 of 89 dated 20/5/89 through the Licenced Architects -
 M/s. Shivaji Patil & Associates.

Details of units constructed are as given below:
 SCHEDULE - as Per ~~2020/22/154~~/revised approved plan:-

Name of the Unit	Plinth area as per approved plan Sqm.	Builtup area Sqm.	F.S.I. consumed
1. Office-cu-Guest house, 1st flr.	107.0903		214.1806
2. Factory bldg. on Ground flr.	1547.6892	107.0903	1547.6892
3. Security cabin..	10.2416	-	10.2416
4. Pump Room for U.C. water tank ..	8.3490	-	8.3490
5. Furnace oil tank..	25.1856	-	25.1856
6. Unlocation platform..	18.0000	-	18.0000
7. chimney...	6.2500	-	6.2500
8. Total	1727.8057	107.0903	1839.8966
9. F.S.I. consumed-	1829.8966		5753.000

= 0318 < 1/101

Executive Engineer,
 M. I. D. C. Division No. IV,
 THANE

p/1068/-

Electricity Bill

Page 1

Maharashtra State Electricity Distribution Co. Ltd.

MAHAVITARAN
 Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF MAY-2023
 GSTIN: 27AAECM2933K12B Website: www.mahadiscom.in HSN CODE: 27160000

PALGHAR MINI CIRCLE - 541 PALGHAR O&MD - 543 BOISAR(MIDC) - 163

Consumer No. : 003019016098	BILL DATE 02/06/2023	36,17,760.00
Consumer Name : M/S OMEGA ROLLING MILLS (P) LTD	DUE DATE 16/06/2023	
Address : J-75 MIDC TARAPUR IND ESTATE BOISAR THANE	IF PAID UPTO 08/06/2023	35,84,770.00
Village: Pin Code : 401506	IF PAID AFTER 16/06/2023	36,62,980.00
Email : ***ounts@omegamills.com	Last Receipt No./Date : 0008414766 / 09-05-2023	
Mobile No. : 92*****50	Last Month Payment : 32,03,060.00	
Meter No. : 055-X1083464	Scale / Sector : Medium Scale /	
Sanctioned Load (KW): 1350	Seasonal : Load Shed Ind : MIDC	
Contract Demand (KVA) : 990.00	Urban/Rural : Rural Express Feeder : No	
Tariff : 101 HT-I A	70% of Con. Demand (KVA) : 693.00 Feeder Voltage (KV) : 11 LIS Indicator :	

Date of Connection : 16/04/1999	Category : INDUSTRIAL	GSTIN : 27AAAC00568Q12Y
Supply at : HT	Elec. Duty : 10 PART F	PAN : AAACO0568Q
Prev. Highest (Mth) : NOV	Prev. Highest Bill Demand (KVA) : 872	
S.D. Held Rs. : 27,73,259.33	Addl. S.D. Demanded Rs. : 39,15,500.00	MIDC Zone: OTHER
Bank Guarantee Rs. : 0	S.D. Arrears Rs. : 0.00	

Bill Month	Units	Bill Demand(KVA)	Bill Amount
APR-23	3,14,040	728	33,01,188
MAR-23	3,23,033	824	33,97,723
FEB-23	2,81,310	725	29,47,832
JAN-23	3,37,493	742	34,81,924
DEC-22	1,66,695	701	18,66,257
NOV-22	3,65,415	872	37,98,514
OCT-22	3,53,393	786	36,33,651
SEP-22	3,79,583	823	38,95,179
AUG-22	3,93,113	831	40,08,723
JUL-22	3,97,283	828	40,47,297
JUN-22	3,70,995	800	38,01,875
MAY-22	3,49,875	791	31,83,892

CUSTOMER CARE Toll Free No.
 1912, 1800-233-3435, 1800-212-3435

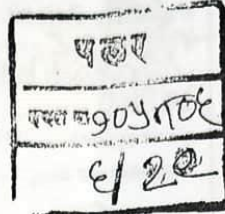
IGRC: "VIDUAT BHAVAN", MANOR ROAD, PALGHAR(WEST), Phone - 02525-257364

In case of non-redressal of grievance here, consumer may make his representation to below forum

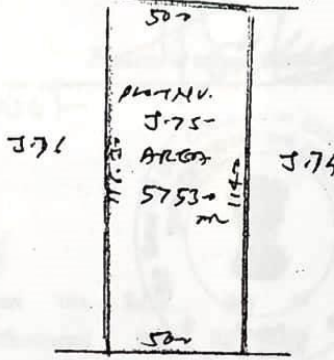
CGRF: BEHIND "TEJASHREE", JAHANGIR MEHERWANJI RD, KALYAN (W), Phone - 0251-2210707

Layout

TARAPUR INDUSTRIAL AREA
VILL: *Pak. Mill* TAL: PALGHAR DIST: THANE
SCALE:- 1CM. = 200.00 MTS.



MIDC BOUNDARY



R. O A D



HEAD SURVEYOR
REGIONAL OFFICE, MIDC



FOR OMEGA ROLLING MILLS PVT. LTD.
RK Ag...
DIRECTOR

21/3/06
REGIONAL OFFICER
REGIONAL OFFICE, M.I.D.C.,
THANE - 400604.