

VALUATION OF IMMOVABLE PROPERTY

For PNB Bank, Nariman point Branch, Mumbai.

At

Land & Gr. + 2nd Storied Factory Shed & office Bldg. and other
Structural Situated on Plot No. R-667 at Village Tatavali, TTC Industrial
Area, Opp. Sai Prasad Hotel, MIDC Rabale, Navi Mumbai.



In Case of

M/S. Siddharth Material Handling Pvt. Ltd.

Prepared By

S. D. Thakare

Architect Govt. Reg. Valuer

1, Shree Chamunda Apt;

Liberty Garden Cross Road No.2,

Opp. Mehta Industrial Estate

Malad (West), Mumbai-400 064.

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S. D. Thakare

Aarch Consultants & Valuers

B.E. Hons. [Bom.], A.M.I.E., A.I.V

Govt. Reg. Valuers, Architectural, Engineering
Interior, Enviro, Repairs & Project Consultants

Off.: 1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad [West] Mumbai :- 400 064.

25279A M/S. Siddharth Material Handling Pvt. Ltd.

Date: 28/04/2018.

To,
The Chief Manager,
PNB Bank,
Nariman point Branch,
Mumbai.

VALUATION REPORT/PART-II
(Form O1/Part-I Enclosed)

The Owner of Property : **M/S. Siddharth Material Handling Pvt LTD.**

Location of Property : **Land & Gr. + 2nd Storied Factory Shed & office Bldg. and other Structural Situated on Plot No. R-667 at Village Tatavali, TTC Industrial Area, Opp. Sai Prasad Hotel, MIDC Rabale, Navi Mumbai.**

Valuation as on : **28/04/2018**

Form O1(Rule 8 D) : **Enclosed.**

While ascertaining the value of the above mentioned Land and Gr. + 2nd Storied Factory Building and other structures inspected by me, I have taken into consideration the following:

1. a. The above mentioned owner is the purchaser of the above said Land and Constructed Gr. + 2nd Storied Factory Bldg and other Structural.
- b. The said land having **Plot No. R-667**, is Lease hold land and has an area of about **1710 Sq. Mts. (i. e. 18,406.44 Sq. Ft.)**
2. The Built up area of the **Gr.+ 2nd** storied factory Bldg. & Other Structures is Mentioned below

Sr. No.	Particular	Built up Area on Sq. Mt.	Area in Sq. Ft.
1	Gr. + 2 nd Storied Office Bldg.	480.00	5166.72
2	Ground Storied Factory Shed	800.00	8611.20
3	Machine Shop & Buy	320.00	3444.48
Total		1600.00	17222.40



3. The Office Bldg, Factory Shed & Other structures Shed is constructed in the year of about **1994** and has lived the life of about 24 years.
4. The future life of The Office Bldg, Factory Shed & Other structures is about 26 years if repaired and maintained properly.
5. The factory building and other structures are in structurally good condition.
6. The demand for Industrial premises in this area is good.
7. The Industrial Premises are normally allowed to be transferred.
8. The area is being fully developed there are no comparable instances of sale in the area.
9. All the Portion of Land and Factory Shed, Office Bldg and other Structures are in self occupation and hence, I value the land and Industrial Shed, Office Bldg and other Structure on the basis of fair salable market value of industrial premises known to me as per my personal inquiries in that area.
10. The Photographs taken by me at the time of inspection are enclosed herewith.
11. Taking into considerations the above factors, the age of the building and giving due allowance to the depreciation of the buildings and on the basis of my personal inquiries and my personal opinion I assess the fair salable market value of the premises as hereunder.



12. VALUATION (AS ON 28/04/2018)

A] LAND:

Area of Land is about 1710 Sq. Mt.
@ Rs. 39,000/- per Sq. Mt.
(Including Land Development Cost.

= Rs. 6,66,90,000/-

B] FACTORY BUILDING/SHED :

Sr. No.	Particular	Area in Sq. Ft.	Rate in Per Sq. Ft.	Amount in Rs.
1	Gr. + 2 nd Upper Office Bldg(RCC)	5166.72	750/-	38,75,040/-
2	Factory Shed	8611.20	600/-	51,66,720/-
3	Machine Shop	3444.48	400/-	13,77,792/-
Total		17222.40		1,04,19,552/-

C] Total A] + B] + C]

Rs. 6,66,90,000/- + Rs. 1,04,19,552/-

= Rs. 7,71,09,552/-

Say..... = Rs. 7,71,10,000/-

(Rupees Seven Crores Seventy One Lakhs Ten Thousand Only)

13. Detailed Values are as under.

a) Fair Market Value = Rs. 7,71,10,000/-
(Rupees Seven Crores Seventy One Lakhs Ten Thousand Only)

b) Realizable Sale Value 90% of Fair Market Value = Rs. 6,93,99,000/-
(Rupees Six Crores Ninety Three Lakhs Ninety Nine Thousand Only)

c) Distress Sale Value 85% of Fair Market Value = Rs. 6,55,43,500/-
(Rupees Six Crores Fifty Five Lakhs Forty Three Thousand Five Hundred Only)

For Aarch Consultants & Valuers


(S. D. Thakara)
Architect, Govt. Regd. Valuer
Reg. No. CAT/II/249.



Form O-1
(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN
AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

PART-I – Questionnaire

All questions to be answered by the registered valuer. If any particular question does not apply to the property under valuation, he may indicate so. If the space provided is not Sufficient, details may be attached on separate sheets.

GENERAL

1. Purpose of which valuation is made. : Fair market Value
2. Date as on which valuation is made. : 28/04/2018
3. Name of the owner/owners./ : M/S. Siddharth Material Handling Pvt. Ltd.
4. If the property is under joint ownership/co-ownership, the shares undivided. : Company Ownership.
5. Brief description of the property : Land & Gr. + 2nd Storied Factory Shed & office Bldg. and other Structural Situated on Plot No. R-667 at Village Tatavali, TTC Industrial Area, Opp. Sai Prasad Hotel, MIDC Rabale, Navi Mumbai.
6. Location, street, Ward No. : Situated at R-667, TTC, MIDC, Opp. Sai Prasad Hotel, Rabale, Thane.
7. Survey/Plot No. of land. : Situated at R-667, TTC, MIDC, Opp. Sai Prasad Hotel, Rabale, Thane
8. Is the property situated in residential /commercial/mixed area/industrial . : Industrial Area.
9. Classification of locality high class / middle class/poor class. : Middle class Locality.
10. Proximity to civic amenities, like schools, hospitals, offices, market, cinemas. : Civic amenities available.
11. Means and proximity to surface communication by which the locality is served. : Approximately 1 to 2 Kms from Rabale Railway Station



LAND:

12. Area of land supported by documentary proof, Shape, dimensions and physical Features. : Rectangular shaped land and land area of about **1710.00 Sq. Mts. as per available document.**
13. Roads, Streets or Lanes on which the Land is abutting : **R-667, TTC, MIDC, Opp. Sai Prasad Hotel, Rabale, Thane**
14. Is it freehold or lease hold land. : Lease hold land from MIDC.
15. If lease-hold, the name of lessor/ lessee, nature of lease, dates of commencement and terms of renewal of lease. : **M/S. Siddharth Material Handling Pvt. Ltd.**
(As per Lease Deed)
- (i) Initial premium. : -
- (ii) Ground Rent payable per annum. : -
- (iii) Unearned increase payable to the lessor in the event of sale or transfer. : -
16. Is there any restrictive covenant in regard to use of land? If so attach a copy of the covenant. : -
17. Are there any agreements of easements? If so, attach copies. : No.
18. Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, given particulars. : Development Plan of TTC MIDC
19. Has any contribution been made towards development or is any demand for such contribution still outstanding? : No
20. Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the notification. : No
21. Attach a dimensioned site plan. : Photographs taken on site are enclosed herewith.



IMPROVEMENTS:

22. Attach plans and elevations of all structures standing on the land and a lay-out plan. : Photographs taken on site are enclosed.
23. Furnish technical details of the building on a separate sheet (The Annexure to this Form may be used.) : Annexure Enclosed.
24. (i) Is the building owner occupied/ tenanted/both ? : Self occupied factory shed Office Building and other structures
- (ii) If partly owner-occupied ,specify portion and extent of area under owner occupation. : -"
25. What is the Floor Space Index permissible percentage actually utilized? : Permissible FSI partly utilized.

RENTS:

26. (i) Names of tenants/lessees/licenses, etc. : Not Applicable.
- (ii) Portions in their occupation. : -"
- (iii) Monthly or annual rent/ compensation/licence fee, etc. paid by each. : -"
27. Are any of the occupants related to, or close business associates of, the owner? : -"
28. Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc or for service charges? If give details. : -"
29. Give details of water and electricity charges, if any, to be borne by the owner. : Paid by owner
30. Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars. : Paid by owner.
31. If a lift is installed, who has to bear the cost of maintenance and operation owner or tenant ? : No Lift.
32. If a pump is installed, who has to bear the cost of maintenance and operation owner or tenant? : Pumps maintained by owner.



33. Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc.- owner or tenant.? : Paid by owner.
34. What is the amount of property tax? Who is to bear is ? Give details with documentary proof. : Not Known.
35. Is the building insured? If so, give the policy no., amount for which it is insured & the annual premium. : Not known.
36. Is any dispute between landlord and tenant regarding rent pending in a court of law. : No
37. Has any standard rent been fixed for the permission under any law relating to the control of rent? : No

SALES

38. Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No., sale price and area of land sold. : See part –II/Valuation
39. Land rate adopted in this valuation . : -"
40. If sale instances are not available or not relied upon, the basis of arriving at the land rate. : -"

COST OF CONSTRUCTION

41. Year of commencement of construction and year of completion. : **about 1994 (24 Years)**
42. What was the method of construction by contract/by employing labour directly/ both? : Not known
43. For items of work done on contract, produce copies of agreements. : -"
44. For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof. : -"



PART II -- VALUATION

Here the Registered Valuer should discuss in detail his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations.

(See Front Pages)

PART III—VALUATION

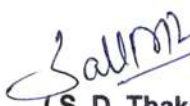
I hereby declare that


- (a) The information furnished in this report is true and correct to the best of my knowledge and belief.
- (b) I have no direct or indirect interest in the property valued:
- (c) Our Representative has personally inspected the property on **17/04/2018**.
- (d) Our report does not cover check of ownership, title clearance or legality. This Valuation is purely an opinion & has no legal or contractual or financial obligations on our part. The rates are based on current market condition as per our inquiries opinion and the value may change with time.
- e) The Valuation is Subject to Clear & Marketable Transferable Title & legality same shall be checked & verified through legal due diligence. This Valuation is also Subject to adequacy of Engineering/ Structural design & authentic approvals from approving authorities.

Date... 28/04/2018.

Place... Mumbai.

For Aarch Consultants & Valuers


(S. D. Thakare)
Architect, Govt. Regd. Valuer.
Reg. No. CAT/II/249.



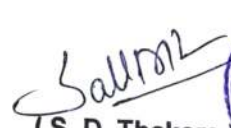
ANNEXTURE TO FORM 01

Technical details	Main Building	Annexe	Servants Quarters	Garages	Pump House
1 No of floors and height of floor height			Valuation of Ground +2 upper stored office bldg & Ground stored factory shed and having adequate floor height		
2 Plinth area floorwise (as per IS 3861-1966)			a) Area of Land 1710.00 Sq. Mts. b) Built up area of Factory Shed office Bldg. other Structures is about 17222.40 Sq. Ft. (1600.00 Sq. Mt.)		
3 Year of Construction			About 1994 (24 Years)		
4 Estimated future life			26 Years if repaired & maintained Regularly & Promptly		
5 Type of construction-load bearing walls/RCC frame/steel frame			R C C Framed Structure/ Load bearing Factory shed structure		
6 Type of foundations			R C C Footing		
7 Walls: (a) Basement & Plinth (b) Ground floor (c) Super structure above ground level			9" Brick Masonry Walls With Cement Plaster on both side -.-		
8 Partitions			6" Brick Masonry Walls		
9 Doors & Windows (Floor Wise) (a) Ground Floor (b) 1 st Floor (c) 2 nd floor etc.			M.S. Rolling Shutters & M S Windows for factory shed & Teak wood doors & Aluminum sliding windows for office bldg -.-		
10. Flooring(Floor-wise) (a) Ground Floor (b) 1 st floor (c) 2 nd floor etc.			Kota Flooring for factory shed & ceramic tiles in office bldg		
11. Finishing (Floor-Wise) (a) Ground floor (b) 1 st Floor (c) 2 nd floor etc.			Color Finishing		
12. Roofing and Terracing			RCC Slab roof / AC Sheet roof.		
13. Special architectural or decorative features, if any			-.-		
14 (i) Internal wiring surface or conduit (ii) Class of fittings superior/ordinary/poor			Open Wiring Ordinary		



ANNEXTURE TO FORM 01

Technical Details	Main Building	Annexe	Servant's Quarters	Garage	Pump House
15. Sanitary installation		:	Common and attached Toilet block		
(a) (i) No. of water closets		:	-		
(ii) No of urinals		:	-		
(iii) No. of sinks		:	-		
(iv) No. of bath tubs		:	-		
(v) No. of bidets		:	-		
(vi) No. of geysers		:	-		
(b) Class of fittings: Superior Coloured / superior white/ Ordinary.		:	Ordinary.		
16. Compound Wall :					
(i) Height and length		:	2.5 Meter Height.		
(ii) Type of construction		:	Brick masonry wall c. plastered both sides With M. S. Gate.		
17. No. of lifts and capacity		:	1 Lift Provided for Office Building		
18. Underground pump - capacity & type of construction		:	Provided.		
19. Over-head tank					
(i) Where located		:	Provided		
(ii) Capacity		:	Terrace.		
(iii) Type of construction		:			
20. Pumps- No. and their horse power		:	provided.		
21. Roads and paving within the compound, approximate area and type Road.		:	C. conc. paving		
22. Sewage disposal – whether connected to public sewers, septic tank provided, No. and capacity.		:	R.C.C. Septic Tank.		


(S. D. Thakare.)
Architect, Govt. Regd. Valuer.
Reg.No.CAT//249.



M/S. SIDDHARTH MATERIAL HANDLING PVT. LTD.

VALUATION OF PLANT MACHINERY : MOVABLE PROPERTY

For PNB Bank, Nariman Point Branch, Mumbai.



S. D. Thakare

Architect Govt. Regd. Valuers

1, Shree Chamunda Apt.,
Liberty Garden Cross Road No.2,
Opp. Mehta Industrial Estate
Malad (West), Mumbai 400064
Tel.No. 28825635/28826937
Mobile: 9220856554
Email: -aarchconsultants@gmail.com

Valuation Of Plant & Machinery Property of Land Beraring Plot No. R-667 Of Village Tatavali, Ttc Industrial Area, Midc Rabale, Opp. Sai Prasad Hotel & Near By Alfa Leval Factory, Navi Mumbai.

Date : 23rd April 2018.

Off. :91 (22) 2882 6937
:91 (22) 2882 5635
Mob. :9220856554 /9833599876
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Govt. Reg. Valuers, Architectural, Engineering
Interior, Enviro, Repairs & Project Consultants

Off:1,ShreeChamunda Apt., Liberty Garden, Cross Road No. 2., Opp. Mehta Estate, Malad [West], Mumbai. -400 064.

25249 B Siddharth Handling Pvt. Ltd. /PNB Nariman Point Br.

Date : 28/04/2018.

To,
The Chief Manager,
Punjab National Bank
Nariman Point Branch,
Mumbai.

VALUATION REPORT OF MACHINERY & MOVABLES

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**REPORT OF VALUATION OF MACHINERY AND MOVABLES AT LAND BERARING
PLOT NO. R-667 OF VILLAGE TATAVALI, TTC INDUSTRIAL AREA, MIDC RABALE,
OPP. SAI PRASAD HOTEL & NEAR BY ALFA LEVAL FACTORY, NAVI MUMBAI.**

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1. Date on which valuation is made : **28/04/2018.**
2. Name of the owner(s) of the Machinery / Plant : **M/S. SIDDHARTH MATERIAL HANDLING PVT. LTD.**
3. If the property is under joint of each owner. : **M/S. SIDDHARTH MATERIAL HANDLING PVT. LTD.**
4. Description of the machinery / plant & the purpose for which its utilized. : **A Company Manufacturing by EOT Cranes**
5. Location, Street, Ward No. : **M/S. SIDDHARTH MATERIAL HANDLING PVT. LTD.
Land Beraring Plot No. R-667 Of Village
Tatavali, Ttc Industrial Area, Midc Rabale, Opp.
Sai Prasad Hotel & Near By Alfa Leval Factory,
Navi Mumbai.**
6. Valuation Model applied : **Market Value approach.**
- 7.a] Fair Market Value : **Rs. 47,28,000/-
(Rupees Forty Seven Lakhs Twenty Eight
Thousand Only)**
- b] Distress sale value at 85% of fair market value. : **Rs. 40,18,800/-
(Rupees Forty Lakhs Eighteen Thousand
Eight Hundred Only)**

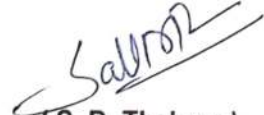
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8. Enclosures : List of Machinery and movables and values and photographs at site are enclosed herewith.
9. General condition of machinery : The All Machineries are currently idle & hence valuation is done considering market of fered by similar machinery user as per the personal market enquiry. said machinery has been maintained.

Place : Mumbai.

Date : 28/04/2018


(S. D. Thakare)
Govt.Regd.Valuer.

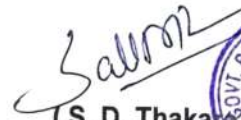
PART-III : DECLARATION


I hereby declare that

- 1) The information given in this report is correct and true to the best of my knowledge, belief & opinion.
- 2) I have no direct or indirect interest in the assets under valuation.
- 3) My representative has personally inspected the assets under valuation on **17/04/ 2018**.
- 4) This valuation executed subject to Caveats with disclaimers & regarding this valuation report enclosed separately herewith.
- 5) Our report does not cover check of ownership, title clearance or legality. This valuation report is purely an opinion and has no legal and contractual obligations or our part. The rates are based on current market condition and these may vary with time.

Place : Mumbai.

Date : 28th April 2018.


(S. D. Thakare)
Govt. Regd. Valuer



LIST OF MACHINERIES				
M/S. SIDDHARTH MATERIAL HANDLING PVT. LTD.				
ADDRESS : PLOT NO. R-667 OF VILLAGE TATAVALI, TTC INDUSTRIAL AREA, MIDC RABALE, OPP. SAI PRASAD HOTEL & NEAR BY ALFA LEVAL FACTORY, NAVI MUMBAI.				
SR. NO.	DESCRIPTION OF MACHINERY	QTY.	YEAR OF PURCHASE	FMV
1	15 Ton Capacity EOT Crane, Make - Siddharth	1	1994	2100000
2	2 Ton Capacity EOT Crane, Make - Siddharth	1	1994	
3	3 Ton Capacity EOT Crane, Make - Siddharth	1	2006	
4	5 Ton Capacity EOT Crane, Make - Siddharth	1	2010	
5	Welding Machine Sets, Make - Memco/ JK Electricals	8	1994-2007	120000
6	Cutting M/c. Set, Make - Indian Oil	3	1994	90000
7	Pug Cutting M/c., Make - Indian Oil	2	1994	180000
8	Hand Drills M/c., Make - Rali Wolf/ Kulkarni	2	1994	30000
9	Grinders	4	1994-99	12000
10	Lathe M/c. (12', 8', 6'), Make -	3	2000	1000000
11	Plate Bending M/c., Make - Siddharth	1	1995	420000
12	Section Straightening M/c., Make - Siddharth	1	1998	
13	Planning M/c., Make - Sagar	1	2000	
14	Radial Drill M/c., Make - Prakash	3	1996-2014	42000
15	Magnetic Drill M/c., Make - Rali Wolf	2	1999	24000
16	Air Compressor, Make - Karan Micro Ind.	1	2017	70000
17	100 Tons Capacity Press M/c., Make - Siddharth	1	2014	90000
18	Miscellaneous Tools & Measuring Instruments	Lots	-	150000
19	Full Set of Electrification & Tools for Electrical Panel Section	Lots	-	400000
TOTAL AMOUNT IN RS.				4728000

Say Rs. 47,28,000/-
(Rupees Forty Seven Lakhs Twenty Eight Thousand Only)

Date : 2th April 2018
Place : Mumbai.

S. D. Thakare
(S. D. Thakare)
Govt. Regd. Valuers

