

Thite Valuers & Engineers Pvt. Ltd

CIN No.: U74220PN2005PTC020160

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- Valuation ● Chartered Engineer ● Lender's Independent Engineer ● TEV Consultants

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VALUERS & ENGINEERS

SINCE 1983

**Corporate Valuer
Chartered Surveyor**

Ref. No.: MMY24-019/PRC/L

Date: 28/05/2024

To,
The Branch Manager
State Bank of India
Branch: SME, Fort

Sub: Valuation Report for fair market value as on date for mortgage Loan purpose.

Client Name: M/s. Leebo Metals Private Ltd.

Dear Sir,

Please find enclosed herewith the subject valuation report.

Location of property : Factory buildings along with Industrial Plot No. 8 and 9, Survey No.365/20 of village Kachigam, Premier Industrial Estate, Near Tokyo Plast Company and Lakham Dev Temple, Off Vapi-Kanchigam Road, Nani Daman, Taluka & District Daman, Dadra and Nagar Haveli – 396 210.

Fair Market Value of property as on date : ₹ 6,38,00,000/-
(Rupees SIX Crore (s) Thirty Eight Lakhs (s) Only)


Realisable Sale value as on date : ₹5,74,00,000/-

Forced / Distress Sale Value as on date : ₹5,10,00,000/-

This report contains 45 sheets (Including annexures + Photographs + location map).

Kindly acknowledge.

Thanking you,


Lalit M. Sarvaiya
(CHIEF ENGINEER)



Yours faithfully,
For Thite Valuers & Engineers Pvt. Ltd.,


Shekhar L. Thite
(DIRECTOR)

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VALUATION PROCESS

1.0 Purpose of valuation –

For ascertaining Market Value of the assets for mortgage loan purpose.
The value obtained is purpose specific and likely to change for other purposes.

1.1 Date of valuation –

The project was visited on 08/05/2024 in presence of Mr. Manikant Jha, the Factory Manager of the company.

COLLECTION AND VERIFICATION OF DATA

1.3 For Land & Building.

1.3.1 Physical : Detail enquiry in the vicinity with the Estate Agents and Local peoples is done.

BUILDING MEASUREMENTS –

External, internal : The built-up area of various buildings was measured on site

BUILDING SPECIFICATIONS –

Technical specifications of various buildings, types of material used, workmanship, lead & lift conditions on the site, contractor's profit etc., were considered while obtaining the rate of various construction.

ELEVATION & ORIENTATION –

Architectural work involved in elevation treatment was studied.

SERVICES –

Lighting & air-conditioning as well as sanitation etc., were observed.

AGE –

It is obtained from Building Occupancy Certificate shown by technical Officer of the Company.

SUITABILITY OF PREMISES FOR PRESENT USE –

Adaptability, accessibility to markets, amenities, availability of labour etc., were considered.

1.3.2 Legal Interest

Freehold or leasehold

Details of title restrictions such as restrictive covenants -

It is freehold land and shape of the Land is irregular.

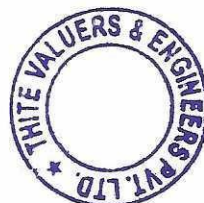
1.3.3 Planning PERMITTED USES-

Yes, proper permission is taken from Govt. authorities for setting up this unit.

1.3.4 Economics, Following factors were also given due consideration-

General, Regional State of Economy.

& Local State of local Industry



Town and regional growth prospects
Transportation, existing & planned
Position of town in regional hierarchy

1.4 **Market Value**

The market value obtained in this report is defined below – Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Market Values are

- a) It is a free will sale.
- b) It is an estimated amount and not a predetermined or an actual sale price.
- c) It is time-specific as on the given date.
- d) It depends on 'purpose of valuation.
- e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- f) Asset would be exposed to the market in the most appropriate manner to affect its disposal at the best price possible.

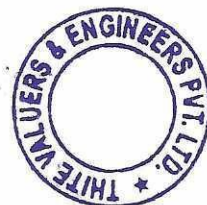
Thus, in this report, the Market Value is obtained, which is not the forced sale value.

1.5 **Realizable value as on date**

Realisable Value is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

1.6 **Forced / Distress Sale value as on date**

Distressed Value Is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date.



VALUATION REPORT

(to be used for all properties of value above Rs. 5 crores)

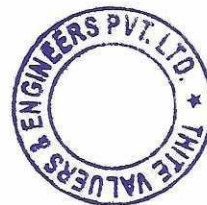
Name & Address of Branch : State Bank of India, Branch: SME, Fort
Name of Customer(s)/Borrowal unit (for which valuation report is sought) : M/s. Leebo Metals Private Ltd.

1. Introduction

- a) Name of the property Owner (with address and Phone Nos) : M/S. Sharp Metal Overseas
b) Purpose of Valuation : Mortgage Loan Purpose
c) Date of Inspection of Property : 08/05/2024
d) Date of Valuation Report : 08/05/2024
e) Name of developer of the property (in case developer-built properties) : NA

2. Physical Characteristics of the Property

- a) Location of the property :
- i. Nearby landmark : Near Tokyo Plast Company and Lakham Dev Temple
ii. Postal address of the property : Factory buildings along with Industrial Plot No. 8 and 9, Survey No.365/20 of village Kachigam, Premier Industrial Estate, Near Tokyo Plast Company and Lakham Dev Temple, Off Vapi-Kanchigam Road, Nani Daman, Taluka & District Daman, Dadra and Nagar Haveli – 396 210.
iii. Area of the plot/land (supported by a plan) : Documented Area of Plot No 8 = 1530 sqm.
Documented Area of Plot No 9 = 1600 sqm
iv. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water- logged, Land locked. : Solid
v. Independent access/approach to the property etc. : Yes
vi. Google Map Location of the Property with a neighborhood layout map : Attached
vii. Details of roads abutting the property : Off Vapi-Kanchigam Road
viii. Description of adjoining property : Surrounded by Industrial units.
ix. Plot No. Survey No. : Plot No. 8 and 9, Survey No.365/20
x. Ward/Village/Taluka : Village: Kachigam, Taluka: Daman



Ref. No.: MMY24-019/PRC/L

- xi. Sub-Registry/Block : Daman
 xii. District : Daman
 xiii. Any Other aspect : Industrial property in a developed Industrial Zone
- b) Plinth area, Carpet area and Saleable area to be mentioned separately and clarified : Built up area of each structure is mentioned as below:

Sr. No	Particulars	Built up Area as per Plan(sqm)	Measured Built up Area (sqm)	BUA consider for Valuation (sqm)
1.	Factory Building			
a)	Ground Floor	1251.89	1251	1252
	Mezzanine Floor	188.74	541	189
b)	First Floor	1251.89	280	280
c)	Second Floor	372.46	Not Constructed	--
2.	Factory Shed No .1	--	692	--
3.	Factory Shed No.2	--	302	--
	Total	3064.98	2449	1721

- c) Boundaries of the Plot :

Plot No.8	As per Agreement	At Actual
East	By Plot No.7 bearing survey no 365/19	By Plot No.7
West	By Plot No. 9 bearing survey, no 365/21	By Plot No.9
South	By Internal Road of the Industrial Estate	By Internal Road of the Industrial Estate
North	By Land Bearing Survey No. 363/1	By Open Land

Plot No.9	As per Agreement	At Actual
East	By Plot No.8 bearing survey no 365/20	By Plot No.8
West	By Plot No.7 bearing survey no 365/22	By Plot No.7
South	By Internal Road of the Industrial Estate	By Internal Road of the Industrial Estate
North	By Land Bearing Survey No. 363/1	By Open Land



Longitude of the property : + 72.887724 E
Latitude of the property : + 20.374355 N
Brief Specification : Technical specifications of each building are given as below

Factory Building

It is Ground + 1(part) upper floor RCC framed structure having brick masonry walls plastered on both sides and having partly RCC slab and partly GI sheet roofing on top. It is provided with mezzanine floor. Ground floor used for production, mezzanine floor is use for office, store, laboratory and staff kitchen, dining area and first floor is use as conference room, staff room, toilet block etc.

It is provided with partly ceramic tiles and partly pcc flooring, casing capping wiring, concealed plumbing, aluminum sliding windows, Aluminum paneled flush doors etc.

Height of ground floor is approx. 7.5 mtr.

Height of Mezzanine floor is mtr and first floor is 3.3 mtr

Factory Shed No .1

It is a single storied M.S. frame structure with 3.4 mtr height brick masonry walls plastered on both sides and above portion is cladding with GI sheet and GI sheet Roofing supported on M. S. Trusses. It is provided with PCC flooring, industrial electric wiring etc.

The internal height of shed is approx. 8.5 mtr.

Factory Shed No .2

It is a single storied M.S. frame structure with 3.4 mtr height brick masonry walls plastered on both sides and above portion is cladding with GI sheet and GI sheet Roofing supported on M. S. Trusses. It is provided with PCC flooring, industrial electric wiring etc.

The internal height of shed is approx. 8.5 mtr.

3. Town Planning Parameters

- i. Master plan provisions related to the property in terms of land use : As per development control rules of local competent authority



- ii. FAR- Floor Area Rise/FSI- Floor Space Index permitted and consumed : FSI Permissible = 1 and FSI consumed = 0.98
- iii. Ground Coverage : 2246 sqm
- iv. Comment on Whether OC-Occupancy Certificate has been issued or not : Occupancy Certificate issued by Administration of UT Of Daman Diu Office of Assistant Engineer, Daman.
- v. Comment on unauthorized constructions if any : --
- vi. Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc. : As per development control rules of local competent authority
- vii. Planning area / zone : Industrial area of Daman
- viii. Developmental controls : Administration of UT Of Daman Diu
- ix. Zoning regulations : Administration of UT Of Daman Diu
- x. Comment on surrounding land uses and adjoining properties in terms of uses. : Surrounded by industrial area and open land.
- xi. Comment on demolition proceedings if any : No
- xii. Comment on compounding / regularization proceedings : No
- xiii. Any other aspect : Nothing specific

4) Document Details and Legal Aspects of Property:

a. Ownership Documents

1) Sale Deed, Gift Deed, Lease Deed

i) TIR of the Property

ii) Value of purchase

} Refer to table below

- ✓ Deed of Sale between Vendor M/S. Supreme Company Ltd. and Purchaser M/S. Sharp Metal Overseas and Index II bearing S. No. 1120/97 dated 12/08/1997 registered at Sub Registrar Office Daman, agreement price (consideration) ₹ 3,06,000/- (Plot No.8).
- ✓ Deed of Sale between Vendor M/S. Supreme Company Ltd. and Purchaser M/S. Sharp Metal Overseas and Index II bearing S. No. 1119/97 dated 12/08/1997 registered at Sub Registrar Office Daman, agreement price (consideration) ₹ 3,20,000/- (Plot No.9).

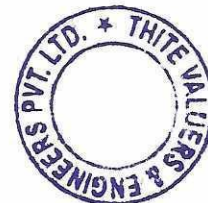


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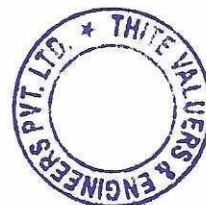
- ✓ Lease Deed dated 26/03/2018 between M/s. Sharp Metal Overseas (The Lessor) and M/s. Leebo Metals Pvt.Ltd. (The Lessee) registered at Sub Registrar Office Daman.
- ✓ Sanctioned building plan No.6/5/27/792/97-98 Dated 29/12/1997, issued by Architect Planner.
- ✓ Occupancy Certificate No. PMD/DMN/SD-II/O.C./F.50/1365/1999-2000, dated 30/12/1999, issued by Administration of UT of Daman Diu Office of Assistant Engineer, Daman.
- ✓ Torrent Power DNHDD consumer ID No. 743000922 & bill for the March-2024-month amount ₹43,73,829/-.
- ✓ Tax receipt / bill No. 213 dated 18/01/2024 for year 2023-2024 of amount ₹ 47663/-.

It is assumed that the information revealed through above documents is final and complete.

- b. Name of the Owner/s : M/s. Sharp Metal Overseas.
 - c. Ordinary status of freehold or leasehold including restrictions on transfer : It is freehold Land
 - d. Agreements of easements if any : Details not known
 - e. Notification for acquisition if any : No
 - f. Notification for road widening if any : No
 - g. Heritage restrictions if any : It is not heritage building.
 - h. Comment on transferability of the property ownership : --
 - i. Comment on existing mortgages / charges / encumbrances on the property if any : As reported by borrower property is mortgaged to State Bank of India. Refer legal opinion of Banks Advocate.
 - j. Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be : Details not known. Refer legal opinion of Banks Advocate.
 - k. Building plan sanction: : Sanctioned building plan No.6 / 5 / 27 / 792 / 97-98 dated 29/12/1997 issued by Administration of UT of Daman Diu Office of Assistant Engineer, Daman.
- Authority approving the plan : Administration of UT of Daman Diu Office of Assistant Engineer, Daman.
- Name of the office of the Authority : Administration of UT of Daman Diu Office of Assistant Engineer, Daman.



- Any violation from the approved Building Plan : Additional area is constructed at site. However, for valuation we have considered sanctioned built up area only.
- l. Whether Property is Agricultural Land if yes, any conversion is contemplated. Type of crops grown. Availability of irrigation facility. Any Agriculture income from the property. : No
- m. Whether Property is SARFAESI compliant : No
- n. i. All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report : Electricity Bill /Property Tax Bill etc. is verified and copy attached.
- ii. Observation on Dispute or Dues if any in payment of bills/taxes to be reported. : As informed by the borrower, there are no such dispute
- o. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged. : Yes
- p. Qualification in TIR/mitigation suggest if any. : --
- q. Any other aspect : Nothing Specific.
- 5) Economic Aspects of the Property**
- a)
- i. Reasonable letting value : Notional Rent = ₹ 2,20,000/- per month
- ii. If Property is occupied by tenant : Occupied by M/s. Leebo Metals Private Ltd.
Number of tenants : One
Since how long (tenant-wise) : 6 Years
Status of tenancy right : Lease Deed
Lessor: M/S. Sharp Metal Overseas
Lessee: M/s. Leebo Metals Private
Date of Commencement of Lease = 01/04/2018
- Rent received per month (tenant-wise) with a comparison of existing market rent : Details not known
- iii. Taxes and other outgoings : Borrower will be submitting to the Bank



- iv. Property insurance : Details not known
- v. Monthly maintenance charges : Details not known
- vi. Security charges, etc. : Details not known
- vii. Any other aspect : Nothing specific

6) Socio-cultural Aspects of the Property

- a) Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby etc. : It is a middle class industrial locality.
- b) Whether property belongs to social infrastructure like hospital, school, old age homes etc. : No

7) Functional and Utilitarian Aspects of the Property

- a) Description of functionality and utility of the property in terms of
 - i. Space allocation : Industrial Building
 - ii. Storage spaces : Available.
 - iii. Utility of spaces provided within the building, : Open space will be utilized for parking.
 - iv. Car parking facilities : Available
 - v. Balconies : Not applicable
- b) Any other aspects : Nothing specific

8) Infrastructure Availability

- a) Description of aqua infrastructure availability in terms of
 - i. Water supply : Bore well is available
 - ii. Sewerage/ sanitation system : Underground sewerage drainage system is underground or open provided.
 - iii. Storm water drainage : Storm water drainage channel is provided.
- b) Description of other physical infrastructure facilities viz.
 - i. Solid waste management : No
 - ii. Electricity : Electric supply is available.
 - iii. Roads & Public transportation connectivity : Transportation means such as Buses, Taxis & Rickshaws are available.
 - iv. Availability of other public nearby : Civic amenities such as schools, colleges, markets, banks, shops and hospitals etc. are available within 2 to 3 kms distance from the property



- c) Social infrastructure in terms of
- i. Schools : Available
 - ii. Medical facilities : Available
 - iii. Recreation facilities in terms of parks and open spaces : Available

9) Marketability of the Property

a) Marketability of the property in terms of

- i. Locational attributes
 - ii. Scarcity
 - iii. Demand and supply of the kind of subject property
 - iv. Comparable sale prices in the locality
- } There is good demand for industrial premises. Hence it has good marketability

Market rate enquiry : Enquiry was made in the neighbourhood and also on the internet. Following sale advertisement is obtained from a well-known website.

1) Realestateindia

Industrial Land for sale in Kachigam , Daman.

Plot Area: 5200 sqm

Price : ₹ 6,24,00,000/-

Rate : ₹12,000/- sqm

2) Indiamart

Industrial Land for sale in Daman.

Plot Area: 504 sqm

Price : ₹ 73,29,251/-

Rate : ₹14,542/- sqm

- b) Any other aspect which has relevance on the value or marketability of the property : Located in industrial zone. Marketability is good.

10) Engineering and Technology Aspects of the Property

- a. Type of construction : RCC framed
- b. Materials and technology used : Traditional technology.
- c. Specifications : Refer No. II (13)
- d. Maintenance issues : No, it is self-maintained property.
- e. Age of the building : The building is 25 years old.



(This is based on building occupancy Certificate No. PMD / DMN / SD-II / O.C. / F.50 / 1365 / 1999-2000 dated 30/12/1999)

- f. Total life of the building : Total Life of the Building is assumed to be about 50 years. The future life of the building is about 25 years under normal circumstances with proper & regular maintenance & this opinion is based on macroscopic inspection of the subject property.
- g. Extent of deterioration : No deterioration observed.
- h. Structural safety : Adequacy of structural design may be obtained from Independent Licensed Structural Engineers.
- i. Protection against natural disasters viz. earthquakes : Structural Engineers.
- j. Visible damage in the building : No visible damage is observed
- k. System of air-conditioning : --
- l. Provision for fire fighting : --
- m. Copies of plans and elevations of the building to be included : Attached with the report.

11) Environmental Factors

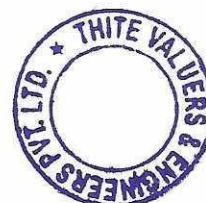
- a) Use of environment friendly building materials, green building techniques if any : This is not a 'Green building'
- b) Provision for rain water harvesting : Rain water harvesting was not found
- c) Use of solar heating and lighting systems etc. : No available
- d) Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic etc. : Nothing specific.

12) Architectural and aesthetic quality of the property

- a) Descriptive account on whether the building is modern, old fashioned etc. plain looking or with decorative elements, heritage value if applicable, presence of landscape elements etc. : Normal plain looking building.

13) Valuation

- a) Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may : Methodology of Valuation: By Land & Building Method



consider various approaches and state explicitly the reason for adopting particular approach and assumption made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at.

Value of land

: Total Area of Plot = 3130 sqm.

Factors Considered: The Location, Location features, Size & Shape of Land /plot, Availability, Topography, Soil Conditions, Infrastructure, Land use Regulations, Government Legislation etc.

Generally, the value of any land depends on its potential. Even in same locality, plots of lands can have different rates depending upon their statutory status. Few may have public purpose reservation, few may attract provisions of Urban Land Ceilings Act, few may have restrictive covenants on use & few may be freehold etc. Other important factors are location, permissible FSI available, size, shape, frontage, user of the plot – Commercial, Residential, Industrial or mixed etc.

Land Rate Adopted = ₹11,000/- per sqm

Hence, Fair Market value of land as on date

= Total Plot Area X Land Rate adopted

= 3130 sqm x ₹11,000/-

= ₹ 3,44,30,000/-

Say ~ ₹3,44,00,000/-

Depreciation of construction

: Adopted Depreciated rate for valuation

Value of construction

: Factors such as type and quality of construction, Specification of the building material used, Grade and Age of the building, Height, current market prices of similar type etc. were given due consideration.

Hence, Value of construction as on date is given as below.

Sr. No.	Particulars	Built up area in sqm	Rate adopted in ₹	Value of Construction in ₹
1.	Factory Building			



Sr. No.	Particulars	Built up area in sqm	Rate adopted in ₹	Value of Construction in ₹
a)	Ground Floor	1252	18,000/-	2,25,36,000/-
b)	Mezzanine Floor	189	10,000/-	18,90,000/-
c)	First Floor	280	12,000/-	33,60,000/-
			Total	2,77,86,000/-
			Say	2,78,00,000/-

- b) Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com /99.acres.com makkan.com etc., if available : Mentioned in Sr. No. 9 (iv) above
- c) Guideline rate obtained from Registrar's Shop/state Govt. Gazette/Income Tax Notification : For stamp duty purpose the Govt. of Daman and Diu has fixed the rate for Industrial land in this area is ₹2,831 per sqm.

- d) Plot Development : Such as Internal Road, security cabin, M. S. fabricated gate, Compound wall, Overhead water tank, Septic tank, bore well, Generator shades, Meter Room, Transformer shed, Lean to roof Shed, cement concrete pavement etc.

Lumpsum Value = ₹ 16,00,000/-

e) Summary of Valuation

- i) Guideline Value : --
Land : --
Building: --
Total

- ii) Fair Market Value : **Summary of Valuation**
Value of Land : ₹ 3,44,00,000/-
Value of Construction : ₹ 2,78,00,000/-
Value of Plot Development : ₹ 16,00,000/-
Total ₹ 6,38,00,000/-

(Rupees Six Crore (s) Thirty Eight Lakhs (s) Only)

- iii) Realizable Value : The value realizable by the bank is generally less than the Market value because of various facts such as limitations of effective marketing, costs involved in the process of the sale etc. The percentage variation between Realisable Value and Market Value depends on various factors such as urban or rural property, user and location of the



property etc. Considering characteristics of the 'subject property' we are adopting discounting factor of 10 % in this case.

Realisable Value is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as is where is basis as of a specific date.

Hence Realisable value as on date

= Fair Market Value as on date x 0.90

= ₹6,38,00,000/- x 0.90

= ₹5,74,20,000/-

Say ~₹ 5,74,00,000/-

(Rupees Five Crore Seventy Four Lakh(s) Only)

iv) Forced/Distress sale value. : Means the amount which may reasonably be expected to be obtained from the sale of a property in which one or more characteristics of the definition of market value are not satisfied. The seller may be an unwilling seller and the buyer may be motivated by the knowledge of the disadvantage the seller suffers from. Due to this we are discounting the above fair market value by 20 %.

Distressed Value Is the estimated gross amount expressed in terms of money that could be typically realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as is where is basis as of a specific date.

Hence, Forced / Distress Sale value as on date

= Fair Market Value as on date x 0.80

= ₹6,38,00,000/- x 0.80

= ₹5,10,40,000/-

Say ~ ₹5,10,00,000/-

(Rupees Five Crore Ten Lakh(s) Only)

e) Insurance Value : Total Built up Area of the Building = 1721 sqm
Considering the type & quality of construction & specification of the building materials used, height of the structure, amenities provided Replacement Rate of ₹ 20,000/- per sqm is adopted.



Hence, Replacement Cost for insurance purpose.

= Total Built Up Area x Replacement Rate

= 1721 sqm x ₹20,000/-

= ₹3,44,20,000/-

Say ~₹ 3,44,00,000/-

- 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.

It may be noted that the Govt. guideline value are for Stamp duty purpose, they are generally constant along a particular road i.e. it doesn't take into account the advantage of particular property Vis-à-Vis its location. Rates of property vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.

- ii. Details of last two transactions : Mentioned in Sr. No. 9 (iv) above
In the locality/area to be provided, if available

14) Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. We have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation, by Banks and HFIs in India, 2011, issue by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. We have no direct or indirect interest in the property valued.
- v. Our authorized representative by the name of Mr. Pramod R. Chavan who is a "Sr. Engineer" has inspected the subject property on 08/05/2024
- vi. Our Director Mr. Shekhar L. Thite is registered under Section 34AB of the Wealth Tax Act, 1957. Our Director Mr. Siddharth S. Thite is registered with Insolvency and Bankruptcy Board of India (IBBI) bearing registered no. IBBI/RV/07/2019/10950 - Category A for valuing property.
- vii. We are an approved Valuer under SARFAESI ACT-2002 and am approved by the bank.
- viii. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. We have submitted the Valuation Report (s) directly to the Bank.

Name and address of the valuer : Thite Valuers & Engineers Pvt. Ltd.



Ref. No.: MMY24-019/PRC/L

3rd floor, "Gayatri" CTS No. 2060, Vijayanagar Colony,
Sadashiv Peth, Pune 411 030.

Name of Valuer association of which I am a bonafide member in good standing:
Institution of Valuers, Delhi

Registration No. : i) Mr. Shekhar L. Thite
Wealth Tax No.: PN/CCTAX120.A22/88-89
ii) Mr. Siddharth S. Thite
IBBI No.: IBBI/RV/07/2019/10950

Tel No.: 020-24332322, 24332223

Mobile No.: 9822877010

E-Mail: thitevaluers@gmail.com

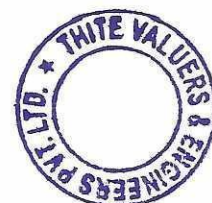
15) Enclosures

- a) Layout plan sketch of the area in which the property is located with latitude and longitude : Yes
- b) Building Plan : Sanctioned building plan No.6/5/27/792/97-98 dated 29/12/1997 issued by Architect Planner
- c) Floor Plan : Yes
- d) Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site : Yes
- e) Certified copy of the approved / sanctioned plan wherever applicable from the concerned office : Will be attached by owner.
- f) Google Map Location of the property : Attached
- g) Price trend of the Property in the locality/city from property search sites viz magickbricks.com. 99acres.com, makan.com etc. : Mentioned in Sr. No. 9 (iv) above
- h) Any other relevant documents / extracts : ---

DECLARATION:

I Shekhar L. Thite son of Laxman Thite 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 28/05/2024 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 deputed my representative Mr. Pramod R. Chavan to inspect the property on 08/05/2024. In the presence of representative of company Mr. Manikant Jha (Factory Manager). 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 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.
 - g. I have not been removed / dismissed from service / employment earlier.
 - h. I have not been convicted of any offence and sentenced to a term of imprisonment.
 - i. I have not been found guilty of misconduct in my professional capacity.
 - j. I have not been declared to be unsound mind.
 - k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
 - l. I am not an undischarged insolvent.
 - m. 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
 - n. 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 1985 and
 - o. My PAN Card number / Service Tax number as applicable is AACCT2153L
 - p. I undertake to keep you informed of any events of happenings which would make me ineligible for empanelment as a valuer.
 - q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
 - r. I have read the Handbook of 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.
 - s. I have read the International Valuation Standards (IVS) and the report submitted to 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.
 - t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
 - u. Our Director Mr. Shekhar L. Thite is registered under Section 34AB of the Wealth Tax Act, 1957. Our Director Mr. Siddharth S. Thite is registered with Insolvency and Bankruptcy Board of India (IBBI) bearing registered no. IBBI/RV/07/2019/10950.
 - v. I am valuer registered with Insolvency and Bankruptcy Board of India (IBBI)
 - w. My CIBIL Score and credit worthiness is as per Bank’s guidelines.
 - x. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
 - y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
 - z. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued:	Industrial Property
2.	Purpose of valuation and appointing authority	Old Loan Account
3.	Identity of the valuer and any other experts involved in the valuation	Land and Building: i) Mr. S. L. Thite - Wealth Tax No.: PN/CCTAX120.A22/88-89 ii) Mr. Siddharth S. Thite - IBBI No.: IBBI/RV/07/2019/10950
4.	Disclosure of valuer interest or conflict, if any	No such interest or conflict
5.	Date of appointment, valuation date and date of report	Date of appointment, valuation 08/05/2024 Date of report 28/05/2024
6.	Inspections and/ or investigations undertaken	Site is inspected on 08/05/2024
7.	Nature and sources of the information used or relied upon	1) Documents provided by the borrower 2) Govt. Ready reckoner 3) Local Enquiry 4) Sale Transactions
8.	Procedures adopted in carrying out the valuation and valuation standards followed	1) Comparable Sales Method
9.	Restrictions on use of the report, if any	Yes, only for the purpose mentioned in our valuation report
10.	Major factors that were taken into account during the valuation	Comparable Sales Quality of Construction Demand and Supply
11.	Major factors that were not taken into account during the valuation	As per report attached herewith
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.	<ul style="list-style-type: none"> The valuation is based on the site visit. The documents & information given by the borrower were also considered. The valuation is subject to clear and marketable title & adequacy of engineering design. This valuation report will remain valid only for the purpose for which it is made. The market value obtained in this report is defined as follows – Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper



Sr. No.	Particulars	Valuer comment
		<p>marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London).</p> <ul style="list-style-type: none"> • Emphasis of this report is on the value of the property and not on the area measurement or title verification or legal aspects of the property. • Past performance of real estate market need not necessarily indicate the future trends • The encumbrance on the asset due to any other loan, lien, government dues, duties, other rights if any etc. is not considered in this valuation. In fact, we have treated the assets as free of encumbrances. • The opinion about valuation is true and correct to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued. • The Latitudes and Longitudes are obtained using satellite technology through google maps. The accuracy of these readings has some limitations. <ul style="list-style-type: none"> • Documents such as Latest Property lease deed is not provided for our perusal. Hence, this valuation is based on few assumptions.



Ref. No.: MMY24-019/PRC/L

- As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is as below –

Fair Market Value of : ₹ 6,38,00,000/-
property as on date (Rupees SIX Crore (s) Thirty Eight Lakhs (s) Only)

Realisable Sale value as on : ₹5,74,00,000/-
date

Forced / Distress Sale Value : ₹5,10,00,000/-
as on date

Visited & : Mr. Pramod R. Chavan
prepared by (Sr. Engineer)
Verified by : Mr. Lalit M. Sarvaiya
(Chief Engineer)

For Thite Valuers & Engineers Pvt. Ltd.




Shekhar L. Thite
DIRECTOR

For: M/s. Leebo Metals Private Ltd dated 28/05/2024

Annexure-III A
(Appendix-VI)
MODEL CODE OF CONDUCT FOR VALUERS
{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

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, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor 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 standards of 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 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.
10. A valuer shall not carry out any instruction of the client insofar 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 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

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 interests, while providing unbiased services.
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 and 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 or offering in order to cater to a company or 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 authorized by the authority, the registered valuers' organization 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' organization 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 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

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 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 organization discredits the profession.

Signature of the valuer:

Name of the Valuer:

(S. L. THITE)
(DIRECTOR)
THITE VALUERS AND ENGINEERS PVT. LTD.



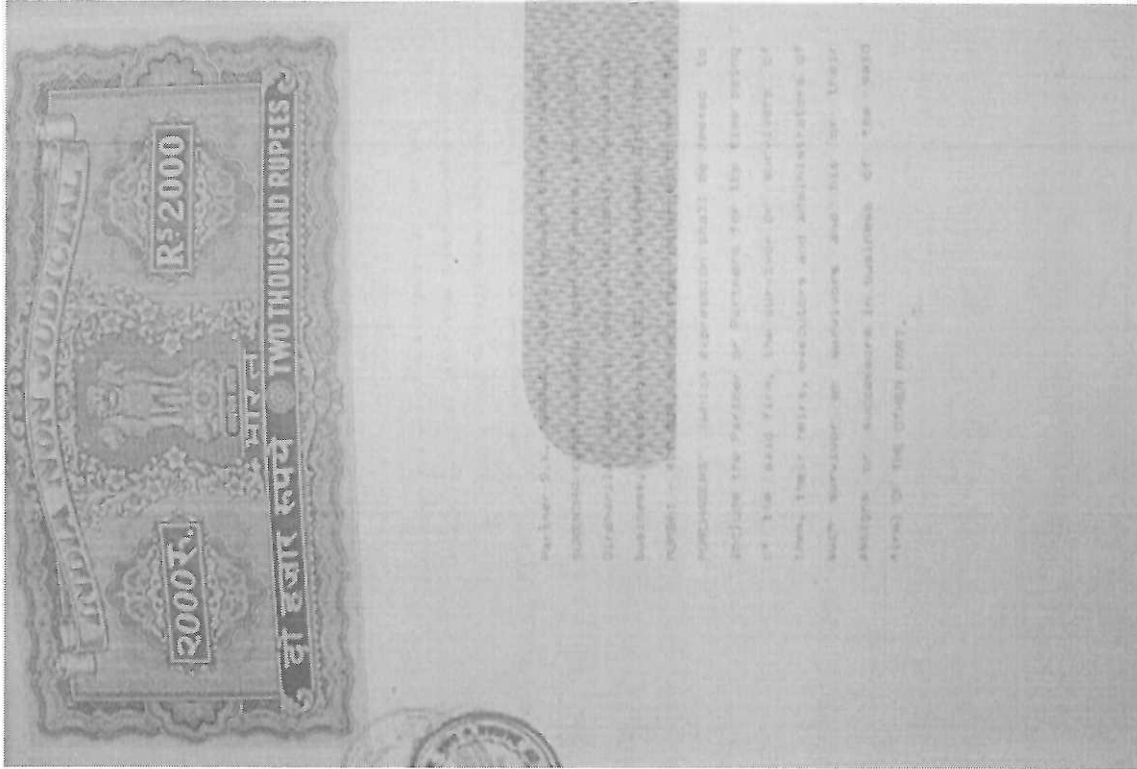
For: M/s. Leebo Metals Private Ltd dated 28/05/2024

ANNEXURE - I

Photocopies of the documents provided by the borrower are enclosed with this report. The valuation report is based on this information. Kindly verify with original and inform discrepancy if any

- 1) Copy of Few pages of Deed of sale
- 2) Copy of Occupancy certificate
- 3) Copy of sanctioned building plan
- 4) Copy of Electric Bill
- 5) Copy of Tax Receipt
- 6) Copy of Few pages of Lease Deed





Receipt No. 42 of DOCUMENT APPLICATION Serial No. 1150/94

Date of document 18.08.97

Nature of document Deed of gift by school

By whom presented The Principal of the school

Received fees as follows: Rs. 1000/-

Registration fee Rs. 1000/-

Stamp duty Rs. 1000/-

Postage Rs. 1000/-

Copies or memoranda sent Rs. 1000/-

Searches or inspection Rs. 1000/-

Fines Rs. 1000/-

Section 25 Rs. 1000/-

Section 35 Rs. 1000/-

Certified copies (Section 35) Rs. 1000/-

Other fees and payments Rs. 1000/-

Item for reverse No. 1500/-

Presented with the original to the Registrar on 18.08.97 and will be delivered at this office to the person named below on 18.08.97

Signature of Registrar: [Signature]

Signature of Presenter: [Signature]

Please send the document by registered post to the person named below

Presenter: [Name]

2024.05.09 16:00

0088 990051

08 AUG 1997

8 AUG 1997

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8 AUG 1997

8 AUG 1997



SIGNED AND DELIVERED BY THE ALLO-
INCORPORATED SARI SUPRENDRA KUMAR
AGARWAL, Karla of M/s. S.K. Agarwal
H.U.P. as Partner of, for and on
behalf of M/s. SHARMA METAL
OVERSEASTHE PURCHASERS

IN THE PRESENCE OF WITNESSES:-

1. [Signature] (C. M. U. T. I. A. S. H. A. S. H.)

2. Manoj Agarwal (Manoj Agarwal)



to pay any additional amount towards fund as may be required in future.

IN WITNESS WHEREOF the said purchaser have hereunto set their hands and seals on the day and the year first herein expressed.

T. C. H. E. D. U. S. M. S. I.
SEE THE PROPERTY DOCUMENT TO BE ISSUED

ALL THAT non-separately situated plot of ground of the extent of 1000 sq. ft. more or less, situate at the junction of the main road, near the entrance of the main road, in the village of of the District of State of is hereby sold to the purchaser for the sum of Rupees for ready cash. The said purchase money has been fully paid by the purchaser to the seller. The said plot is bounded as follows:-

On or towards the EAST - by the land bearing Survey No. 2541.

On or towards the WEST - by the BOUNDARY

On or towards the NORTH - by the land bearing Survey Nos. 2542, 2543, 2544, 2545, 2546 & 2547 of village Kachigam.

On or towards the SOUTH - by the village boundary of Vadli.

ALL THE RIGHTS AND INTERESTS IN THE LAND DESCRIBED IN THIS DEED SHALL BE VALID AND EFFECTIVE FROM THE DATE OF EXECUTION OF THIS DEED.

IN WITNESS WHEREOF, THE PARTIES HAVE SIGNED AND SEALED THESE PRESENTS AT MUMBAI, INDIA, THIS 15TH DAY OF MARCH 2024.

WITNESSES:
1. Mr. ...
2. Mr. ...

2024.05.0



On or towards the EAST - by the plot No. 7 bearing Survey No. ...

On or towards the WEST - by the plot No. 8 bearing Survey No. ...

On or towards the NORTH - by the land bearing Survey No. ...

On or towards the SOUTH - by the internal road of the ...

ALL THE RIGHTS AND INTERESTS IN THE LAND DESCRIBED IN THIS DEED SHALL BE VALID AND EFFECTIVE FROM THE DATE OF EXECUTION OF THIS DEED.

IN WITNESS WHEREOF, THE PARTIES HAVE SIGNED AND SEALED THESE PRESENTS AT MUMBAI, INDIA, THIS 15TH DAY OF MARCH 2024.

WITNESSES:
1. Mr. ...
2. Mr. ...

18 AUG 1997


No. 9908
 Name of Stamp Paper: Super Duty
 Name of the Purchaser: Shri. S. S. Deshpande
 Building No: 10 Street No: 10
 Address: Shri. S. S. Deshpande
 Name of party to the transaction sought: Shri. S. S. Deshpande
 Name of the party to the transaction: Shri. S. S. Deshpande
 Is there is any Single Stamp Paper for the completion of the transaction: Additional Stamp Paper for the completion of the transaction is attached here with.

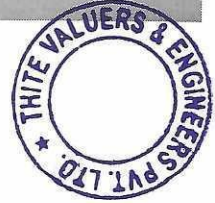
S. S. Deshpande

Grant Permission has granted Construction Permission No. 07/97 dated 15.1.97.

AND WHEREAS it has been agreed between the parties hereto that the value of the property to be purchased by the Purchaser (Pict. No. 8) shall be Rs. 3,00,000/- (Rupees Three Lakhs Six Thousand only) free from encumbrances, charges or dues, and with vacant possession thereof for conducting industrial activities which do not lead to any type of pollution/environmental disturbance.

Registered No. 1224 of pages 29 + 1
 U.S. No. 32 of 1979
 Date: 15.1.1997
 487/97/PRC/L
 BANGALURU


 The District Engineer is pleased to
 issue this stamp paper for the
 purpose of the above mentioned
 transaction.
 Dated this 30th day of August 1997
 Sd/-
 SRS PRADEEPAN
 BANGALURU.



2535
 6 AUG 1991
 Date of Stamp: 6 AUG 1991
 Name of the Person: Shree Prasad Enterprises
 Address: Shree Prasad Enterprises, 11/1, B. N. Road, Sec 13, Gurgaon, Haryana
 Name of the Person: S. K. Dhillon
 Address: 11/1, B. N. Road, Sec 13, Gurgaon, Haryana
 To: Shree Prasad Enterprises, 11/1, B. N. Road, Sec 13, Gurgaon, Haryana
 Subject: Stamp Paper for the Sale of Plot No. 11/1, B. N. Road, Sec 13, Gurgaon, Haryana
 Signature: S. K. Dhillon
 Date: 6 AUG 1991

Stamp Paper has granted Construction Permission No. 19/77 dated 15.1.91.

AND WHEREAS it has been agreed between the parties hereto that the above mentioned plot of land measuring 1000 sq. m. (approx.) and containing 1000 sq. m. (approx.) area of land, particularly mentioned in the above mentioned deed, shall be sold to the purchaser for a value of Rs. 2,20,000/- (Rupees Two Lakhs and Twenty Thousand only) free from encumbrances, charges or liens, and with vacant possession, thereby for conducting industrial activities which do not lead to any type of pollution/environmental disturbances.



FORM 'T' of DOCUMENT APPLICATION

Date of document: 10/11/97
 Nature of document: Deed of Sale of Plot No. 11/1, B. N. Road, Sec 13, Gurgaon, Haryana
 By whom presented: S. K. Dhillon
 Received fees as follows: 1000/-

Particulars	Rs.	Paise
Registration fee	1000	00
Stamping and comparing	00	00
Copy fee for endowments	00	00
Postage	00	00
Copies or memoranda (Section 15, 16, 17)	00	00
Searches or inspection	00	00
Fines	00	00
Section 15	00	00
Section 16	00	00
Certified copies (Section 17)	00	00
Other fees and charges	00	00
Total (including Rs. 1000/-)	1000	00

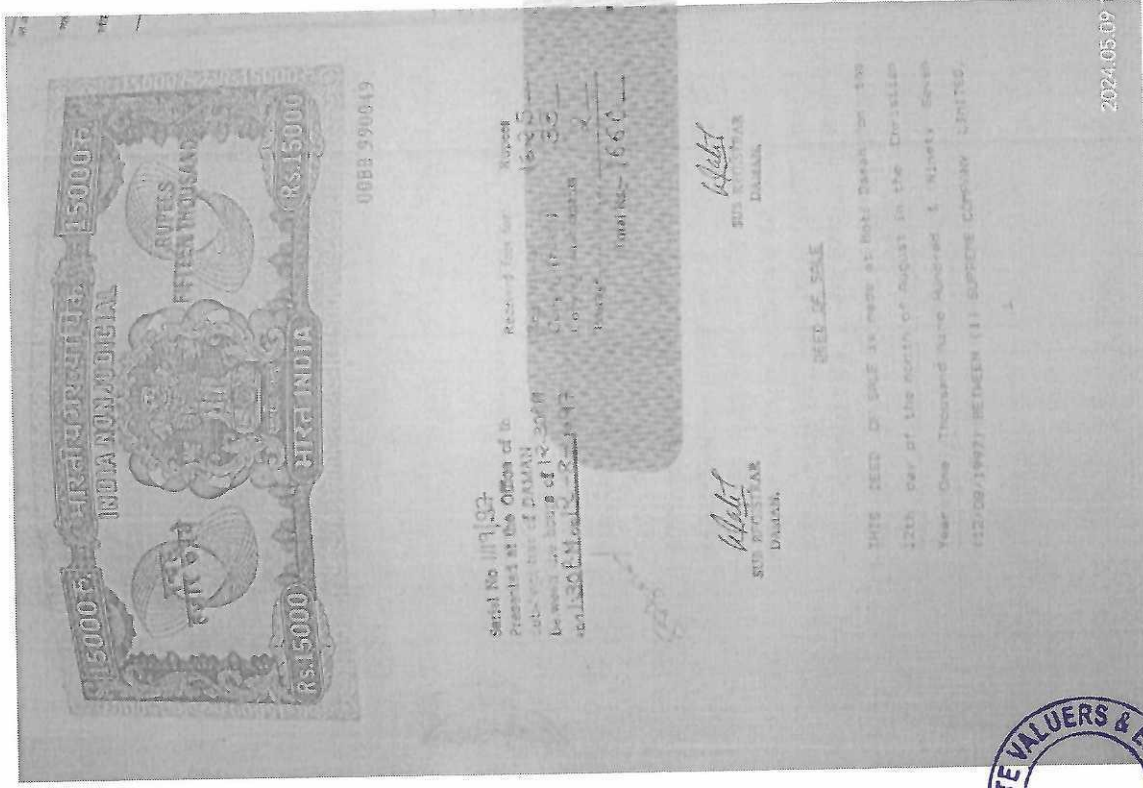
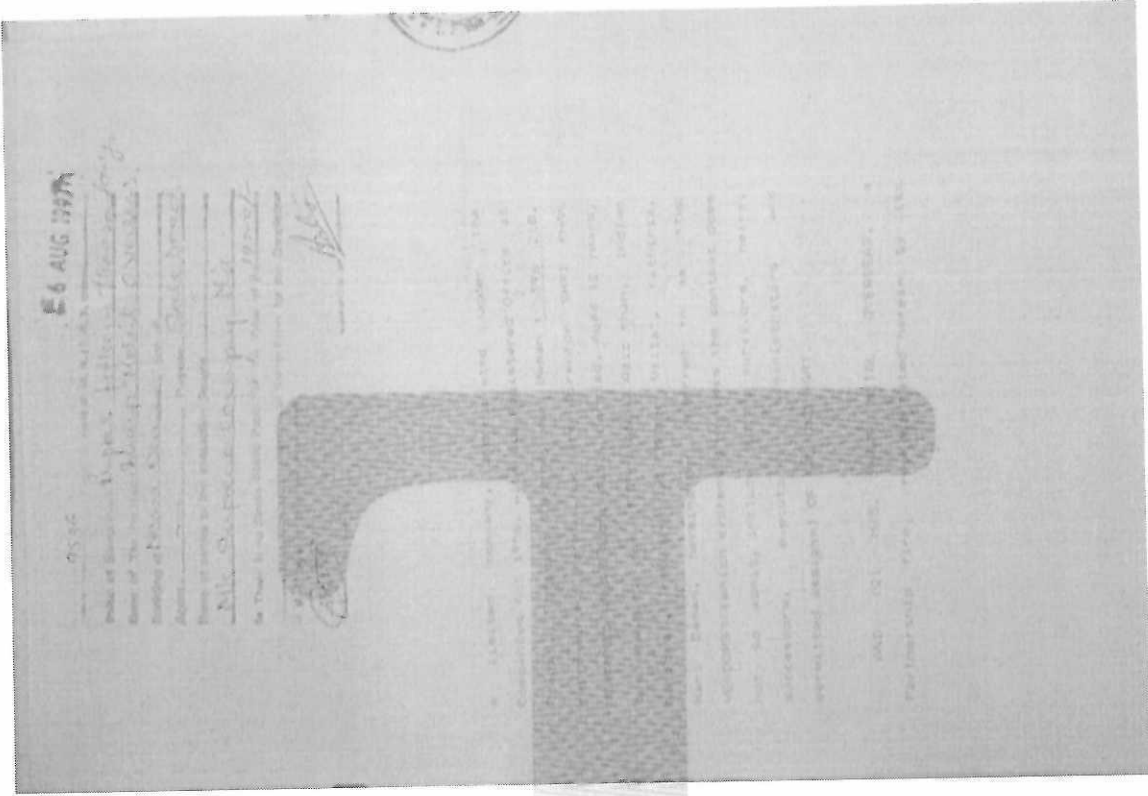
Document will be ready for delivery on 15/11/97 and will be delivered at this office to S. K. Dhillon and will be sent by registered post.

Please send the document by registered post and hand it over to the person named below.

Presenter: S. K. Dhillon

2024.05.09 16:07

Ref No: MMY24-019/PRC/L



Proforma Invoice

**THITE VALUERS & ENGINEERS
PVT. LTD.**

Office No 1216, 12th Floor, One Lodha Place,
Near World Towers, Senapati Bapat Marg,
Lower Parel (W), Mumbai 400 013 Ph: 022 - 6905
8200

Email : mail@thitevaluers.com
GST No : 27AACCT2153L1Z8
Service Accounting Code: 998399
PAN No : AACCT2153L
UDYAM-MH-26-0099447

THITE®

SINCE 1983

Bill To

Client Name : M/S Leebo Metals Pvt Ltd.
Property Details : LB at Daman,
GSTN No. : 26AAACL3901C1Z5
State : DADRA AND NAGAR HAVELI
A/C of : State Bank of India - SME, Sir P M Road,
Fort, Mumbai
Report No. : MMY24-019/PRC/

Description	Bill Amount
Professional Charges	25,000.00
Total:	25,000.00
Add: IGST @ 18%	4,500.00
Total Fees	29,500.00
Less : Payment/Advance Received	0.00
Balance Fees Due	29,500.00

In Words

Twenty Nine Thousand Five Hundred

For THITE VALUERS & ENGINEERS PVT. LTD.



Current account in the name of Thite
Valuers & Engineers Pvt. Ltd.
Bank: Standard Chartered Bank
Branch: Dadar, Mumbai
A/c Number: 23605087045
IFSC CODE: SCBL0036055



Authorized Signatory

3

EXTRAORDINARY No. : 11
DATED : 17th APRIL, 2015

Kachigam Village Panchayat

Purpose	Circle Rate per 100 Sq. Mtrs (Rs)
Agriculture	Rs. 84.240
Residential	Rs. 135.500
Commercial/Industrial	Rs. 267.120

Kothira, Nani Damani

Purpose	Circle Rate per 100 Sq. Mtrs (Rs)
Agriculture	Rs. 84.240
Residential	Rs. 211.000
Commercial/Industrial	Rs. 267.120

Municipality Area (Nani Damani)

Purpose	Circle Rate per 100 Sq. Mtrs (Rs)
Agriculture	Rs. 84.240
Residential	Rs. 211.000
Commercial/Industrial	Rs. 267.120

MOTI DAMAN AREA

Damjanwada Village Panchayat (including villages of Damjanwada, Khati, Bharti, Chabli)
Maganwada Village Panchayat (including villages of Maganwada, Zam, Thana Pad)
Parviyari Village Panchayat (including villages of Parviyari, Badi Park, Dera Pad & Sampore)
Pillara Village Panchayat (including villages of Pillara & Ambharoti -
including village Maganwada)

Purpose	Circle Rate per 100 Sq. Mtrs (Rs)
Agriculture	Rs. 13.686
Residential	Rs. 96.625
Commercial/Industrial	Rs. 1,19,720

4

EXTRAORDINARY No. : 11
DATED : 17th APRIL, 2015

Municipality Area (Nani Damani)

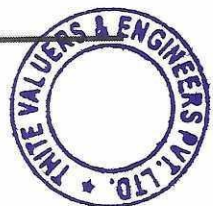
Purpose	Circle Rate per 100 Sq. Mtrs (Rs)
Agriculture	Rs. 84.240
Residential	Rs. 1,29,025
Commercial/Industrial	Rs. 2,67,120

2. The Circle Rate shall be further revised w.e.f. 01/04/2016 at the rate indicated in Column 3 of the tabular statement given below :-

Location	Category/Type of land	From April, 2016 @
Municipality Area	Agriculture	4% of the prevailing Circle Rate
	Residential	5% of the prevailing Circle Rate
	Commercial/Industrial	6% of the prevailing Circle Rate
Municipal Area	All Category/Type of land	5% of the prevailing Circle Rate

By order and in the name of the
Administrator of Damani S. D.

Sd/-
(R. C. Hegde)
Deputy Secretary (Revenue)
Damani

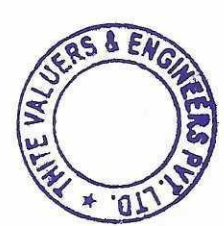


Department of Revenue, Damani S. D. (Para No. 2/15)

LEASE DEED

THIS LEASE DEED is made at Daman on this 26th day of the month of March in the Christian year Two Thousand and Eighteen (26/03/2018) BETWEEN, M/S SHARP METAL OVERSEAS, A Partnership firm duly registered under the Partnership Act, 1932 having its registered office at Plot No.8 & 9, Premier Industrial Estate, Kachigam, Daman, PAN: AAMFS3472Q, herein presented by its partner Shri Rajesh S Agrawal, age 46, occupation business, R/o Flat No. C- 701, building No-III, Oberoi Gardens CHS Ltd. Off western express highway, Thakur Village, Kandivali East, Mumbai-400101, PAN: AABPA0596L, hereinafter referred to as "THE LESSOR" (which expression shall unless it be repugnant to the context or meaning thereof include its successors and permitted assigns whenever the context or meaning shall so require of permit) OF THE ONE PART.

Shri Agrawal
H/s



1

AND M/S LEEBO METALS PVT. LTD., a company incorporated under the Companies Act, 1956 having its registered office at Unit No. 510, 5th floor, The Western Edge - 1 Condominium, CTS No 163 A & 165, Off Western Express Highway, Above Metro Mall, Village Magathane, Borivili East, Mumbai 400066, PAN: AAACL3901C, herein represented by its authorized person Shri Manikant Jha, age 44, occupation service, 104, Raj Complex, Chala, Vapi, Dist Pardi, authorized vide resolution dated 20.03.2018 PAN: ABRPJ1570A, hereinafter referred to as "THE LESSEE" (which expression shall unless it be repugnant to the context or meaning thereof include its representatives successors and permitted assigns whenever the context or meaning shall so require of permit) OF THE OTHER PART.

WHEREAS LESSOR is absolute owner and possess an Industrial Premises admeasuring about 3130 Square

Shri Agrawal
H/s

2

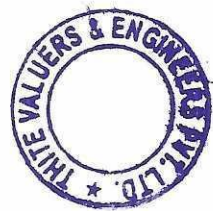
Ref No: MMY24-019/PRC/L

identified in the schedule hereunder written for a period of 3 years from 01/04/2018 to 31/03/2021.

2) The rent of the above mentioned property is fixed at the rate of Rs.50,000/- (Rupees Fifty Thousand Only) per month for first year, Rs.60,000/- (Rupees Sixty Thousand Only) per month for second year and Rs.72,000/- (Rupees Seventy Two Thousand Only) per month for Third year.

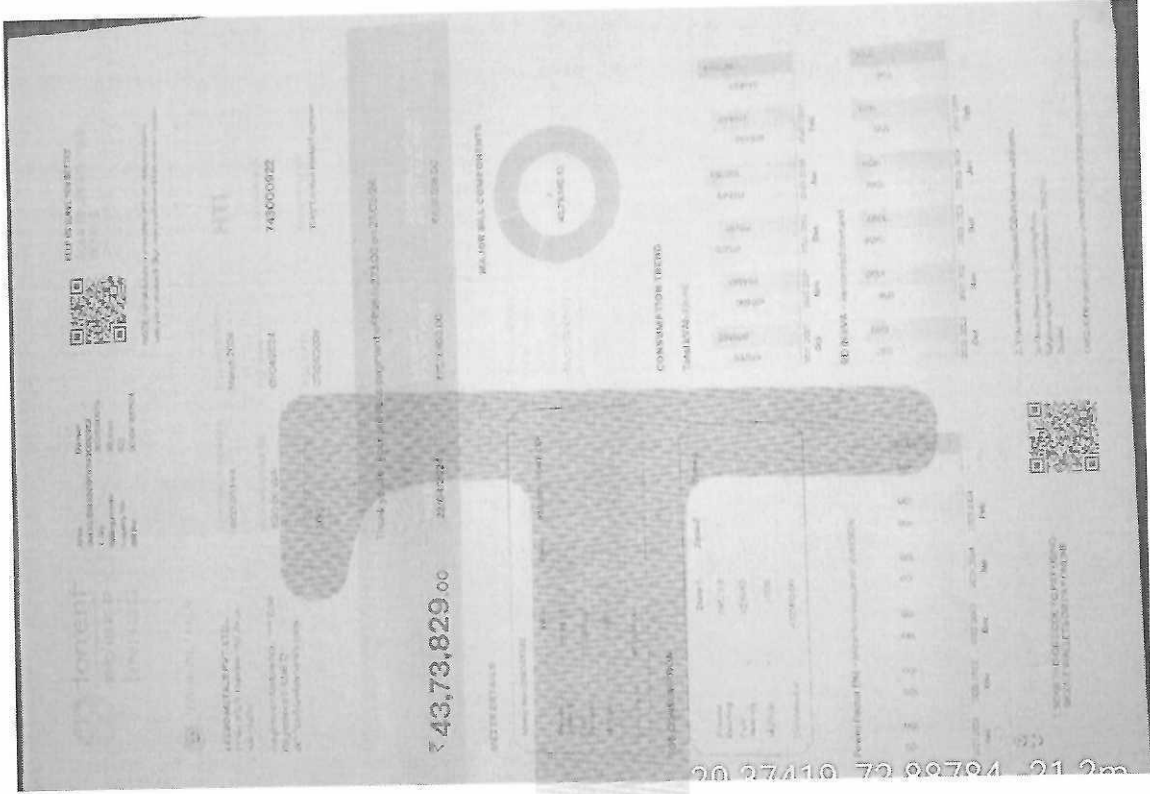
3) The Lessee shall pay to the lessor a Security deposit of Rs. 3,50,000/- (Rs. Three Lakhs Fifty Thousand Only) which shall be free of any interest and shall become refundable upon the termination of this agreement or at the time of handing over the possession to the Lessor, whichever is earlier.

4) The Lessee has to pay the monthly rent by Cheque to the Lessor on or before 7th day of each Calendar month.



Signature

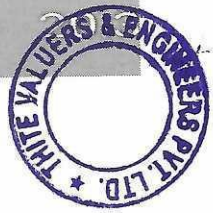
HLK



વહીવટી નંબર 213 જમીનો નં. 21299
સ્ત્રીગામ ગ્રામ પંચાયત
 સ્ત્રીગામ, તાલુકા દમણ-365 140.

શ્રી રાજેશ ગામ વાવવર્ગી તરફથી શાખાદાર શ્રી
 રવિશ મુજાપુરા તરફ હવે સ્ત્રીગામ ગ્રામ પંચાયત (શ્રી.મુ.વ.વ.વ.વ.)
 દિવાલ 2013-14 માટે મર્યાદા
 તા. 15-01-2014

જમીનકર્તાની ઓટીની સિદ્ધિ રૂબરૂ
 માત્રા નંબર H.M. - 3922027d વાવવર્ગી
 સ.દ. - દમણ સ્ત્રીગામ ગ્રામ પંચાયત



2024 05 08 09
 OCCUPANCY CERTIFICATE
 THE MUNICIPAL CORPORATION, DAMAN
 MUNICIPAL ENGINEER
 DAMAN

Certified that on being satisfied on dated 12/05/2024, by the building permit holder M/s. Shree. Shree. Shree. I have completed the site inspection of building construction at plot bearing number 213 of 21299, situated at village of Shree. Shree. Shree. of Damon upon the completion of ground floor of the work authorized by the building permit on 12/05/2024, the work executed in accordance with the said village proforma of construction.

Certifies further that the said building construction conforms in all respects to the requirements of the plan approved by the said permit holder under the provisions of the Village Proforma (Regulation of Building) Rules 1979 and is fit for occupation.

Date of issue of this certificate: 12/05/2024.

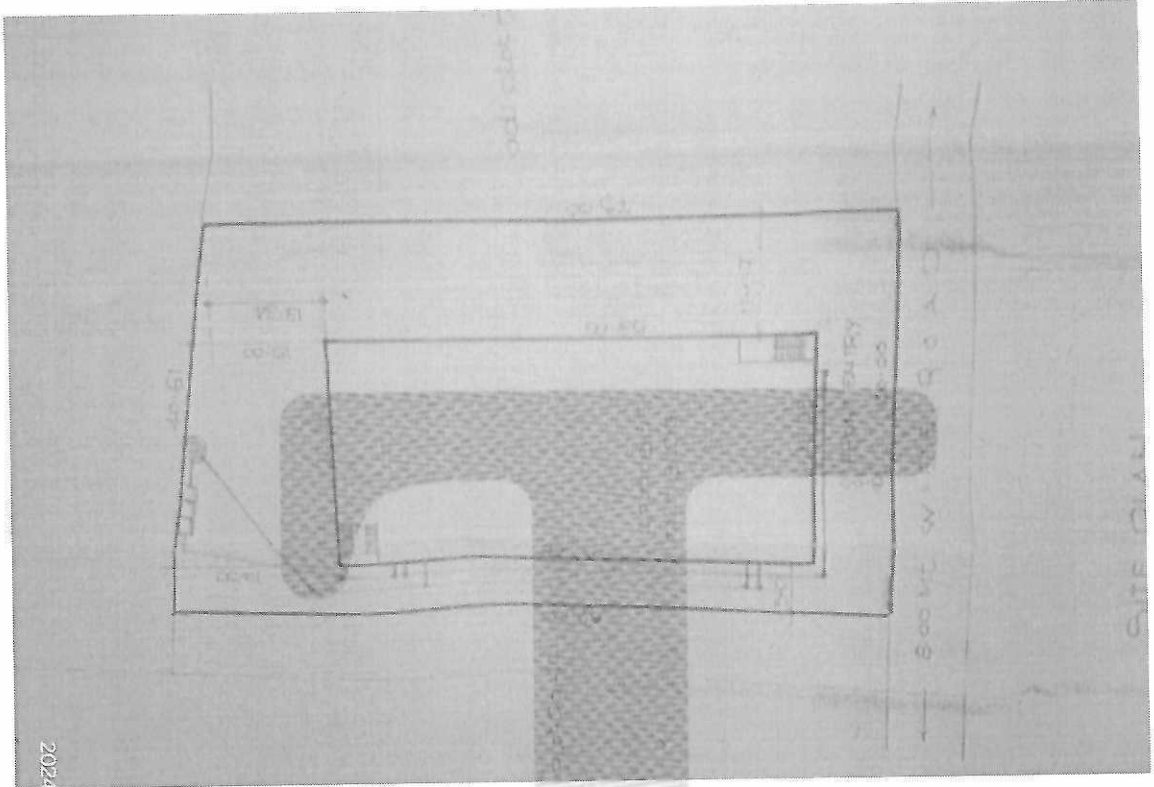
Technical Officer,
 Assistant Engineer
 P.E., Sub-Division No. II
 DAMAN

THE MUNICIPAL CORPORATION, DAMAN, DAMAN / 21299.
 01-05-2024
 02- The certificate, village proforma of building plan for information.
 03- The certificate under 02, P.E. Office for kind attention, pl.

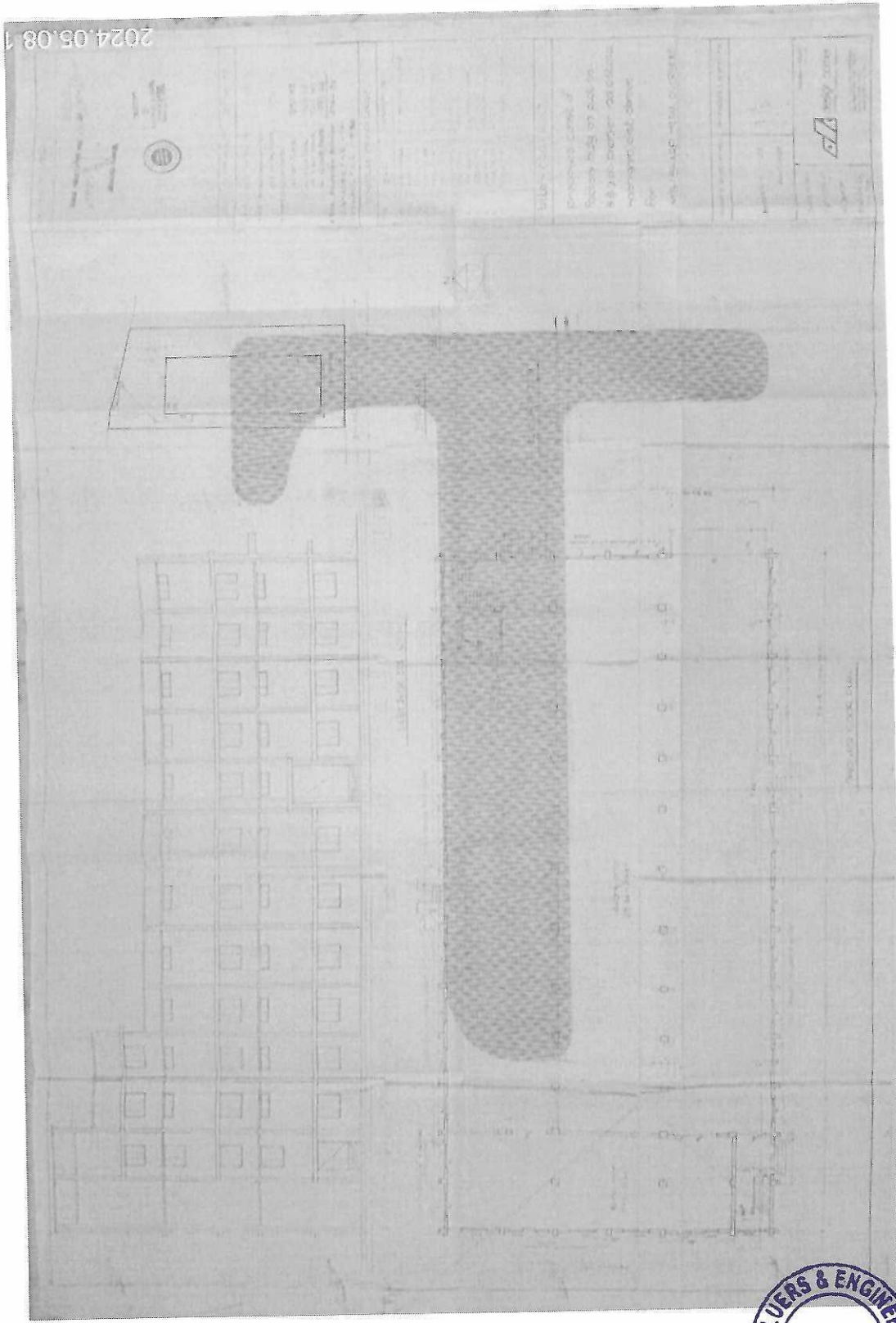
TRUE COPY
 MUNICIPAL CORPORATION, DAMAN

Ref No: MMY24-019/PRC/L

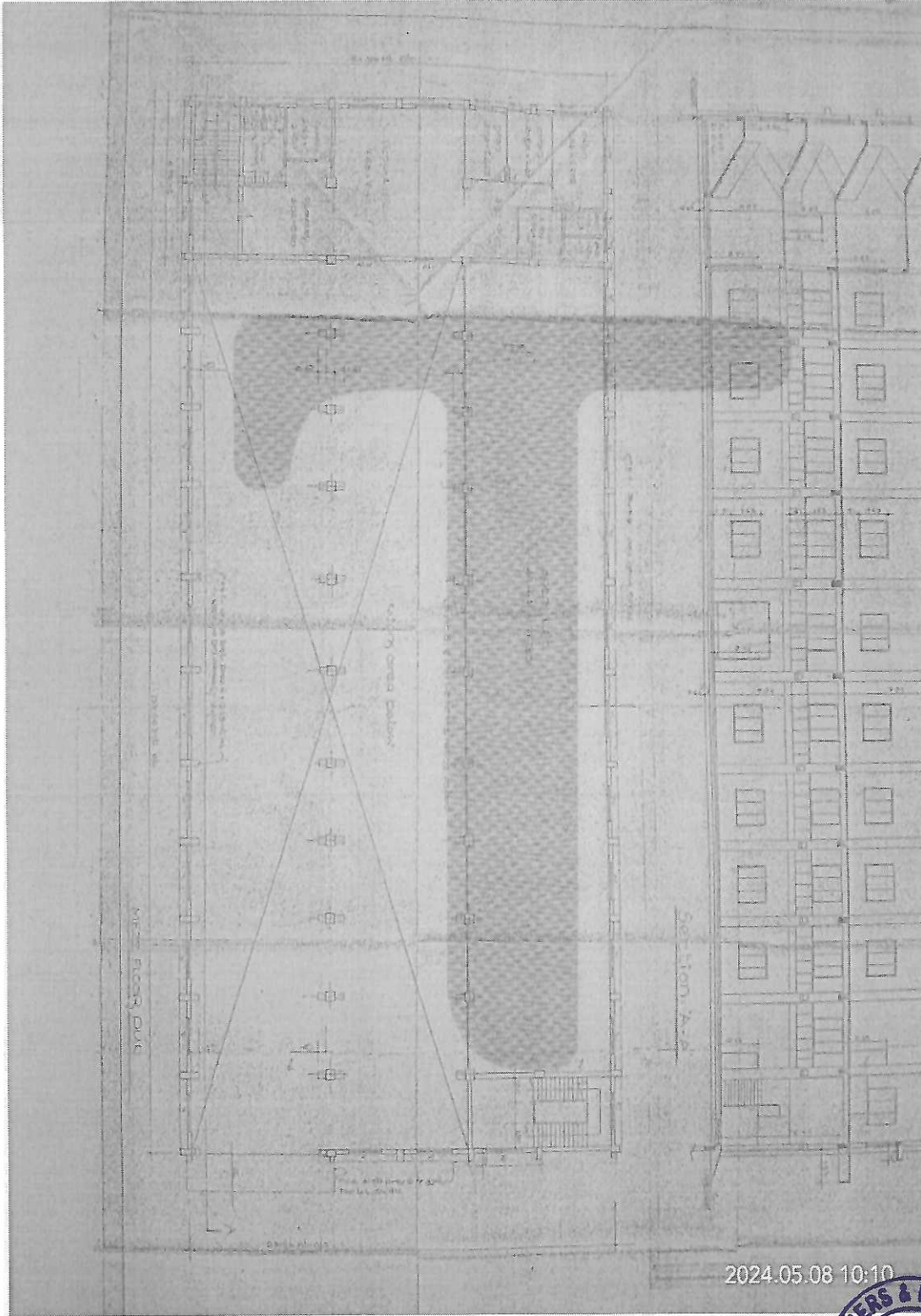
<p>STATE OF GUJARAT MUNICIPAL CORPORATION GANDHINAGAR GANDHINAGAR GANDHINAGAR</p>		<p>TITLE: [Handwritten Title]</p>	
<p>PROPOSED [Handwritten Description] OF FACTORY BUILDING PLOT NO. [Handwritten Plot No.] M.C. COLONY, GANDHINAGAR GANDHINAGAR M/S. SHARAD METALWORKS</p>		<p>[Handwritten Signature]</p>	
<p>[Handwritten Signature]</p>		<p>DESIGN CODE</p>	



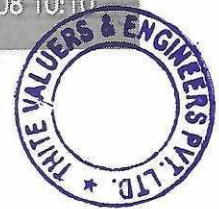
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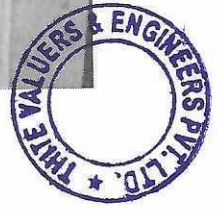
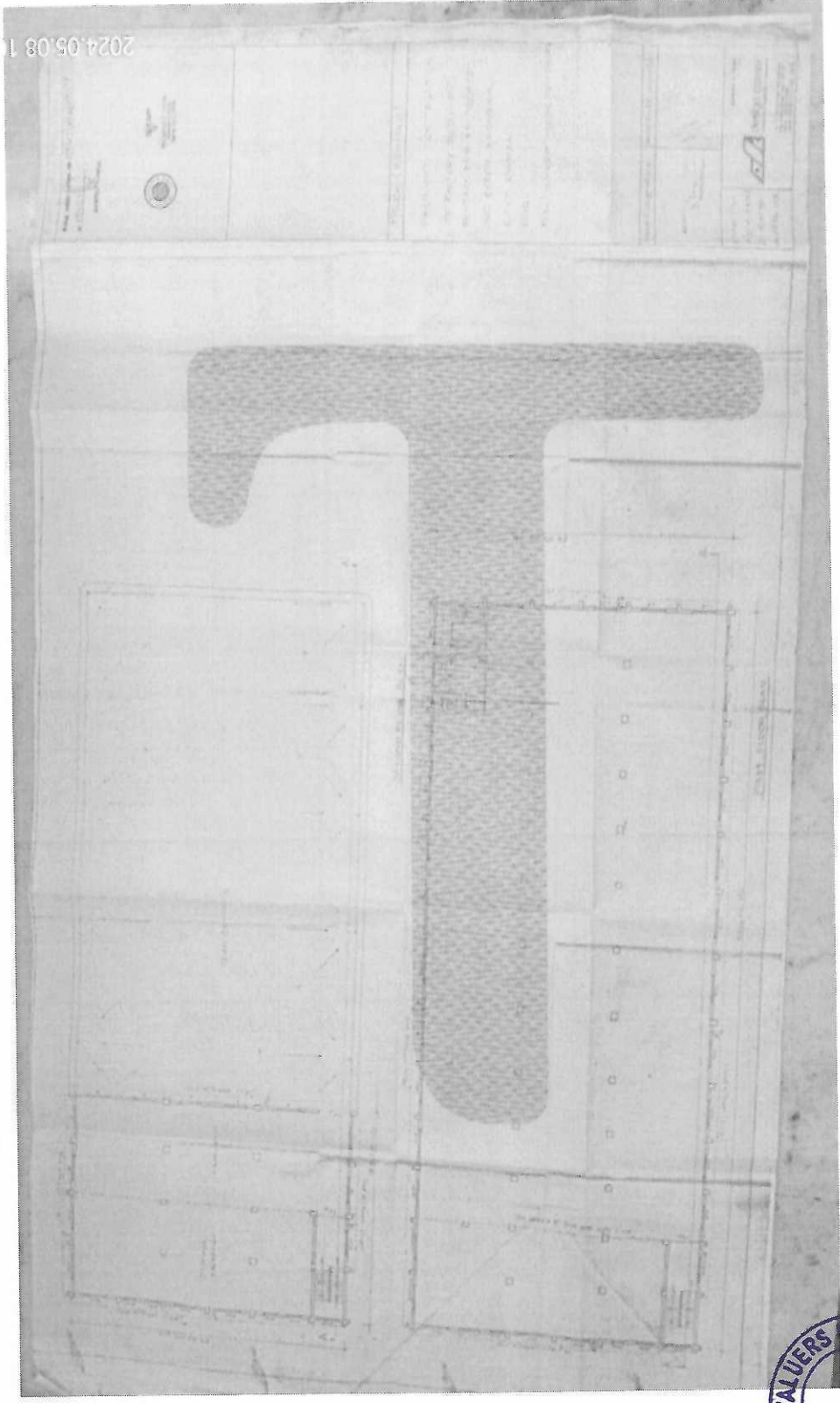
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2024.05.08 10:10



Ref No: MMY24-019/PRC/L



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Home > Daman > Kachigam > Industrial Land > Industrial Land 5200 Sq. Meter for Sale in Kachigam, Daman

Industrial Land 5200 Sq. Meter for Sale in Kachigam, Daman
Listing ID #209100

5200 Sq. Meter

Call for Price

ENQUIRY NOW GET PHONE NO

A Notice to Buyer - in this listing, Buyer Pays

Property Overview

Location: Kachigam, Daman

Plot Land Area: 5200 Sq. Meter

Sale Type: Resale

ENQUIRY NOW

Property Description

Industrial Plot For Sale in Kachigam, Daman, Daman And D.U. Plot Area - 5200 Sq.Meter. Resale Property. Amount - 4.24 Cr / 12000 Per Sq Meter.

About Agent Details

Sai Property
Chala, Vapi
SHETTY Enterprises
Chala, Vapi
+91-72858xxxx

Property Details

City: Daman

Area: Kachigam

Property Type: Industrial Land

Price: Call for Price

Listing ID: #209100

Agent: Sai Property Agent / +91-72858xxxx

Please share your contact info

Name:

Phone:

Email:

Relationship: Individual Agent

Message:

Send Message

Profile: prof40@redfm3.com

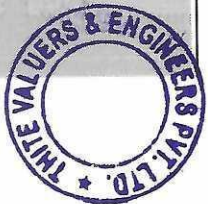
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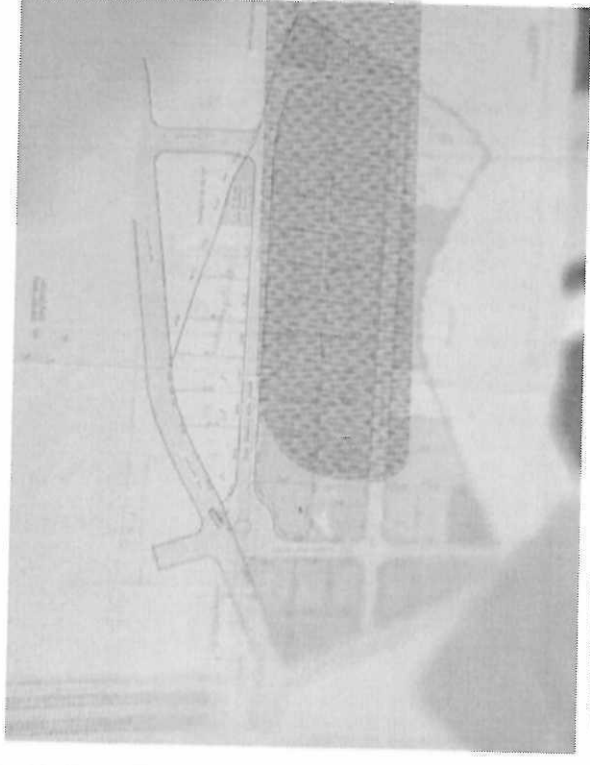
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Services Offered For Reselling
Property Type Industrial Land

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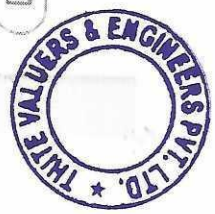
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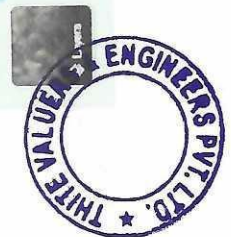
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Satellite View

